

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

1. CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Don Bailey, Bob Youde, Dave Peugh, Sequoia Pietri and Nic Swanson were present. Treasurer Linda Stokes, Parks and Recreation Director Dennis Coyle, City Engineer Nathan Stewart, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present

2. APPROVAL OF MINUTES

Member Peugh moved to approve the June 19, 2012 meeting minutes as presented. Member Bailey seconded the motion. The motion carried.

3. INVOICES

- White Peterson – MRA Boundary Change Invoice 06/30/12 for \$17.50
- City of McCall-Mill Road Parking Invoice 06/26/12 for \$162.64
- Star News Invoice – 2012 Improvement Project Bid Advertising-June 14th & 21st for \$72.00
- Keller Associates Invoice #3 – McCall Fir St. Boat Launch Area for \$800.00
- Centennial Plaza Invoice for \$5,000

Member Pietri moved to approve all invoices as presented. Member Youde seconded the motion. The motion carried.

4. MRA CASH FLOW AND FINANCIALS

Treasurer Stokes said that property taxes were received in June for almost \$60,000 and in July for \$170,405.

Chair Fereday asked Ms. Stokes to do an analysis for the last three years of property taxes received by MRA. She said she could get those figures and email them to the board.

The current estimated cash balance is \$97,826.

5. REVIEW AND AWARD BID FOR 2012 IMPROVEMENT PROJECT - FIR STREET BOAT LAUNCH PROJECT

Ms. Groenevelt called Nathan Cleaver of Keller Associates to review the bid information received for the Fir Street Boat Launch Project.

Mr. Cleaver's recommendation is to select Granite Excavation to perform the base bid work. Mr. Cleaver felt that Granite Excavation's bid for Alternative Additive Bid 4 was too high and Mr. Stewart agreed.

Richard Jordan and Falvey Corporation also submitted bids which were about \$10,000 over the bid submitted by Granite Excavation.

Mr. Stewart said that the Pedestrian Ramps could be removed from the bid if the cost needed to be brought down. Mr. Cleaver said that they could be removed from the contract with a change order. There was continued discussion.

Member Bailey moved to award the contract for the Base Bid to Granite Excavation, without the Pedestrian Ramps, for a total of \$109,951. Member Youde seconded the motion. The roll call vote: Member Bailey-yes. Member Youde-yes. Member Peugh-yes. Member Pietri-yes. Chair Fereday-no. Member Swanson-no. The motion carried with 4 yes votes.

Mr. Cleaver said that Granite will receive a notice to proceed on August 13th. They will shut down the Thursday before Labor Day and start back up on Tuesday after Labor Day. The construction can continue up to October.

Mr. Cleaver stated the Pre-construction meeting will be on August 13th.

Ms. Groenevelt asked Nathan Cleaver and Nathan Stewart what the status is with the construction documents for the 2010 Improvement Project for the transfer of ownership between MRA and the City. Mr. Cleaver and Mr. Stewart said that there are some warranty issues with Granite and once they are in agreement, it can be closed out and they can go ahead with the transfer.

6. MRA BOUNDARY EXPANSION UPDATE

Ms. Groenevelt stated that she is working with Bill Nichols on the boundary expansion. Mr. Nichols asked if it is an expansion of the boundary itself or of the revenue collection area. He said that if you expand the revenue collection area the process becomes more complex.

Ms. Groenevelt said that she needed clarification of the intentions of the board to move forward. The Boundary Expansion Update has been publicly noticed and letters have been sent to property owners and all taxing districts.

Chair Fereday has spoken to property owners and they are not opposed to the expansion. There were no public comments received or any response from the taxing districts.

Ms. Groenevelt will get cost estimates from Mr. Nichols for the next meeting. She will email the 2006 plan amendment to the board for review.

Ms. Groenevelt said that staff can prepare the documentation which will include a resolution for City Council.

7. EAST LAKE STREET MERCHANTS WAYFINDING SIGN MAINTENANCE

Mr. Stewart said that during the Centennial Plaza project the sign was removed and both of the posts were rotted and some maintenance needed to be done. The cost to replace these posts has been researched and it would be about \$450.

Mr. Stewart asked who owns the sign and who installed it. Chair Fereday stated that the MRA board paid for the sign but that is the extent of their involvement. He said that the East Lake Street Merchants should pay for the replacement.

Public Works would install the sign.

Mr. Stewart asked Ms. Groenevelt to speak to the East Lake Merchants about the cost of the materials for the sign replacement.

Chair Fereday asked Member Peugh about the landscaping warranty items from the last project. The trees will be replaced under warranty. Franz Witte will monitor the landscaping for about a year.

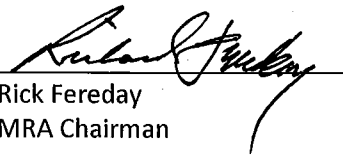
8. NEXT MEETING

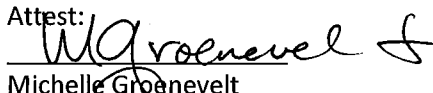
August 21, 2012

9. ADJOURNMENT

Member Youde moved to adjourn at 9:50 a.m. Member Peugh seconded the motion. The motion carried.

Signed: August 21, 2012


Rick Fereday
MRA Chairman

Attest:

Michelle Groenevelt
Community Development Director