



## MEETING MINUTES June 8, 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
Dexter Ball	URA Secretary
Neil Christensen	URA Member
Bob Richards	URA Member
Perri Gardner	URA Member (arrived at 12:18 p.m.)

### **Also present:**

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Brent Hyatt	City Assistant Finance Officer
Renee Carraway Johnson	City Zoning & Development Manager
Lorrie Bauer	City Administrative Assistant
Josh Palmer	City Public Information Officer
Jackie Smith	City Engineer
Jason Brown	City Staff Engineer
Don Hall	City Mayor
Greg Lanting	City Council Liaison to URA
Gary Haderlie	JUB Engineers

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

Chairman Smith called the meeting to order at 12:00 p.m. Chairman Smith requested that we move Agenda Item #4 before Agenda Item #3.

### **Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the May 11, 2015 regular meeting and b) Review and approval of the June 2015 financial report.**

Vice Chairman Brizee moved to keep the agenda items together and accept them as they are. Bob Richards seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

### **Agenda Item 4 – Request from arts group regarding Main Avenue public art – Curtis Eaton.**

Curtis Eaton, acting as spokesperson of the Project Advisory Committee (PAC) for the public art portion of the Main Avenue project, distributed a handout to the board regarding support for public art and used slide projections with his presentation. He shared that the members of the committee took on the responsibility of being a liaison to the community and to bring ideas to the URA. Curtis reported that public art discussions began with the first PAC meeting last October and over the past few months they have developed and adopted the guiding principles for design in which half of them pertain to public art. They include: 1) create a signature public space; 2) create a sequence of experiences along Main Avenue; 3) include public art, historic commemoration, interpretive displays, and coordinate with key arts and culture events such as art and soul; 4) make it easier to find

and turn onto Main Avenue with art and other cues; 5) recognize and enhance the Main Avenue/Shoshone Street intersection for its historical significance and as a central hub of downtown; 6) provide a focus for community pride, investment, and interest over the long term; and 7) Main Avenue will be the place where the story of Twin Falls unfolds.

Mr. Eaton named possible places for public art, art themes, and concepts and ideas that have been shared with Otak, the Main Avenue Design team, either by local organizations or the Magic Valley Arts Council. He stated public art is a very important part of the project because it stimulates interest, the senses, and economic activity. He concluded by asking the Urban Renewal Agency to set aside a portion of the project budget for public art. Melinda Anderson confirmed to the board there was nothing stated in the bond covenants that would preclude the Board from setting up an art fund for this project.

Caroline White, Director of the Magic Valley Arts Council, spoke in support of using public art. She believes since people are interested in public art and with it being an economic driver, it would be a great opportunity to explore and pursue.

Mayor Don Hall shared that the City Council will be forming a committee to explore the possibility of using public art on the grassy triangular piece of property coming off of North 5, where it says “Welcome to Twin”, which is the entrance to downtown.

Bob Richards motioned that the URA establish a \$100,000 fund for art, specifically within the downtown project. Dan Brizee seconded the motion. A roll call vote showed that all board members present voted in favor of the motion. Chairman Smith asked Melinda to pursue the appointment of a committee to assist the URA board in determining the art projects. Melinda replied by saying the request could be added as an agenda item for the next Chairperson to address.

**Agenda Item 3 – Review 1<sup>st</sup> draft of FY 2016 TFURA budget – Brent Hyatt.**

Brent presented the preliminary budget estimates that the budget committee reviewed and discussed. Using spreadsheets, he outlined the different funds:

- Revenue Allocation Areas (RAA). These are geographic areas where the property taxes that are collected are designated to be used within that geographic area.
  - RAA 4-3 Chobani
  - RAA 4-4 Clif Bar
  - RAA 4-1 Downtown
- Rental Fund (primarily C3)
- General Fund

The following figures are the projected FY 2016 Revenues and Expenditures submitted for review of the board:

Revenues and Cash Carryover	=	\$35,413,796
Expenditures	=	\$35,161,470

After questions from the board and discussion, Neil Christensen motioned to adopt the preliminary budget amount of \$35,161,470 and set the public hearing date for August 10, 2015. Dexter Ball seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 5 - Public Hearing regarding Resolution 2015-3 – notice of sale of \$5.5 million bond for RAA 4-1 – Melinda Anderson.**

Chairman Smith opened the public hearing. Melinda explained that last November the board approved a proposal from Washington Federal Bank to refund the current bonds with Wells Fargo and approved a new money bond, 2015C, to accelerate the expected RAA 4-1 revenue from now until 2022 to move forward with the Main Avenue project. The process included staff, our attorney Fritz Wonderlich, bond counsel Rick Skinner, Washington

Federal staff, and their attorney. Everyone has gone thru the documents to make sure they were accurate and represent the best deal that can be made. Fritz Wonderlich asked for and received judicial confirmation of Bond 2015C at circuit court on June 1<sup>st</sup>. That same day, the notice for this public hearing to sell a new bond was published in the Times-News. Resolution 2015-3 is the document the board would consider for approval to sell the money bond. Of the estimated \$5.5m, \$4.9m will be used on the Main Avenue project and the remainder will be used for bond issuance costs as well as establishing a bond reserve account. The bond is fully tax exempt and the interest rate is ~1.85%. Melinda asked the board to approve Resolution 2015-3 authorizing sale of Bond 2015C in the amount of \$5.5m. Chairman Smith asked for any public questions or comments and none were received. Public hearing was closed.

