

City of McCall
Urban Redevelopment Agency
Minutes
December 20, 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 and Dave Peugh were present. Staff Engineer Nathan Stewart, Parks Director Dennis Coyle, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present.

2. APPROVAL OF MINUTES

Member Peugh moved to approve the November 22, 2011 meeting minutes as presented. Member Bailey seconded the motion. Member Youde abstained from the vote. The motion carried.

3. INVOICES

- Redevelopment Association of Idaho, Inc. Membership (2011-10-01)
Member Winkeller moved to approve the Redevelopment Association of Idaho, Inc. invoice for \$500. Member Youde seconded the motion. The motion carried.

- White Peterson (2011-11-30)
Member Peugh moved to approve the White Peterson invoice for \$437.50. Member Bailey seconded the motion. The motion carried.

4. MRA CASH FLOW AND FINANCIALS

Treasurer Linda Stokes was not present at this time. The Board discussed the information she had presented. She arrived at 8:50 am and explained there was a formula error in her spreadsheet in August.

Chairman Fereday asked Ms. Stokes to allocate the ongoing monthly expenses, which include the two invoices that were approved today, into the Cash Flow and Financial spreadsheets. Ms. Groenevelt asked that she include the city water bill until the transfer of ownership. At that time, the Parks Department will be responsible for the bill.

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

Nathan Cleaver arrived at 8:25 am and delivered the as-built packet for the project. Chairman Fereday asked for clarification to accept the packet. Mr. Stewart explained that the city would issue an acceptance form that has the sign off from the streets department and all other relative department supervisors showing they are approving the infrastructure. Mr. Stewart said there is also a form that needs to be signed by the contractor that is accepting the transfer of ownership and the transfer of warranty. This has not been completed yet.

Ms. Groenevelt explained the map for the transfer of ownership. Mr. Stewart's recommendation is to have the board approve the transfer and authorize the chairman to sign but not until the final acceptance.

Chairman Fereday expressed concern on the proper procedure of the board accepting the documents.

Member Peugh moved to allow Nathan Stewart to work with the Chairman to approve all documents and authorize the Chairman to sign the Assignment of Interest and the Resolution as presented in the packet pending final approval and acceptance of the infrastructure by the City. Member Winkeller seconded the motion.

Member Bailey pointed out a discrepancy in the legal description of Parcel 1 from the original GIS map with the current GIS map being presented.

Discussion ensued regarding the maps.

Ms. Groenevelt recommended the discussion be tabled until the next meeting to get the clarification of the chain of ownership.

The motion was withdrawn by Member Peugh.

6. REVIEW OF MRA PLAN – Nathan Cleaver handed out itemized breakdown of the original budget. He also handed out bid results from the 2010 project and explained each of the possible projects.

Mr. Cleaver said that whichever project the board decides to pursue, the bid would be between \$150,000-\$160,000 plus engineering of approximately \$28,000.

Discussion of possible options ensued.

Member Winkeller moved to have Keller Associates, Inc. move forward with design and come up with bid specs to incorporate line items 1 and 2 of Exhibit A of the Task Order for the Fir Street boat preparation area. Dave Peugh seconded the motion.

Nathan Cleaver proposed the alternative of just approving the task order.

Member Winkeller changed his motion to accept Task Order for the Fir Street boat preparation area with the correction on the first page from North to West, and to authorize moving forward with line items 1 & 2 of exhibit A, and to break out line items 3 through 7 not to be proceeded upon without further approval. Member Peugh seconded the motion. The motion carried.

Mr. Cleaver stated he would attend last meeting in February to present the public bid documents that he will prepare. The board requested an outline for the January meeting be available for review so that the actual bid documents would be ready to go out in March.

7. MRA BOUNDARY CHANGE SUMMARY

Member Bailey said that once the decision is made as to which properties are to be included, a packet would go before the Planning and Zoning Committee for recommendation to City Council. Ms. Groenevelt said that staff will need to prepare a resolution for the boundary change.

Member Bailey stated that a new legal description needs to be prepared for MRA owned property. The board requested a map, showing the current MRA Boundary's, mounted on foam core that can be presented at each meeting.

Ms. Groenevelt said that staff will acquire the deeds for the MRA property and the neighboring church property.

8. NEXT MEETING

January 17, 2012

9. ADJOURNMENT

Member Peugh moved to adjourn at 10:00 am. Member Bailey seconded the motion. The motion carried.

Signed: January 17, 2012


Rick Fereday
MRA Chairman

Attest:


Michelle Groenevelt
Community Development Director