

**City of McCall**  
**Urban Redevelopment Agency**  
**Minutes**  
**October 18, 2011 –8:00 am**  
Legion Hall  
216 E. Park Street

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

Chairman Rick Fereday, Don Bailey, Rick Winkeller, Bob Youde, Dave Peugh and one vacancy. Staff Engineer Nathan Stewart, Parks Director Dennis Coyle, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present. Mr. Coyle introduced the new Recreation Supervisor, Mark Pernel.

Ms. Groenevelt explained that two invoices were received and added to the agenda yesterday. Chairman Fereday asked for a motion to approve the amended agenda. Member Youde moved to approve the amended agenda. Member Peugh seconded the motion. The motion carried.

**2. APPROVAL OF MINUTES**

Member Winkeller moved to approve the September 20, 2011 meeting minutes as presented. Member Peugh seconded the motion. The motion carried.

**3. INVOICES**

- Pay Application #4

Ms. Groenevelt explained that this copy was the revised information and she wanted to be sure the board had it. Mr. Stewart stated this has been paid. This project is closed.

- Idaho Granite Works Invoice 08-19-2011

Member Winkeller moved to approve Idaho Granite Works Invoice for the total amount of \$2,113.76. Member Bailey seconded the motion. The motion carried.

- Keller Associates Task Order No. 1

Member Peugh recused himself from this discussion. Mr. Stewart explained that the total invoice was \$8,407.00 but that \$7,549.00 of it was within this billing period which is unclear. Chairman Fereday suggested calling Nathan Cleaver for clarification. Ms. Groenevelt called Mr. Cleaver and he said he was unable to discuss the issue at this time because he did not have the invoice in front of him and said he would call the board shortly. Chairman Fereday suggested they postpone discussion until Mr. Cleaver is available by phone.

Ms. Groenevelt called Nathan Cleaver again at 9:30 a.m. and he was able to explain Keller Associates Task Order No. 1.

Member Youde moved to approve Task Order No. 1 for \$8,407.00. Member Bailey seconded the motion. Member Peugh abstained from the vote. The motion carried.

- Star News Invoice 09-29-11

Member Youde moved to approve the Star News Invoice for \$44.28. Member Peugh seconded the motion. The motion carried.

- City of McCall-Mill Road Invoice 09-27-11

Discussion ensued as to the amount of the invoice. Mr. Stewart explained that there was an increase in irrigation for the landscaping. He also explained that there is not a charge for sewer included on the invoice.

Member Winkeller moved to approve City of McCall Invoice for \$254.96. Member Youde seconded the motion. The motion carried.

Mr. Stewart will follow up with Utility Billing Specialist Racquel Thackeray regarding the sewer fees.

- White Peterson Invoice 09-30-11

Ms. Groenevelt explained the charges on the invoice. Member Bailey moved to approve the amount of \$90.25. Member Youde seconded the motion. The motion carried.

#### **4. UPDATE ON GRANTS & ICDBG LETTER OF SUPPORT**

Ms. Groenevelt said that Carol Coyle was unavailable today but will be able to attend the next MRA meeting. Ms. Groenevelt placed a summary of the grants from last year in the packets for an update. Also included is information for the proposal for the Idaho Community Development Block Grant for funding of sidewalks to continue on Third Street. Letters of support are needed from committees to strengthen the grant application. Ms. Groenevelt has drafted a letter of support for MRA board to consider signing.

Discussion continued as to possibly applying for a LOT application toward the match and also the use of franchise fees. Mr. Stewart said that his understanding was that projects completed between November 2010 and November 2013 could possibly be considered as a match toward the application.

Centennial Park may count as a match for this grant application. Other projects could also be included. Mrs. Coyle is working on what projects could be a direct match.

Member Winkeller moved to authorize Chairman Fereday to sign the letter based upon subject changes Ms. Groenevelt was asked to add. Changes to be confirmed through email. Member Peugh seconded the motion. The motion carried.

**5. 2010 IMPROVEMENT PROJECT UPDATE**

Nathan Cleaver will be present at the next meeting.

**6. UPDATE ON AMERTITLE SIDEWALK**

Mr. Stewart has not had any further discussion with AmeriTitle. He said that the last he was told was that they are not ready to move ahead this year.

Discussion ensued from a suggestion made from the Downtown Parking Study as to unified snow plowing coordinated with public works. The city code would have to be changed. Ms. Groenevelt said perhaps it could be rolled into the Downtown Master Plan process.

**7. UPDATE ON McCALL MALL AGREEMENTS**

Ms. Groenevelt included the agreement in the packet. The city has not moved forward with the agreement. Mr. Stewart said that he advised public works to leave the stairs, which are on the property line with the city, and have Ms. Wade the owner of McCall Mall fix them. But, the stairs were such a public danger, public works replaced them.

Ms. Groenevelt said that this property is outside of the MRA district but the board does want to get it cleaned up.

Ms. Wade has only completed the trash enclosure.

Chairman Fereday said that this is a violation of contract law. He asked Ms. Groenevelt to contact the City Attorney William Nichols to see what can be done to enforce the agreement.

Mr. Coyle joined the meeting at 10:00 am.

The discussion continued as to the path on the McCall Mall property that needs to connect into the city pathway. Ms. Groenevelt asked Mr. Coyle if he had any ideas or plans for design. He said that it was not in his budget and suggested a LOT application. This application would have to be a partnership with the Parks department and MRA because part of this property is outside of the district.

Mr. Stewart stated that staff needs to decide if they have the time to take on the pathway design, to define an easement, or if they would need to have Keller Associates design it.

Discussion to be continued to the next month's agenda and staff will put together a couple of different plans to do a base survey.

**8. TRANSFER OF OWNERSHIP PARKING LOT**

Ms. Groenevelt explained she has been working with the City Attorney William Nichols on the transfer. Mr. Nichols is working with a title company on the transfer and was unable to have it ready for this meeting. Chairman Fereday said that it would be scheduled for the next meeting.

Mr. Stewart said that Keller Associates will provide a complete project packet which will include all of the records and reports. He said that there is still a warranty issue and he wants Mr. Nichols to review it to make sure that a transfer of ownership will not void the warranty.

When the ownership is transferred, the City will take over managing the project.

**9. REVIEW OF MRA AREA PLAN**

Ms. Groenevelt brought the original MRA Plan to the meeting for review by the board. Discussion ensued regarding the proposed boardwalk connecting Legacy Park and Brown Park that was included in the original plan. Ms. Groenevelt said that Nathan Cleaver will discuss portions of the plan at the next meeting.

Mr. Stewart said that there needs to be a discussion of what the MRA would be interested in pursuing for their next project.

**10. MRA ANNUAL REPORT**

Chairman Fereday will present the MRA Annual Report at the October 20, 2011 City Council meeting.

Member Youde updated the board on the Pocket Park currently being created at the corner Roosevelt & Pine. Ms. Groenevelt updated the board on the on the Environmental Awareness award that the City received at the America in Bloom awards dinner, which also recognized the City of McCall Golf Course as a model for golf courses in the United States.

**11. NEXT MEETING**

November 15, 2011

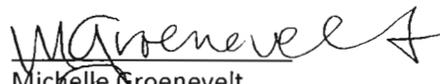
**12. ADJOURNMENT**

Member Youde moved to adjourn at 9:55 am. Member Peugh seconded the motion. The motion carried.

**November 22, 2011**

  
Rick Fereday  
MRA Chairman

Attest:

  
Michelle Groenevelt  
Community Development Director