

City of McCall
Urban Redevelopment Agency
Amended Agenda
August 16, 2011 –8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Don Bailey, Rick Winkeller, Bob Youde, Dave Peugh, Nic Swanson, and one vacancy.

2. APPROVAL OF MINUTES

- July 19, 2011 meeting

3. TREASURER’S REPORT

4. FY12 MRA BUDGET WORK SESSION

5. GRANITE NAME PAVERS UPDATE

6. 2010 IMPROVEMENT PROJECT UPDATE

7. NEXT MEETING

September 20, 2011

8. ADJOURNMENT

City of McCall
Urban Redevelopment Agency
Minutes
July 19, 2011 –8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Chairman Rick Fereday, Don Bailey, Rick Winkeller, Dave Peugh, Nic Swanson, and one vacancy. Parks and Recreation Director Dennis Coyle, Staff Engineer Nathan Stewart, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present.

2. APPROVAL OF MINUTES

Member Winkeller moved to approve June 21, 2011 meeting minutes as presented. Member Peugh seconded the motion. The motion carried.

Chairman Fereday stated that the agenda needed to be amended to add Pay Application #3 for the Sundial project to Mel Shields LLC for \$11,263.74. Mr. Stewart said that this pay application includes all of the change orders discussed at previous meetings and would close out the project. Member Winkeller moved to amend the agenda. Member Peugh seconded the motion. The motion carried.

3. INVOICES

- US Bank Allocation Bond Invoice 2011-07-29
Ms. Groenevelt explained that the invoice had been partially paid. The actual amount paid was \$218, 727.36. Member Bailey stated the actual amount due was \$385,518.75. Treasurer Stokes was not in attendance for clarification. Ms. Groenevelt suggested the board approve the full amount due and said that she would get clarification from the Treasurer as to why the total due was not paid. Member Winkeller motioned that Ms. Groenevelt clarify what has been paid and what the balance due to US Bank is to total \$385,518.75. Member Swanson seconded the motion. The motion carried.

- P&M Excavation II Inc. Invoice 2011-07-08
Mr. Stewart said this project was completed just before July 4th and it met all of the requirements. Member Peugh moved to approve the P&M invoice for \$4,800.00. Member Swanson seconded the motion. The motion carried.

- **White Peterson Invoice 2011-06-30**
Ms. Groenevelt explained the purpose of the invoice was to find out what the cost would be for William Nichols of White Peterson to prepare the documents to move the boundary. Member Swanson moved to pay the invoice in full. Member Peugh seconded the motion. The motion carried.
- **Pavement Specialties of Idaho Inc. Invoice 2011-07-11**
Mr. Stewart stated that at the last meeting MRA agreed to pay for the seal coat on the parking lot. The parking lot is completed and striped correctly. Mr. Stewart recommended paying this invoice. Member Peugh moved to pay the invoice. Member Swanson seconded the motion. The motion carried.
- **City of McCall-Mill Road Invoice 2011-06-27**
Member Winkeller moved to pay the invoice. Member Peugh seconded the motion. The motion carried.
- **Chairman Fereday asked for a review of Pay Application No. 3.** Mr. Stewart explained and answered all questions. Member Winkeller moved to pay the final balance. Member Swanson seconded the motion. The motion carried.

4. TREASURER'S REPORT

Treasurer Stokes was not present.

5. SUNDIAL UPDATE

Chairman Fereday said the review of Pay Application No. 3 would be considered the Sundial Update. Mr. Stewart stated there would be a final inspection on Friday. The contractor will sign off and then the warranty period begins.

6. BATHROOM UPDATE

Mr. Coyle gave an update on the bathroom stating that it was open before the 4th of July. Landscaping done by the Parks Department was completed yesterday. The 72 hour limit parking signs are up in the lot. Mr. Coyle said that the Franz Witte warranty covers all of the plant materials for one year and they will take care of the irrigation. Mr. Stewart said that a final punch list has been started and final acceptance will be at the next meeting.

