



MEETING MINUTES
April 13, 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 3rd Avenue East, Twin Falls.

Present:

Leon Smith	URA Chairman
Dan Brizee	URA Vice Chairman
Dexter Ball	URA Secretary
Neil Christensen	URA Member
Bob Richards	URA Member
Perri Gardner	URA Member (arrived at 12:08 pm)

Also present:

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Brent Hyatt	City Assistant Finance Officer
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Josh Palmer	City Public Information Officer
Lorrie Bauer	City Administrative Assistant
Jackie Fields	City Engineer
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers
Don Hall	City Mayor
Rebecca Mills Sojka	City Council Member

Agenda Item 1 – Call meeting to order.

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

Melinda Anderson asked the Board's permission to add an agenda item which would need a motion, to authorize the Chairman to enter into a contract with Stock Construction Management Services, Inc. for construction management services to prepare the site for the Clif Bar Baking Company, LLC. Dan Brizee moved to approve the addition of the agenda item and Neil Christensen seconded the motion. A roll call vote showed that all board members present voted in favor of the motion. This agenda item was added after Agenda Item 4.

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the March 9, 2015 regular meeting and March 18, 2015 special meeting, and b) Review and approval of April 2015 financial report.

Dan Brizee moved to accept the consent agenda in total and Bob Richards seconded the motion. Chairman Smith questioned the \$3,700 entry to JUB Engineers in the check register. Melinda Anderson responded it was the final costs of the Kimberly Road Water Line Improvements project from 2011 (water line and new pump). Due to a number of reasons the project was not closed out in a timely manner. Gary Haderlie of JUB was in the audience and he explained the contractor of the project had not finished all of the work. He explained two years ago JUB noted an arsenic monitor was not working. The supplier that would have corrected the defective monitor stopped responding as a business so they could never complete the work. JUB met with legal counsel, city staff, and URA staff with no resolution. After discussion with legal counsel last month, it was recommended JUB close out their portion of the project which prompted the issue of the final invoice. It is understood that there are no other outstanding bills for this project and retainage is being withheld for work not completed on the project. With no further discussion, roll call vote showed that all board members present voted in favor of the motion to accept the consent agenda with Chairman Leon Smith abstaining from the March 18, 2015 special meeting minutes because he was not present at the meeting.

Agenda Item 3 – Update from Otak on the Main Avenue Design Project – Mandi Roberts

Mandi Roberts of Otak began by referencing historic photos of downtown in the 1940's and the current design (1971), and noted the new design will have more parking, less planting areas, fewer bulb outs, but still have generous sidewalks and pedestrian gathering areas. Current conditions include 14.5' sidewalk space on both sides of Main Ave., front-in angled parking of 16', valley gutters of 3', parking lane widths of 10' to 10.5', which is very tight. Vehicles such as trucks, vans, and suburbans are parking over the top of the valley gutter and some still extend into the travel lane. There are also cases where vehicles go over the centerline when backing out of the parking space which is illegal. Due to these factors, additional dimensions are needed in the travel lanes and parking bays. Ms. Roberts shared the Project Advisory Committee (PAC) discussed the parking options in depth. (The PAC is a group of downtown Main Avenue merchants along with other community members that are not business owners, but are customers or have interest in downtown.)

There are strong concerns and some merchants are unhappy about back-in angled parking especially on the Gooding-Shoshone block. Mandi believes the concern is a fear that customers will be resistant to back-in parking and will not want to come downtown. Yet, there are others who believe there are many benefits from a safety, visibility, and bicycling perspective, Using the overhead projector, she illustrated the proposed dimensions that have been worked out with the City Engineering Department. The proposed back-in angled parking dimensions include 11' travel lanes, 17' back-in angled parking bays, 13.5' width sidewalk and amenity zone space about the same, but maybe a foot smaller than today's sidewalk dimension. With Main Avenue being a designated bicycle route, the back-in angle design supports the route because if you are parked next to a larger vehicle you have a direct view of on-coming traffic as you're pulling out. Bicycling sharrows would be used to designate the bike lanes. She added you need less space with the back-in angled parking because you can pull right out into your lane, you don't have to back out around a truck that is extending over the valley gutter. Front-in angled parking dimensions would include 12' travel lanes, 18' for parking bays, and a 3' reduction of amenity zone and sidewalk space on each side. Other options include parallel parking on one side which would increase the amenity zone and sidewalk space and no parking on one side of the street at all (in front of

sidewalk cafés). Poll results of the 14 PAC members at this morning's meeting include 1 person that did not support the back-in angled parking, 1 person who could go either way, and the rest were in favor of the back-in. Mandi stated the results gave them direction to move forward with back-in angled parking design. The draft plans will be shared for community involvement.

