

City of McCall
Urban Redevelopment Agency
Minutes
October 16, 2012 –8 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Don Bailey, Sequoia Pietri and Woody Woodworth (by phone) were present. Interim City Manager Gene Drabinski, Treasurer Linda Stokes, City Engineer Nathan Stewart, Parks and Recreation Director Dennis Coyle, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were also present.

Member Petri moved to add the City of McCall-Mill Road invoice for \$177.55 to the agenda. Member Bailey seconded the motion. The motion carried.

2. APPROVAL OF MINUTES

Member Bailey moved to approve the August 21, 2012 meeting minutes after correction made to Item #6. Member Petri seconded the motion. The motion carried.

3. INVOICES

- Granite Excavation Application for Payment dated 2012-09-21
Member Woodworth moved to approve the Granite Excavation Invoice of \$38,731.26.
Member Petri seconded the motion. The motion carried.

- White Peterson invoice dated 2012-09-30
Member Bailey moved to approve the White Peterson invoice of \$43.75. Member Petri seconded the motion. The motion carried.

- City of McCall-Mill Road invoice dated 2012-09-26
Member Bailey moved to approve City of McCall invoice of \$177.55. Member Petri seconded the motion. The motion carried.

Chair Fereday stated that he hoped this would be the last month the board would need to pay this water bill. Mr. Stewart commented that he was very frustrated the sale/transfer has not been completed. He has been working on it for the last 6 to 8 months with Keller and the contractor. When the project is complete, then the City can accept it. The completion documents have not been received. Every month there has been a lack of communication between the project engineer, the contractor, the response of the contractor.

There are warranty issues and they have been trying to finalize the landscaping component to make sure that the landscaping is completed.

Mr. Stewart stated that Keller has a memo that should have been issued 6 months ago to Granite regarding the concrete issues that need to be fixed and it has not been done.

Chair Fereday asked if there was any retainage left. He said that there is a real problem if the retainage was let go before the work was complete.

Mr. Stewart said the work was completed but during the two years of warranty that was put on the concrete, issues arose. Certain areas of concrete cracked and settled. The two year warranty expires November 1, 2012.

Discussion continued on possible action.

Ms. Groenevelt suggested contacting Keller and sending a very strong message from the board of their concerns regarding the warranty.

Member Bailey questioned the planting issues.

Mr. Coyle stated that those issues have been corrected.

Mr. Coyle said that they also need the as builts showing what plants have been planted and also the sprinkler system. There will be an MOU with Franz Witte.

Ms. Groenevelt suggested calling Keller, and giving them a deadline before the November 1st expiration date.

The board agreed. Member Bailey stated that this deadline should be backed up with a letter from our attorney confirming the issue.

4. MRA CASH FLOW AND FINANCIALS

Treasure Stokes stated that taxes for September were substantially less than what was received in August.

Chair Fereday asked how the payments that have been received measure up to what is owed. Ms. Stokes said that she doesn't have that information now, but will know more after she gets into the audit and can confirm with the county what the balances are from previous years.

Expenditures were adjusted down to \$38,000 for FY12.

She has not heard back from Eide Bailly on the arbitrage, but will contact them again today to see if there has been any progress.

Ms. Stokes said that she believes all of the expenditures for FY12 are complete.

5. MRA ANNUAL REPORT TO CITY COUNCIL - OCTOBER 25, 2012

Chair Fereday will do the presentation to the council for the MRA Annual Report.

6. 2012 IMPROVEMENT PROJECT UPDATE - FIR STREET BOAT LAUNCH PROJECT

Ms. Groenevelt called Nathan Cleaver with Keller Associates.

Mr. Cleaver gave an update on the project. Set to pave this week, which is on schedule.

Pedestrian ramps were deleted so there is a \$3,000 deduction and a change order will be sent to the city at the very end of the project for this change. There were also some minor changes and everything else is on schedule.

Mr. Cleaver brought up the warranty issues with the expiration date of November 1, 2012.

Chair Fereday stated that the board had a lengthy discussion regarding the warranty. He said that he could only speak for himself, but that he was very unhappy with the way this issue has been handled by Keller Associates.

Mr. Cleaver said that was a fair statement and it was solely his responsibility.

Chair Fereday explained that Keller Associates would be receiving a letter either from the City of McCall or the City Attorney reminding them of the expiration date. He stated that he would like to see movement on this issue by the end of this week.

Mr. Cleaver said that he will have a letter to MRA and Granite Excavation by the end of this week.

Mr. Stewart reminded Mr. Cleaver of some asphalt repair that also needs to be done.

Discussion continued.

7. MRA PROPERTY SURVEY

Ms. Groenevelt explained that Ralph Miller of Secesh Engineering would be doing the survey. She will keep the board up to date with the progress and will email the survey when it is done.

8. GROW SMART AWARD CEREMONY

Ms. Groenevelt told the board that MRA has received the Grow Smart Award and that the award presentation ceremony would be held in Boise on November 8, 2012.

Member Woodworth, Ms. Groenevelt and the consultants most involved in the Legacy Park project will attend.

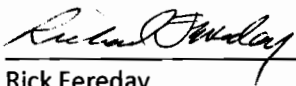
9. NEXT MEETING

November 20, 2012

10. ADJOURNMENT

Member Bailey moved to adjourn at 9:20 a.m. Member Petri seconded the motion. The motion carried.

Signed: November 20, 2012


Rick Fereday
MRA Chairman

Attest:

Michelle Groenevelt
Community Development Director