**Agenda Item 6 – Consideration of a request to approve Resolution 2015-3 – Melinda Anderson.**

Chairman Smith read the agenda item and Dan Brizee moved to approve Resolution 2015-3 and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 7 – Consideration of a request to award the contract for construction of the Eldridge Ave. Sewer Improvement Project associated with the Clif Bar Project to Titan Technologies for \$260,010.00 – Jason Brown.**

Jason explained this project is to upsize the sanitary sewer line, from 8” to 12”, that will be supporting the Clif Bar facility and that it was in conjunction with other projects supporting the Clif Bar development agreement. The sewer line is approximately 3,000 feet, from the intersection of what used to be Middlebury back to Hankins Road lift station at the intersection of Hankins and Eldridge. The engineers estimate was approximately \$360,000 and two bids were received: 1) Cascade Pipeline for \$297,550, and 2) Titan Technologies for \$260,010. Dan Brizee moved to accept the request to award the contract to Titan Technologies and Neil Christensen seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 8 – Main Avenue Project update – Melinda Anderson.**

Melinda recalled that the City Council adopted the parking configuration for Main Avenue the last week of May. The configuration will be front-in, 45° angled parking. As the City Council made that decision Otak can now continue the Main Avenue streetscape design. Instead of losing three feet of sidewalk on each side of Main Avenue (as with the 60 degree parking angle), the 45 degree angle parking will only take 1-1/2 feet from each side. She added that Main Avenue will not be considered a complete street and will not recommend bicycling due to safety issues. Mandi Roberts will update the board at the July 13<sup>th</sup> meeting with a draft of the 30% design as well as a rough estimate of the entire project cost. Melinda shared the hope of having a city council meeting and a community open house on August 3<sup>rd</sup> and 4<sup>th</sup> so that the public can see the preliminary design, and the council can approve the 30% design. She reminded everyone that the 30% design does not get into details it just shows general concepts. The second phase design is the 30% to 100% where details will be shown.

**Agenda Item 9 – Consideration of a request to award a contract to JUB Engineers for \$827,613 for the design/engineering/construction management of the Main Avenue Project – alley utility phase – Jesse Schuerman.**

Jesse reviewed the background by saying City Engineering and URA staff requested additional information from four qualified firms as a result of the 2014 request for qualifications for specific utility experience. The committee, which was made up of staff from Public works, City Engineering, URA, and the Utility Coordination Committee, selected JUB as the most qualified firm for the alley utilities phase of the Main Avenue project for \$827,613. Last December, the engineering staff estimated the utility phase construction costs to be around \$5,000,000 which included design, engineering, bidding, and construction management. It did not include the lighting and electrical design and construction engineering for the alleyways. Actual construction costs are estimated at \$4,039,000 which includes some elements from the Main Avenue phase.

The project scope for the alley phase was developed by the engineering staff and JUB Engineers. Jesse explained the different categories and their associated costs as well as some cost effective procedures being done in this phase that will be needed for the Main Avenue improvement phase as well. He added that JUB would start immediately with final design expected in December of 2015, bidding in January 2016, construction to begin in spring 2016, and substantial completion expected to be October 2016.

Gary Haderlie, with JUB Engineers, provided answers to questions from the board. He explained the reasons why some items in the contract were a lump sum fee and others would be billed on a time and materials basis. In regards to easements and right-of-ways, JUB will provide agency and utility coordination in which they will negotiate with property owners and prepare easements to be legally recorded for all public utility locations and work with the private utilities as well. The water and sewer lines are going to stay in the alley and the irrigation lines and electricity will be on Main Avenue. There may also be a storm water design for Main Avenue.

Following discussions, Dan Brizee moved to approve the request with JUB for \$827,613 for the design/engineering/construction management of the alley utilities phase and Perri Gardner seconded. Roll call vote showed the motioned passed 5:1, with Chairman Leon Smith voting against it.

**Agenda Item 10 - Public input and/or items from the Urban Renewal Agency Board or staff.**

Melinda asked that Leon Smith as Chairman and Dexter Ball as Secretary stay after the meeting to sign documents that have been approved during today's meeting. She also reminded everyone that Fishers Technology is having their grand opening at the property they bought from the URA at 242 2<sup>nd</sup> Avenue South on Thursday at 4:30 p.m. and invited the board to attend.

Mayor Hall, Greg Lanting, and Vice Chairman Dan Brizee paid tribute to URA Chairman, Leon Smith, with this being his last regularly scheduled board meeting after serving two full terms on the URA board. Gratitude was sincerely expressed for his many years of commitment and service to the community. He was presented with a card and plaque as a token of appreciation.

**Agenda Item 11 – Adjourn.**

The meeting adjourned at 1:21 p.m.

Next regular Urban Renewal meeting is Monday, July 13, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer  
Administrative Assistant