

OCity of McCall
Urban Redevelopment Agency
Minutes
April 17, 2012 –8 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Acting Chairman Rick Winkeller, Don Bailey, Bob Youde, Dave Peugh and Nic Swanson were present. Staff Engineer Nathan Stewart, Parks and Recreation Director Dennis Coyle, Nathan Cleaver of Keller Associates, Treasurer Linda Stokes, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present.

Member Winkeller announced that this would be his last MRA meeting as he is moving out of state.

2. APPROVAL OF MINUTES

Member Bailey moved to approve the March 13, 2012 meeting minutes as presented. Member Youde seconded the motion. The motion carried.

3. INVOICES

- Keller Associates Task Order #001 03/27/2012
Member Bailey moved to approve the Keller Associates Task Order for \$2,400.00. Member Youde seconded the motion. The motion carried.

- US Bank Invoice 02/24/2012
Member Bailey moved to approve the US Bank Invoice for \$1,750.00. Member Peugh seconded the motion. The motion carried.

4. MRA CASH FLOW AND FINANCIALS

Treasurer Stokes explained the reports she submitted for the packet. She said she would get the \$1,750.00 cash flow corrected on the spreadsheet, that is would make sense to put it into the account analysis charge. She explained that the bank charges for account analysis. Ms. Stokes said that US Bank has discounted a lot of fees for the City. Other banks in the area cannot match what US Bank is charging the city. Ms. Groenevelt asked if the \$2,400 for Keller was captured on this spreadsheet. Ms. Stokes said that it is in the contract total for Keller and averaged out in all the months.

These totals do not account for the \$100,000 reserve that MRA has discussed. Ms. Stokes explained that this is showing the cash flow.

Mr. Stewart asked if it was anticipated that the revenue would go down next year. Ms. Stokes responded that it is unknown.

Member Youde stated that the Board has obligations that have been made or considered that would involve payments in August or September.

Ms. Stokes explained that this is very hard to predict because the value within the MRA District decreased substantially so the increment increase decreased and this is why the tax was so much less this year from what they were in prior years. She explained that she did not know what valuations are doing so she could not predict what it might be this year.

Member Bailey suggested the board wait until August to how the cash receipts come in.

5. REVIEW CONSTRUCTION DOCUMENTS FOR 2012 IMPROVEMENT PROJECT - FIR STREET BOAT LAUNCH PROJECT

Nathan Cleaver of Keller Associates distributed the cost estimates. In preparing this document Keller had to use Boise and Lewiston estimates. They took that data and used the increase factor of 1.2; he said that it could be high or low but that it seemed reasonable. On top of that they put an estimated contingency of 5%. He said that if you took the numbers and divided by 1.25 you would have a raw number for the cost estimate.

Mr. Cleaver reviewed the base bid including discussion of the removal of the three large spruce trees on the north side of Fir Street. The board came to the consensus that the trees need to come out first. Member Bailey said that a letter needs to be sent to the property owner to explain that the MRA is planning to put a sidewalk along that side of the road and whether he would be willing to pay for the removal. If not, it would be added back into the project.

The Alternative Additive Bid 1 is for concrete for the sidewalk.

Alternative Additive Bid 2 is for brick paver sidewalks.

Alternative Additive Bid 3 is for the tree grates and trees & irrigation system.

Alternative Additive Bid 4 is for the concrete for the sidewalk at the boat launch.

Alternative Additive Bid 5 is for the concrete Dock Ramp at boat launch & pedestrian ramp.

Discussion continued on whether to do all of the additives or a combination to keep the cost down.

Member Youde moved to direct staff to proceed with bid specs and advertisements for the 2012 Improvement Projects anticipating a mobilization construction schedule of mid-August through mid-October. Member Peugh seconded the motion. The motion carried.

6. REVIEW MRA BOUNDARY CHANGE LETTER

Ms Groenevelt has prepared the letter with the suggested edits from the Board. She wanted to make sure the Board was comfortable with the letter.

Member Bailey moved to approve the boundary change letter for mailing. Member Swanson seconded the motion. The motion carried.

7. REVIEW DRAFT ISG AWARD APPLICATION

Ms. Groenevelt spoke about the application for the Idaho Smart Growth award. She has put together a draft narrative highlighting the MRA projects beginning with Legacy Park through the 2010 improvements which will be the main part of the application.

Ms. Groenevelt said that she is gathering pictures of what the board has accomplished to include with the application.

Member Youde moved to direct staff to move forward with the Idaho Smart Growth Application and approve the \$50.00 application fee. Member Swanson seconded the motion. The motion carried.

8. CENTENNIAL PARK PLAZA

Member Bailey spoke about the MRA providing a contribution toward this project. Mr. Stewart stated that the Centennial Park committee is close to 75% funded for Phase One of the project. City Council has requested that before the project goes out to bid; they be financially secure and have all of the Planning & Zoning design components approved.

Mr. Stewart said the plan is to begin construction of Phase one on June 1st and be completed by July 1st.

Member Bailey moved to approve the MRA spend up to \$5,000 for work needed on the Centennial Park Plaza. Member Swanson seconded the motion. The motion carried.

9. MRA BOARD- LETTER OF INTEREST

Ms. Groenevelt presented a letter of interest submitted by Sequoia Pietri to fill a vacancy on the Urban Redevelopment Agency Board.

Member Bailey asked Ms. Groenevelt to submit the letter of interest for the next City Council meeting.

10. OTHER

Mr. Coyle said that the historic name pavers will be in next week. Member Bailey said that he would like to have a member from the Historical Preservation Committee involved in the placement.

The members thanked Rick Winkeller for his service and wished him well in his future endeavors.

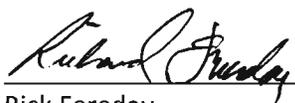
11. NEXT MEETING

May 15, 2012

12. ADJOURNMENT

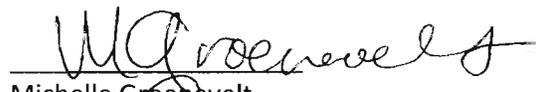
The meeting was adjourned at 9:55 a.m..

Signed: May 15, 2012



Rick Fereday
MRA Chairman

Attest:



Michelle Groenevelt
Community Development Director