7. GRANITE NAME PAVERS UPDATE

Mr. Coyle said that he has not had a response from Idaho Granite Works after calling and emailing them regarding the name pavers. Mr. Coyle suggested starting over and going to another manufacturer in Boise. There was discussion as to being able to match the color to the existing granite. Chairman Fereday said given them one more chance to respond. Mr. Coyle said that he would begin to look for another supplier.

8. 2010 IMPROVEMENT PROJECT UPDATE

Ms. Groenevelt said that the bathroom discussion touched on the landscaping. Mr. Stewart said for the most part they had covered the issues. Formal punch list from the final inspection was complete and everyone had a copy by Thursday of last week. He anticipates having another inspection on Friday. Ms. Groenevelt asked what the outstanding items were and Mr. Stewart said the biggest thing is the landscaping. There were some warranty issues on the concrete so they were giving the contractor a little more time to fix it. There was some settlement in front of Gravity Sports that needed to be fixed. He anticipates by the next meeting they will have final acceptance of the project.

9. TRANSFER OF OWNERSHIP OF MRA PARKING LOT TO THE CITY OF McCALL

Ms. Groenevelt explained that typically there is not a transfer of ownership until there is final acceptance of the project. She said she added this item to the agenda not knowing how quickly they would move through the final punch list. Member Bailey suggested the board should look at paving the upper part of Fir Street. Mr. Stewart recommended that Keller attend the next meeting to discuss, summarize, update & finalize the project. Chairman Fereday said that the board will wait until the next meeting to take action. Discussion ensued concerning whether a record of survey would need to be done to clarify all of the property and right of way.

10. NEXT MEETING

August 16, 2011

11. ADJOURNMENT

Member Winkeller moved to adjourn at 8:55 a.m. Member Peugh seconded the motion. The motion carried.

August 16, 2011

Attest:

Rick Fereday
MURA Chairman

Michelle Groenevelt
Community Development Director

McCall Urban Renewal Agency

Cash Flow (Forecast)

Cash Received

1- Cash from Operations	Actual OCT '10	Actual NOV '10	Actual DEC '10	Actual JAN '11	Actual FEB '11	Actual MAR '11	Actual APR '11	Actual MAY '11	Actual JUN '11	Actual JUL '11	Estimated AUG '11	Estimated SEP '11	Estimated TOTAL
Property Taxes			41,372	316,939	7,192	4,082	9,720	14,074	7,988	190,085	4,803	5,110	601,367
Interest (assumes no rate increases)	24	18	6	10	8	10	9	2	2	2			91
Cash from Operations	24	18	41,378	316,949	7,201	4,092	9,728	14,076	7,990	190,087	4,803	5,110	601,458
2- Additional Cash Received	OCT '10	NOV '10	DEC '10	JAN '11	FEB '11	MAR '11	APR '11	MAY '11	JUN '11	JUL '11	AUG '11	SEP '11	TOTAL
Miscellaneous Revenue													
<i>Contribution - Mtn Monkey Busines</i>		2,701											2,701
<i>Re-deposit Cashier's check)</i>													
Additional Cash Received		2,701											2,701
Cash Received	24	2,719	41,378	316,949	7,201	4,092	9,728	14,076	7,990	190,087	4,803	5,110	604,159