Melinda Anderson added that at the morning PAC meeting they talked about the idea that Main Avenue should accommodate vehicles, pedestrians, and cyclists and had a discussion regarding how back-in angled parking would accommodate more sidewalk space and make it easier for cyclists. This helped PAC members understand what the trade-offs would be. Also discussed was the fact the parking bay striping wouldn't be done for two years and during that time the community would help all customers understand back-in angled parking by holding demonstrations and having people try it for themselves. She added the PAC is recommending to the URA Board and City Council to use parallel parking (especially along festival parts of the streets) and back-in angled parking for the remainder of the five blocks in the design. As the Main Avenue design is dependent on the type of parking to be constructed, it's not likely to be changed once the construction is completed.

In regards to resistance in other communities that have back-in angled parking Ms. Roberts stated areas where it is given a chance, including out-reach, education, and time for the community to get used to it, it is successful and people like it, they understand the benefits; Areas that have failed did not have community support prior to striping and/or not enough time or education was given for the change. She added the group that is most resistant to the idea is the block between Gooding and Shoshone. That group shared an idea that since there is no parking in front of O'Dunkens now, to have half of the block remain no-parking and stripe the rest with angled parking which would leave plenty of useable sidewalk space. There is also interest in having the Gooding-Shoshone block as a festival street just like the downtown commons area. There has also been discussions about public art on the corner, an architectural cross-arch (separately funded), and sculptures.

Mandi explained a design challenge: When doing the back-in angled parking on festival streets you have to have a vertical element that stops the vehicle such as wheel stops, bollards, planters, etc., which take away the function of the festival street. A festival street is one level area from sidewalk to sidewalk. It is possible that parallel parking will be used on festival streets with removable bollards at the ends of the streets to stop traffic during an event.

As far as the schedule, Mandi stated everything is close to being on track with the utility design a little ahead of schedule. Next, designs will be laid out, including sub-options. The May and June meetings with the Project Advisory Committee and URA Board, including attending City Council members, will be talk about the designs, options, and costs. The design would then be shared with the public for their input via open house. Designs would then be submitted for City Council approval. Once approved, final designs would begin and continue through the fall, with bidding and construction in early 2016.

A consensus was needed for Otak to continue with the design and to create cost estimates. The PAC committee's direction is to use back-in angled parking. Chairman Smith asked the board if anyone objected. No objections, but comments included further communication with the community in regards to back-in angled parking would be helpful and equitable sidewalk space throughout was a concern.

Chairman Smith asked if any city council members had any comments to share. Council member Rebecca Mills Sojka would like to get a sense from the community how well they accept the back-in angled parking before completing the preliminary design. Additional analysis was suggested as to how much parking is lost or gained with each parking direction option. Mayor Don Hall believes educational processes with the community should begin now, before proceeding, to ensure the correct directive has been given.

Agenda Item 4 - Consideration of a request to approve the GemStone response to the TFURA RFP for property located at 135 5th Ave So.

Melinda Anderson introduced the agenda item by stating GemStone Climbing and Fitness Facility was the only response to the February 12, 2015 advertised request for proposal for the 10,000 SF dirt site located on the corner of 5th Avenue South on Shoshone St. The RFP asked for responses for a recreation facility of at least 15,000 SF. Melinda introduced Mr. Don Campbell, a principal member of GemStone, to talk about the proposal.

Mr. Campbell stated family friendly climbing gyms, both nationally and internationally, have a better safety record than trampoline parks. After doing intense research over the past few years, including talking with other community members, he believes there is more than adequate population to support this type of gym and believe Twin Falls is ready and will benefit from this type of facility.

Using overhead projections, Mr. Campbell described the \$1.5m project. The building will be approximately 42-44' tall with a 40' tall window to allow for viewing from the outside. The design is consistent with other recent builds in the Historic Warehouse District. Entry to the building will be from the parking lot. There will be overhead doors to increase ventilation, with louvers at the top to allow heat to escape. The building will be designed to be ADA accessible throughout. Due to plenty of parking space, the facility will be able to handle regional competitions. Approximately 12-14 employees will be needed at the start with approximately 18-24 needed at full potential.

Chairman Smith confirmed Mr. Campbell's proposal request that the URA pay for the city water hookup fees to the property line. Melinda Anderson stated the location of the hookup to the city water is believed to be in the alley and as a board and staff, it will be necessary to understand what the costs could be before any agreement can be made. She added that if the board approves GemStone's proposal, they could direct staff to begin negotiations with GemStone regarding a development agreement or move directly towards a sale agreement that would include the property sale specifics. The end result of what each party would be responsible for would be presented before the board for approval at a later date. Melinda added that in consideration of GemStone's proposed offer of \$1.00 for the site, in turn, GemStone would invest much more than the property is worth and is a great incentive that is legal per Idaho Code.

