



THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

**MEETING MINUTES**  
**January 12, 2015**

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 3<sup>rd</sup> Avenue East, Twin Falls.

**Present:**

Leon Smith	URA Chairman
Dan Brizee	URA Vice Chairman
Perri Gardner	URA Member
Neil Christensen	URA Member
Sarah Taylor	URA Member
Bob Richards	URA Member

**Absent:** Dexter Ball                      URA Secretary

**Also present:**

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Brent Hyatt	City Assistant Finance Officer
Greg Lanting	City Council Liaison to URA
Leon Mills	Twin Falls County Commissioner Liaison
Lorrie Bauer	City Administrative Assistant
Chris Talkington	City Council
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers

**Agenda Item 1 – Call meeting to order.**

Chairman Smith called the meeting to order at 12:02 p.m.

**Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the December 8, 2014 regular meeting and December 22, 2014 special meeting, and b) Review and approval of January 2015 financial reports.**

Vice Chairman Brizee motioned to approve the minutes as submitted and Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Bob Richards motioned to approve the financial reports as submitted and Neil Christensen seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 3 – Update from Otak on the Main Avenue Design Project (presentation material included) – Mandi Roberts.**

Ms. Roberts shared that considerable progress has been made with the project due to the Discovery and Analysis stages nearing completion and the Planning and Concepts stage to follow. Using overhead projections of the material included in the meeting packet, she reviewed the results of two surveys that were distributed last fall, key milestones and decisions to date, and shared the summary of completed work efforts and the status on various tasks. Also shared was the progress of the Project Advisory Committee (PAC) meeting.

Budget concerns were discussed. Since the cost of the utility portion of the project is estimated to be what the board envisioned the entire project would be, Otak will present to the board options, including costs, so decisions can be made as to what will be included in the Main Avenue design/construction.

The water, sewer, and storm sewer systems will be replaced in the alleyways, rather than relocating some to Main Avenue as that relocation would have significantly increased the cost and complexity of this project. It is suggested the infrastructure and alley improvements be completed first so that the alleyways will be rebuilt and made accessible for use during the Main Avenue construction. Next would be the Main Avenue corridor which would include the intersections at Shoshone and Hansen. With the idea of a public plaza utilizing the current Rogerson building location, and City Hall relocating to the Banner building, the Hansen Street corridor has a lot of potential. The Shoshone Street corridor is in good shape, but a few improvements will be recommended to blend it in with the Main Avenue concept. The PAC would like see Main Avenue treated as a festival street (pedestrian space that is closed during special events) from Shoshone to Idaho St. and include a portion of Hansen Street as well.

The concept of back-in angled parking was suggested and explained. The benefit is increased visibility and safety because when you're ready to pull out you have a direct view of oncoming traffic, including bicyclists. It takes time getting used to, but has been proven beneficial. Study/survey results will be provided at a later date.

The PAC is starting to look at the streetscape furnishings. Input will be gathered from the community in the coming month.

Chairman Smith asked attending city council attendees, with the thought of working together on this project, if the City has discussed and/or considered having street access public restrooms that could be utilized by the public space attendees located in the new City Hall building. Councilman Greg Lanting replied he would talk to City Manager, Travis Rothweiler. Further discussions with the City are recommended to keep the project moving forward.

Preparations are being made for the next community Design Dialogue Workshop that is scheduled for February 17<sup>th</sup> – 20<sup>th</sup> with a community meeting scheduled for the evening of Thursday, February 19<sup>th</sup>. The draft preliminary design package is scheduled to be complete by May of this year.

**Agenda Item 4 - Update on the Rogerson building – Jesse Schuerman.**

Mr. Schuerman announced that Intermountain Construction & Abatement is scheduled to begin the asbestos removal process of the boiler and some pipes January 18<sup>th</sup> and finish before February 1<sup>st</sup>. At that time, Columbia Technical Service will complete a post abatement inspection to confirm the asbestos material has been removed properly.