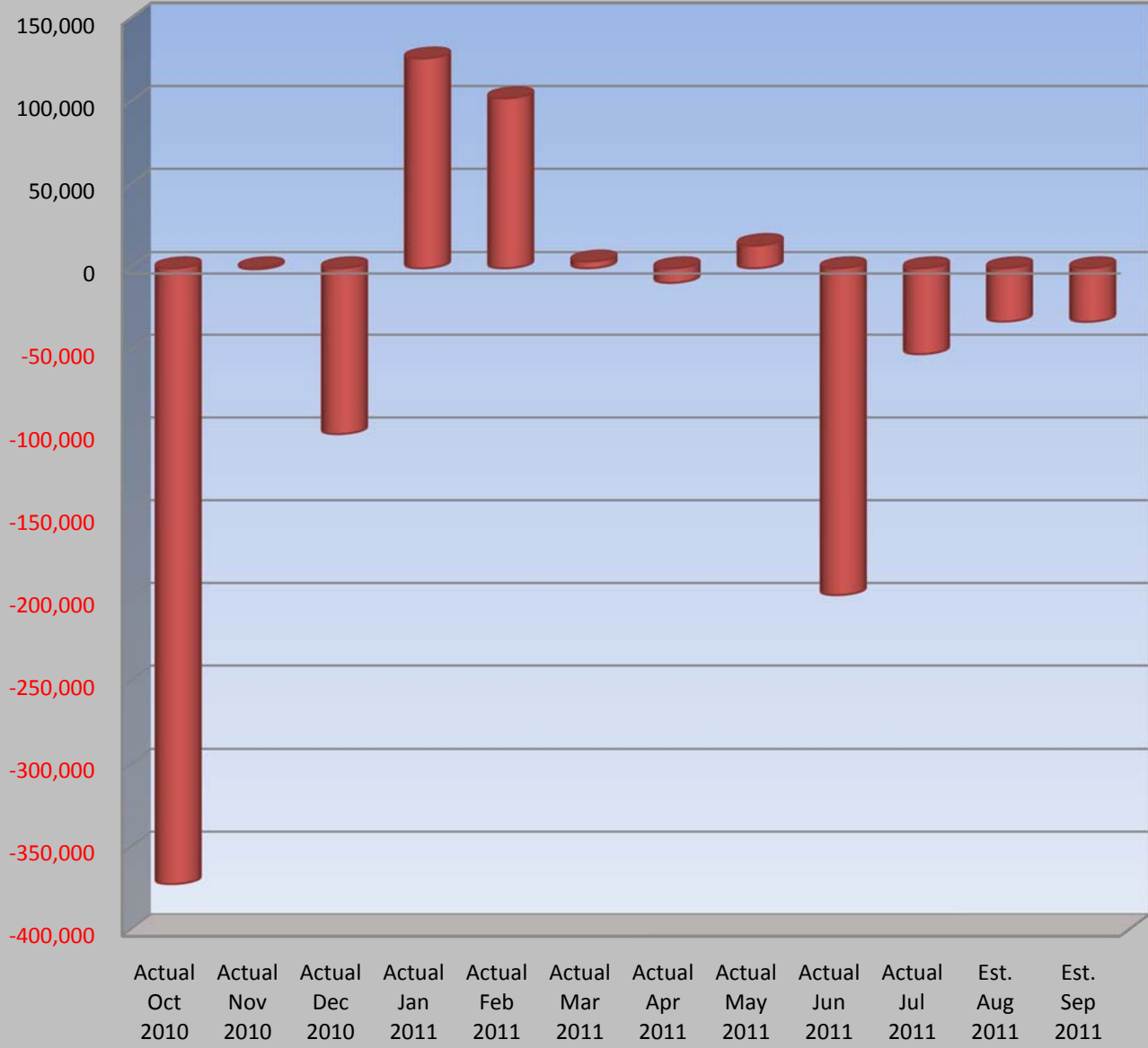
Expenditures

1- Expenditures from Operations	OCT '10	NOV '10	DEC '10	JAN '11	FEB '11	MAR '11	APR '11	MAY '11	JUN '11	JUL '11	AUG '11	SEP '11	TOTAL
Professional Services	765	3,247	15,975		2,898	87		437	125	68			23,602
<i>CH2M Hill Invoice #332749 dated 01/24/2011</i>									3,759				3,759
<i>Keller Associates</i>												2,970	2,970
Insurance	935												935
Bank Charges					1,750							1,750	3,500
Capital Purchases (2010 Improvement Prj)	370,136		125,556	100,000	-100,000								495,692
<i>Hillside Constr. (Legacy Park Project Retainage)</i>												2,215	2,215
<i>Granite Excavation (2010 Improvement Project)</i>												30,479	30,479
<i>Contingency (2010 Improvement Project)</i>										11,869			11,869
<i>Sundial (estimated @ \$60,498)</i>							18,457		34,807	7,234			60,497
<i>Contingency (Sundial estimated @ \$3,025.)</i>										4,030			4,030
2007 Revenue Bond Principal									166,791	128,209			295,000
2007 Revenue Bond Interest				90,519						90,519			181,038
Fund Trf - Capital Projects (Parking Lot Restroom)											31,960		31,960
<i>Add'l transfer - Parking Lot Restroom</i>											5,000		5,000
SubTotal Spent on Operations	371,836	3,247	141,531	190,519	-95,352	87	18,457	437	205,483	241,928	36,960	37,414	1,152,546
2- Additional Cash Spent	OCT '10	NOV '10	DEC '10	JAN '11	FEB '11	MAR '11	APR '11	MAY '11	JUN '11	JUL '11	AUG '11	SEP '11	TOTAL
Holland & Hart					150								150
Additional Cash Spent					150								150
Cash Spent	371,836	3,247	141,531	190,519	-95,202	87	18,457	437	205,483	241,928	36,960	37,414	1,152,696

