



## SPECIAL MEETING MINUTES

February 3, 2017

The Urban Renewal Agency held a special meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3<sup>rd</sup> Avenue East, Twin Falls.

**Present:**

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Bob Richards	URA Member
Brad Wills	URA Member

**Absent:**

Perri Gardner  
Gary Garnand

**Also present:**

Nathan Murray	URA Executive Director
Jesse Schuerman	URA Engineer
Lorrie Bauer	Recording Secretary
Don Hall	County Commissioner
Paul Johnson	CH2M
Anthony Guho	Guho Corp., Project Manager
Rob Cloninger	Guho Corp., Superintendent
Chris Talkington	City Council Member

Chairman Brizee called the meeting to order at 12:00 p.m.

Consideration of Amendments to the Agenda: None.

**Agenda Item 1 – Main Ave. Update – Paul Johnson, CH2M.**

Paul Johnson summarized the update that was supplied with the meeting packet, which included:

- CM/GC Guho Corp. preparing the bid packages for the construction phase with a GMP estimate of approximately \$6.5. The final draft of the plans are currently being reviewed.
- Landscape removal bid opening on January 26<sup>th</sup> resulted four bids with Four Seasons being the low bidder at \$21,000. Road Work Ahead bid \$5,302.25 for traffic control. Removal scheduled for February 17-20, 2017. Repurposing and recycling of the wood has been expressed to the contractor and public outreach is in progress.
- A block-by-block phasing plan has been accepted for construction. The construction sequencing timeframe is included within the project information flyer that is being distributed to merchants along Main Avenue and available on the City's project website. Construction to begin in April.
- Licensing agreements between the URA and three affected property owners have been drafted establishing the liability of construction work adjacent to basement extensions under Main Ave. Further discussions will take place to negotiate issues concerning inspections, scheduling, and land-use around the time of construction.
- The overall project remains on schedule. Ground breaking for the project is scheduled for April 1<sup>st</sup>.

**Agenda Item 2 - Consideration of a request to approve the CM/GC Amendment to cover the cost of 1) landscape demolition along the five city blocks and associated traffic control required for February 17-20, 2017; and 2) environmental survey of Crowley property – Paul Johnson & Nathan Murray.**

Relating to previously approved tasks, Mr. Johnson explained that the GMP Amendment #1 for \$56,538.00 would cover Four Seasons Landscaping for tree removal in the amount of \$21,000, traffic control for \$5,302, storm water protection, and other associated costs for the landscape demolition process. The Amendment is also for an environmental assessment at 144 Main Avenue E. to confirm there are no hazardous materials. If these materials exist, they will need to be removed prior to construction.

Brad Wills motioned to approve the CM/GC Amendment as stated and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 3 - Consideration of a request to approve Otak and JUB services during the Main Avenue construction phase – Paul Johnson & Nathan Murray.**

Otak submitted a proposal, \$187,114, for services during construction, which includes services by JUB Engineers. The proposal also included an additional allowance of \$22,260 for optional community outreach services, if requested. Being the lead firms providing design engineering and landscape architecture services for the project, Paul recommended the Board approve the proposal to ensure design consistency, etc., as stated in the Scope of Services. Discussion followed.

Brad Wills motioned to approve the request of Otak and JUB services during the Main Avenue construction phase subject to legal review by legal counsel for URA before Chairman signs the document. Neil Christensen seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Chairman Brizee asked for an update on the plaza. Nathan Murray replied that the plans are due mid-February and he will contact Otak for confirmation.

**Agenda Item 12 - Adjourn.**

The meeting adjourned at 12:45 pm.

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

Respectfully submitted,



Lorrie Bauer  
Recording Secretary