

City of McCall
McCall Redevelopment Agency
Minutes
November 19, 2013 – 8:00 am
Legion Hall
216 E. Park Street

CALL TO ORDER AND ROLL CALL

Chair Rick Fereday, Woody Woodworth, Don Bailey, Nic Swanson, Bob Youde and Dave Peugh were present. Community Development Director Michelle Groenevelt, City Engineer Nathan Stewart, Parks Director Dennis Coyle, Grant Coordinator Carol Coyle, City Manager Gene Drabinski, City Treasurer Linda Stokes and Administrative Assistant Deb Smith were also present.

APPROVAL OF MINUTES

There was a discussion of tree grates before the approval of the minutes. Member Bailey suggested buying a mold and have the grates cast, hoping that in the long run this could be a cheaper solution. Nathan Stewart will check into this.

Member Bailey moved to approve the October 15, 2013 minutes, as presented. Member Woodworth seconded the motion. Motion carried.

INVOICES

None

MRA CASH FLOW AND FINANCIALS

Treasurer Linda Stokes presented the MRA financials as of October 31, 2013 showing cash balance of \$212,132.

2010 IMPROVEMENT PROJECT WARRANTY ISSUE UPDATE

Nathan Stewart updated the board on the warranty issues. Nathan said there is not much to report. They have done everything except the one corner on Pine and Railroad. He said that he will continue to remind them of the work that needs to be completed under warranty. He said that the work will not get done this year but will be done next year.

DISCUSSION ABOUT LEGACY PARK SIDEWALKS

Nathan Stewart said that he needs to get an analysis of options and solid cost estimates to the board.

Dennis Coyle had a conversation with the Middle School with respect to the skim coat surface repair. The look of the finished product is not acceptable. The school district thinks perhaps it was applied improperly. The school district will wait to see how it holds up over the winter as to whether this is their solution.

Member Peugh suggested contacting similar cities to see how they handle these issues.

The suggestion was made to replace the concrete with granite pavers.

No decision was made.

FUTURE PROJECTS

Member Bailey compiled a list of projects that had been discussed over the past eight years but not ever done. He has notes on each and wanted to bring these to the attention of the board.

(list attached as Exhibit 'A')

Discussion followed. No decisions were made.

This is Member Bailey's last MRA meeting. Chairman Fereday thanked Member Bailey for being a great board member and said that he has been invaluable as a secretary. Chairman Fereday thanked him as well for all that he has done for the city.

OTHER

Carol Coyle handed out a portion of the application submitted by the city for the Community Choices for Idaho Program Grant. The program is run through ITD and is federally funded. The program is all about connectivity, access to services and linking people to places. Ms. Coyle said that we had, for this project, a really compelling application. You are linking residents to medical & dental services, retail & recreation. There is a day care in the area. The Farmers Market is held in this area. There is a whole hub of activity that was highlighted in the application. Ms. Coyle said this was one reason the application met the qualifications for the funding.

ITD was allocating 3.5 million statewide. There were sixty six applications and they funded nineteen. Fourteen of those were infrastructure projects. We competed in the small population category and they are recommending funding for five of those. Ms. Coyle said that she will find out this week if we actually receive the funding. We applied for \$198,000 and MRA stepped forward with a significant match of \$200,000.

Rotary raises money during the Winter Carnival by charging people to park in the Paul's parking lot. They are looking for other parcels for additional parking and would like to use the parcel that MRA owns next to the Nazarene Church.

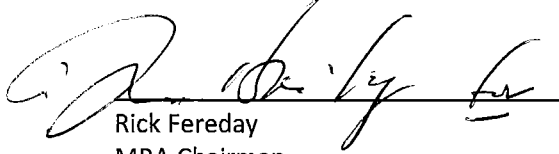
Chairman Fereday said that they could not charge people to park on their parcel as it is publicly owned.

NEXT MEETING

December 17, 2013


The meeting was adjourned at 9:30 AM.

Signed: December 17, 2013



Rick Fereday
MRA Chairman

Attest:



Michelle Groenevelt
Community Development Director

November 13, 2013

To: McCall Urban Renewal Commission

From: Don Bailey

Subject: Future projects

Additional projects which could be scheduled, designed (as required), bid and completed over the next 8 years. Note that the MRA bonds will be paid on 8-1-2021 (8 more years). We're currently collecting about \$121,000 per year in property taxes more than the bond payments; additional development within the MRA boundary will increase the tax payments. These in rough priority (my opinion):

1. Complete the sidewalks and street paving on Fir Street as planned; fix the drainage problem on the pathway from the restroom to the sundial stage as planned.
2. If the applied for grant is received, rebuild the boat launch pads, build the sidewalk alongside the launch area, and do the planning for and construct the sidewalks, street lights and landscaping along the west side of Roosevelt from The Hub to Dr. Charles.
3. Plan for and construct the drainage and sidewalk along E. Lake from Pine St. to Fir St. and provide for "back-in" parking; could this be done also with the grant?
4. If a new agreement and plan for the "boardwalk" along the lake front on the McCall Mall property is completed and agreed to with the property owners, then construct the needed connecting pathway from the restroom area to the property line.
5. Improve the appearance and usability of the lake front along East Lake from the Marina to Hemlock. This could be done along with the originally planned "boardwalk" in the same area. Or design and construct a pathway on the shore alongside East Lake from the Marina to Brown Park.
6. Design and construct the "Spruce Street Hill Climb Park".
7. Line the rock (manufactured type) facing on the pathway wall facing the lake from the current start of the facing down to the pier (about 3 or 4 rows by about 100 feet to improve the appearance from the Lake side.
8. Design and construct (with the necessary State permits) a new boat launch area for non-powered craft (canoes, kayaks, etc) at the area lakeside of Spruce Street.
9. Survey East Lake Street from the Marina to Hemlock; determine the optimum street width (approx. 50 feet) and then prepare a mapping revision to show the street and the City property adjacent to the Lake (an extension of Legacy or Brown Park?). Note that on current maps, the street extends from the private properties to the high water mark. Then, design and construct the proper street paving width and back-in parking along

East Lake per the original plan. Also, consider constructing a sidewalk along the south side of East Lake from Fir Street to Hemlock as shown on the original plans. If the property on the corner of East Lake and Fir is developed, then the property owner must construct their portion of the sidewalk and other improvements.

10. If the property on the corner of East Lake and Pine is not developed, then design and construct the sidewalk from the corner to the completed sidewalk on the south side (partner with the Hotel McCall?).

11. On the corner of Hemlock and East Lake, improve the pedestrian access to Brown Park (stairway, ramp, etc.) per handicapped access rules.

12. Construct a canoe/kayak storage building at the foot of Spruce Street, or nearby; spaces could be rented for the season.

13. Design and construct improvements on both Hemlock and Roosevelt per City standards (sidewalks, curbs, gutters, lights, landscaping, etc.), both sides of both streets.

14. To pay for some of this work, consider selling the two properties owned by the Agency: a. The lot on Davis (north of the condo development); b. The lot at the corner of Pine and Railroad, which we recently platted.

Good luck and I hope for many successful projects in the years to come!