



**MEETING MINUTES**  
**July 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 3<sup>rd</sup> Avenue East, Twin Falls.

**Present:**

Dan Brizee	URA Vice Chairman
Dexter Ball	URA Secretary
Neil Christensen	URA Member (by phone)
Perri Gardner	URA Member
Bob Richards	URA Member

**Absent:**

Gary Garnand	URA Member
Brad Wills	URA Member

**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
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Josh Palmer	City Public Information Officer
Lorrie Bauer	City Administrative Assistant
Josh Baird	City Staff Engineer
Don Hall	City Mayor
Chris Talkington	City Council Member
Gary Haderlie	JUB Engineers

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

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

**Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the June 8, 2015 regular meeting and b) Review and approval of July 2015 financial report.**

Bob Richards moved to approve the consent agenda as submitted and Perri Gardner seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

**Agenda Item 3 – 2015 Officer Elections – Dan Brizee.**

Dan Brizee opened the floor for nominations for Chairman. Bob Richards motioned to nominate Dan Brizee for Chairman. Perri Gardner seconded the motion. No other nominations were forthcoming. Bob moved for nominations to cease and Neal Christensen seconded. Nominations for Chairman were closed. Roll call vote showed that all board members present voted in favor of Dan Brizee as Chairman.

Dan opened the floor for nominations for Vice Chairman. Bob Richards motioned to nominate Dexter Ball for Vice Chairman and Perri Gardner seconded the motion. No other nominations were forthcoming. Bob moved that nominations cease, Perri seconded. Roll call vote showed that all board members present voted in favor of Dexter Ball as Vice Chairman.

Dan opened the floor for nominations for Secretary. Perri Gardner nominated Neil Christensen and Bob Richards nominated Gary Garnand. Dexter Ball seconded the nomination for Neil Christensen. No second was received for Gary Garnand. No other nominations were forthcoming. Dan moved that nominations be closed and Bob seconded. Roll call vote showed that all board members present voted in favor of Neil Christensen as Secretary.

**Agenda Item 4 – Consideration of a request to award the 2015 Hankins Rd S (Kimberly Rd to Eldridge Ave) project associated with the Clif Bar project to Knife River Corporation – NW, Boise Idaho, in the amount of \$1,047,981 (see staff report) – Josh Baird .**

Josh Baird introduced the agenda item as being a part of the development agreement with Clif Bar to improve 3200 East. The 2015 Hankins Road South Project consists of reconstructing Hankins Road South between Kimberly Road and Eldridge Avenue. It includes widening most of the road to approximately 24', creating a three lane road to allow for left turning traffic after you cross the railroad tracks to the south, and an 18" sewer line that will connect the existing lift station to the sewer line that comes from Chobani to allow for some of the flow to go to the northeast sewer trunk line. Knife River Corporation-Northwest of Boise was the only bidder in the amount of \$1,047,981.00. The engineer's estimate was \$1,089,027.50. Approximately three weeks after notice of award and a fully executed agreement construction would begin. The project is estimated to take 75 calendar days. After further discussion, Dexter Ball motioned to award the contract to Knife River Corporation and Perri Gardner seconded the motion. All members present voted in favor of the motion.

**Agenda Item 5 - Consideration of a request to approve an agreement with Quality First Asphalt to seal coat the parking lot owned by TFURA located at 851 Pole Line Road (C3) (see staff report) – Jesse Schuerman.**

Jesse Schuerman stated the URA owned parking lot at 851 Pole Line, which includes the parking lot to the east and north of the C3 building and the parking lot in front of Wilson Bates property, is in need of repair as budgeted for in 2015. In consideration of the pot holes, cracks, and increasing maintenance issues, the Property Manger requested a sand slurry seal (seal coat). Jesse explained the seal would extend the life of the existing asphalt and help to prevent more

water damage. Two bids were received and the low bid was submitted by Quality First Asphalt Maintenance LLC in the amount of \$23,913.93. Discussion continued and a map of the parking lot was shown. Melinda Anderson shared that the maintenance is a part of the lease agreement so the URA is responsible for outside repairs. Neil Christensen motioned to accept the bid and Perri Gardner seconded the motion. All board members present voted in favor of the motion.

**Agenda Item 6 - Public hearing for Resolution 2015-4 – judicial confirmation to create RAA 4-4 (see staff report) – Melinda Anderson.**

Melinda Anderson explained this public hearing is being held so people can share how they feel about going forward with judicial confirmation for Resolution 2015-4 which creates Revenue Allocation Area 4-4 and authorizes the URA to acquire up to \$22 million in bonds to help pay for the infrastructure costs of the Clif Bar project. Dan Brizee opened the public meeting. Leon Mills stated the board should ask the citizens of the city if they want to spend \$22 million or not, rather than having a judge allow it. No other comments were received. The public meeting was closed.

**Agenda Item 7 - Public input and/or items from the Urban Renewal Agency Board or staff.**

Melinda Anderson requested the Chairman's signature on the 2015C bond documents for RAA 4-1 following the meeting on this date and requested the Secretary to stop by the office to sign the documents when he returned the following day. She stated the bond will close on July 23<sup>rd</sup>.

Josh Palmer, Public Information Officer, extended an invitation to the agency board and audience to attend the City Fair being held at the Banner Building, being the future City Hall building, on Wednesday from 3:00 to 8:00 in conjunction with the Twin Falls Tonight concert series. The fair will convey the most recent developments within the City of Twin Falls and partnering organizations. Housing the fair at the future City Hall building would bring the public in to interact with city personnel.

**Agenda Item 8 - Adjournment: Executive Session: Idaho State Statute 74-206 (c) Real property interest acquisition deliberations.**

Bob Richards moved and Perri Gardner seconded to adjourn to executive session. All board members present voted in favor of the motion. Dan Brizee announced the board would not be returning to open session.

**Agenda Item 9 - Adjourn.**

The meeting adjourned at 12:34 p.m.

Next regular scheduled Urban Renewal meeting is Monday, August 10, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer  
Administrative Assistant