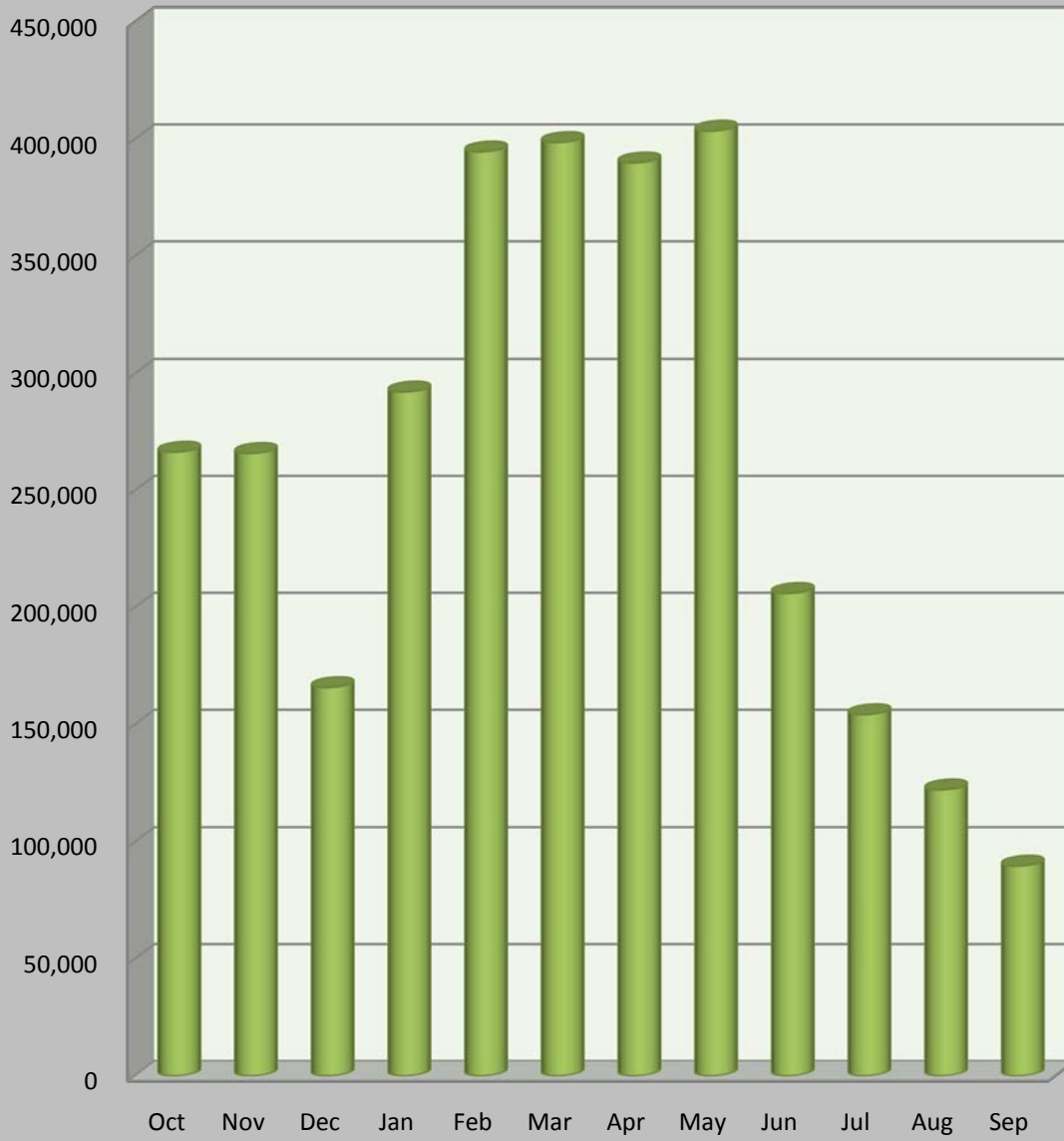
Cash Flow

	OCT '10	NOV '10	DEC '10	JAN '11	FEB '11	MAR '11	APR '11	MAY '11	JUN '11	JUL '11	AUG '11	SEP '11	TOTAL
Initial Cash Balance	638,422	266,609	266,082	165,929	292,359	394,762	398,767	390,039	403,678	206,185	154,345	122,188	
Cash Received	24	2,719	41,378	316,949	7,201	4,092	9,728	14,076	7,990	190,087	4,803	5,110	604,159
Cash Spent	-371,836	-3,247	-141,531	-190,519	95,202	-87	-18,457	-437	-205,483	-241,928	-36,960	-37,414	-1,152,696
Net Cash Flow	-371,812	-528	-100,152	126,430	102,402	4,005	-8,728	13,639	-197,493	-51,841	-32,157	-32,304	-548,537
Cash Balance	266,609	266,082	165,929	292,359	394,762	398,767	390,039	403,678	206,185	154,345	122,188	89,884	

FY11 Net Projected Cash Flow



FY11 Projected Cash Balance



From: [Michelle Groenevelt](#)
To: [Debra Smith](#)
Cc: [Linda Stokes](#)
Subject: FW:
Date: Monday, August 15, 2011 1:01:21 PM

Deb,

Can you add to MRA packet in budget documents?

Thanks!

From: Don Bailey
Sent: Monday, August 15, 2011 12:48 PM
To: Bob; Nicolas ; Michelle Groenevelt; Dave; Rick Fereday; Linda Stokes; Rick; Nathan Stewart; Nathan
Cc: Michelle Groenevelt
Subject:

All,

I will not attend the MRA meeting on August 16 as will be in Boise for medical appointment. My suggested budget for 2012 follows:

Revenue, property taxes:	\$600,000
Cash carry forward:	\$125,000 (per Linda's last summary of 6-20-2011)

Bond payment:	\$476,000
Paver names (incl. install)	4,000
ICRIMP Insurance	1,000
Professional services	3,000
Bank charges	1,800
Centennial park support	5,000 See the approved design.

TOTAL	\$490,800
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Balance:	\$234,200
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In the fall of 2012, completing in early fiscal 2013, you could contract for either the Added bid # 2 or #3:

Add Bid #2:	\$137,000	Pave Fir St. to Roosevelt
Add Bid #3:	\$180,300	Sitework for Boat Launch Area

These are the two largest remaining improvement projects designed and bid (new bids will be required).

Or you could wait until the fall of 2013 and possibly do both projects.

Don Bailey