



MEETING MINUTES

January 9, 2017

The Urban Renewal Agency held its regular monthly meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent: Perri Gardner
Neil Christensen

Also present:

Nathan Murray	URA Executive Director
Jesse Schuerman	URA Engineer
Brent Hyatt	City Assistant Finance Officer
Lorrie Bauer	Recording Secretary
Travis Rothweiler	City Manager
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Joshua Palmer	Public Information Officer
Lee Glaesemann	City Staff Engineer
Gary Haderlie	JUB
Paul Johnson	CH2M

Chairman Brizee called the meeting to order at 12:03 p.m.
Consideration of Amendments to the Agenda: None.

Agenda Item 1 - Consent Agenda: a) Review and approval of minutes from the December 12, 2016 regular meeting and b) Review and approval of the January 2017 financial report.

Bob Richards moved to accept the consent agenda as submitted and Dexter Ball seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 2 - Executive Director's Report.

Executive Director Nathan Murray reported on various subjects as noted in his report supplied with the meeting packet.

- Upflow Anaerobic Sludge Blanket (USAB): Owned by the City of Twin Falls, the USAB accommodates wastewater from a Lamb Weston. Due to environmental and regulatory climates and maintenance costs, it is believed to be more appropriate that a private user operate this system. Transfer of ownership to the URA has already been authorized. The URA will immediately sell it. A

Notice for a Request for Proposal to acquire the USAB will be published on Thursday, January 12 with proposals due February 3.

- Downtown Projects: Meetings continue with potential developers. Though no formal requests, discussions continue of a possible sale of URA owned property, the purchase of a façade easement, and a traffic/parking study.
- Consultant Tasks: A work session will be scheduled in March or April to discuss Phil Kushlan's "Draft" Policy for Real Property Management.
- John E. Hayes Statue: The funds to commission the statue have been raised. Preservation Twin Falls will be discussing potential locations for the statue with the City Council.

Agenda Item 3 – Main Avenue Update.

Paul Johnson, with CH2M, reported the update as noted in his report supplied with the meeting packet. Some topics were:

- Guho Corp. is preparing the bid packages for bidding the project. They are also preparing a cost estimate based on the final design submittal. CH2M will compare this estimate to the designer's (Otak's) updated estimate and will advise the URA of the anticipated construction cost. The guaranteed maximum price (GMP) will be prepared in February and the CM/GC Agreement will be amended to include the construction contract cost and scope.
- The block-by-block phasing plan submitted by Guho indicates the first visible construction activity to the public will be the landscape demolition in February, weather permitting. The anticipated construction staging is included in the Project Information Flyer.
- The final review of the bid plans are in progress and will be submitted to Guho upon completion in mid-January.
- Project Information Flyer, prepared by Otak, is currently in draft form. Once approved, it will be distributed to merchants along Main Ave. and made available on the City's project information website.
- In regards to basement issues at Wells Fargo and Key Bank, a licensing agreement establishing the liability of continued basement extensions under Main Avenue, is currently being drafted by the URA's legal representative. Further discussions will be taking place with all involved parties.
- If there are remaining funds, a sidewalk repair project is an option to be discussed.
- The URA's Cost Control Report for Area 4-1 projects is updated monthly. The project is on budget at this time.

There was a question regarding a portable skating rink for the commons area. More information will be supplied at a later date and discussion will continue.

Agenda Item 4 – Approval of a request by Twin Falls City to modify an existing easement on property owned by the URA in Rock Creek Canyon.

Executive Director, Nathan Murray, introduced Lee Glaesmann, City Engineer, who explained the request. Due to current sewer and trail improvement projects, more area is needed to work on these projects. A 15' easement is currently in place, but 30' is needed/requested. Bob Richards moved to approve the request and Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 5 - Public input and/or items from the Urban Renewal Agency Board or staff. None.

Adjourn.

The meeting adjourned at 12:50 p.m.

Next regular meeting: **Monday, February 13, 2017 @ 12:00 pm**

Respectfully submitted,



Lorrie Bauer
Recording Secretary