Jesse then updated the Board of issues that need attention in regards to demolition. The northwest wall of the Rogerson building is shared with 147 Main Avenue East. If demolition is decided for this building, the wall, as well as the foundation, must be structurally improved so the demolition and backfill processes do not weaken the wall. The interior framework of the Rogerson building does provide structural support for the wall so an analysis should be done to provide geotechnical recommendations. Jesse made note that he has contacted Gary Bowlin with EHM Engineers, Inc. and further professional assistance is needed to complete a structural analysis and provide geotechnical recommendations. Preliminary options include improvements to the interior of the wall within 147 Main (which would disrupt the business), and/or improvements to the exterior of the wall. EHM proposed to complete an analysis for one option in the amount of \$6,000.00, but can prepare the analysis for both options with additional cost. Vice Chairman Brizee asked for more information on the joint wall such as what all options are, including costs, and a sketch to show specific details.

Another issue is a four inch fire line connection on the east side of the Rogerson building that is shared with 147 Main Avenue East. This line should be capped going into the Rogerson building, at a cost of approximately \$1200.00, and a new service line put in on the east side of 147 Main Avenue East so it is out of the way of the Rogerson building. Jesse noted a plumbing contractor would need to be hired to fix this issue. Vice Chairman Brizee asked Jesse to provide the board with a cost estimate.

In regards to salvaging items, after talking with a salvage expert, if specific salvage was required the cost could be greater than if the demolition contractor salvaged on their own. Melinda Anderson added that the salvage could be an alternate item to the demolition. Two separate bid packages could be used: 1) demolition only (contractor does their own salvage), and 2) demolition plus salvage (where we indicate specific salvage). When bids are received we would see the difference in cost. A decision needs to be made if the URA has a need or use for the items that can be salvaged.

Vice Chairman Brizee made a motion to authorize Melinda Anderson and Chairman Leon Smith to 1) get cost estimates then hire a plumber to complete the new four inch fire line connection at 147 Main Ave., and 2) hire EHM Engineers, Inc to complete the structural analysis and provide geotechnical recommendations and cost estimates at the February meeting. Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 5 – Clif Bar project update – Jesse Schuerman, Brent Hyatt, Melinda Anderson**

Referencing a handout that included drawings, Mr. Schuerman shared that construction bids will be received for the estimated \$4.96 million pretreatment facility on February 17<sup>th</sup>. The contract will be presented to the Board at the March meeting for authorization to award. Idaho Power will be busy at the site occupying railroad right-of-way, removing existing power facilities, providing temporary power, and building the permanent power facility very soon. Idaho Sand and Gravel has completed the relocation of the 48” sewer line, 10” water line, and other site preparations for the building. Riedesel Engineering is at 90% design of the lift station upgrade. The Hankins Road improvements will be coordinated at the same time as the upgrade. Right-of-way acquisitions for the Hankins Road widening project are in process and EHM is preparing the road/sewer design plans for the City’s review. An agreement for the rail crossing at N 3300 should be in place by mid-February. The City has vacated most of the property easements, the utility easements have been retained on Middlebury and Eldridge, and a waterline easement has been retained.

Mr. Hyatt presented the financial update, via handout. The “% Remaining” column indicates how much of the project is left to be completed financially. The canal relocation is the only project that has been completed and is indicated as such by the 0% remaining.

**Agenda Item 6 – Public input and/or items from the Urban Renewal Agency Board.**

Sarah Taylor commented she visited Sundstrom’s Mobile Bakery and in talking with the owner, understands there is a problem regarding a free standing sign. Ms. Taylor asked about signage legalities at the downtown location and Ms. Anderson replied that the owner must abide by the City’s ordinance, and that she has informed the owner to talk to the City’s planning and zoning department.

**Agenda Item 7 – Adjournment to Executive Session 67-2345(1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.**

Chairman Smith requested to adjourn to Executive Session. Vice Chairman Brizee motioned to go into Executive Session and Sarah Taylor seconded. Roll call vote showed that all board members present voted in favor of the motion. Smith announced the board will not be making any decisions and will not return to open session. Meeting adjourned to executive session.

**Agenda Item 8 – Adjourn.**

The meeting adjourned at 1:28 p.m.

Next regular scheduled Urban Renewal meeting is Monday, February 9, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer  
Administrative Assistant