Chairman Smith asked if there was further discussion. Hearing none he asked for a motion. Neil Christensen motioned to approve GemStone's response and advise staff to work together with GemStone on a development agreement or sales agreement. Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Added Agenda Item – Authorize the Chairman to enter into a contract with Stock Construction Management Services, Inc. for construction management services to prepare the site for the Clif Bar Baking Company of Twin Falls, LLC

Jackie Fields handed the Board a copy of the draft agreement. She then explained the current Development Agreement provided for site preparation activities which are numerous and complex. The end result of conversations between URA, City staff, and Clif Bar representatives for work to be done in a timely, efficient manner would be to hire a construction management firm. An RFP was publicly advertised. Two firms responded. Even though both firms were competent, Stock Construction Management Services, Inc. provided relevant industrial work experience. Jackie added that URA engineer Jesse Schuerman and herself along with Stock Construction confirmed the scope for the agreement and agreed on the fees. She explained the details of the agreement to the Board. Yet to be added to the agreement are items that 1) ties Exhibit A-Scope of Services to the Development Agreement and 2) ties it to the plans and specs. Board members confirmed this was a contingent fee agreement for construction management and that the amount is not an additional project cost; however, it was not directly itemized in the Development Agreement.

After some discussion, Bob Richards moved to accept the construction management agreement as proposed and Dan Brizee seconded the motion. A roll call vote showed that all board members present voted in favor of the motion. Jackie will present the final agreement for signature by the Chairman as soon as it is prepared.

Agenda Item 5 - Presentation from Jesse Schuerman regarding future construction work for the building adjacent to the Rogerson

Jesse Schuerman stated professional recommendations have been received from Gary Bowlin, structural engineer with EHM, for the geotechnical requirements and ceiling joist reinforcements for reinforcing the shared wall. The geotechnical recommendations include specialized backfill requirements to restrict soil pressures on the shared foundation wall. This will be done on the Rogerson side in conjunction with demolition; therefore, this work will be included with the demolition contract. The ceiling joist reinforcements at 147 Main Ave East need to be completed prior to demolition by a private contractor. Staff anticipates the cost to be less than \$25,000, therefore, a bidding process is not necessary. A minimum of three contractors will be contacted to submit cost estimates. The work will be coordinated with the tenant to minimize disruption to the business.

Agenda Item 6 - Consideration of a request to approve an agreement with Delta Fire Systems, Inc. to relocate the fire sprinkler service from the Rogerson property to 147 Main Avenue E for \$21,650

Fritz Wonderlich, City Attorney, explained the URA is responsible for these costs because the buildings are connected by a fire line and when demolishing the Rogerson, the adjacent buildings water supply for fire suppression would be lost. The water supply needs to be relocated and reconnected to the fire line before the Rogerson can be demolished.

Learned from conversations with Jim Auclair, Fire Chief, Jesse Schuerman stated this process is considered a new service into the adjacent building and that Idaho Fire Codes requires a licensed fire sprinkler contractor to do the work. The work would include a new fire flow line and a new fire alarm system to meet the current Fire Code and Americans with Disabilities Act Accessibility Guideline (ADAAG) requirements. Four licensed contractors were asked to submit bids for the work and two responded. Delta Fire Systems, Inc. was the lowest bidder with \$21,650.

After some discussion, Bob Richards motioned to approve the agreement with Delta Fire System for \$21,650 and Perri Gardner seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 7 - Public Hearing – Judicial confirmation request for new RAA 4-1 bonds

Chairman Smith opened the meeting to a public hearing and invited Fritz Wonderlich, City Attorney, to explain the request for judicial confirmation. Last fall, the URA authorized the refunding of tax increment financing (TIF) RAA 4-1 which was already judicially confirmed; however, in order for Bond Counsel, Rick Skinner, to provide an unqualified bond opinion, he required judicial confirmation of the new money. The new money is the additional money available due to the increase of the value of that area. The unqualified bond opinion is needed to get a decent rate on the selling of the bonds. The first step of judicial confirmation is to hold a public hearing, which was advertised on March 26, 2015 for today. Judicial confirmation cannot be approved today due to the Statutes require a 14 day waiting period after the public hearing. A special meeting has been set for April 28, 2015 for approval. Today, the public can give opinion on whether the URA should be allowed to file a petition for judicial confirmation. No decision can be made.

Chairman Smith asked for public comments. None received. He then closed the public hearing.

Agenda Item 8 – Public input and/or items from the Urban Renewal Agency Board

Melinda reminded everyone of the Special Meeting that will be held on April 28th at 12:30 p.m. at the Council Chambers which will include at least two agenda items. Perri Gardner stated she might not be able to attend. Melinda also reminded everyone she is going to be out of the office beginning April 17th and returning May 4th.

Agenda Item 9 - Adjournment: 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. Bob Richards motioned to go into Executive Session and Dan Brizee seconded. Roll call vote showed that all board members present voted in favor of the motion. Chairman Smith announced the board will not return to open session. Meeting adjourned to executive session.

Agenda Item 10 – Adjourn

The meeting adjourned at 1:36 p.m.

Next regular scheduled Urban Renewal meeting is scheduled for **Monday, May 11, 2015 @ 12:00 p.m.**

Respectfully submitted,

Lorrie Bauer
Administrative Assistant