



MEETING MINUTES
August 10, 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:

Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent:

Dan Brizee	URA Chairman
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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
Lorrie Bauer	City Administrative Assistant
Mandi Roberts	Otak, Inc.
Josh Baird	City Staff Engineer
Suzanne Hawkins	City Council Member
Shawn Barigar	City Council Member

Agenda Item 1 - Call meeting to order.

Vice Chairman Dexter Ball called the meeting to order at 12:00 p.m. He welcomed and introduced the two new board members, Gary Garnand and Brad Wills.

Agenda Item 2 - Consent Agenda: a) Review and approval of minutes from the July 13, 2015 regular meeting and b) Review and approval of August 2015 financial report.

Bob Richards moved to approve the minutes as read and Gary Garnand seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

After clarification of an expense, Perri Gardner moved to approve the August financials 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 – Public Hearing for FY 2015 TFURA budget and consideration of a request to adopt the FY 2015 budget – (see staff report) Brent Hyatt.

Melinda Anderson stated that the budget being discussed today was for FY 2016 which begins October 1, 2015 and runs through September 30, 2016. Brent confirmed a slight increase to the cash carryover since the review of the budget last June due to lower expenses paid than originally expected as of this date. With no other comments from the board or staff, Vice Chairman Dexter Ball opened the public hearing. No one came forward. Public hearing was closed. Melinda asked if the Board was ready to adopt FY2016 budget in the amount of \$35,284,470. Brent educated new board member, Brad Wills, about the Chobani portion of the budget and other projects that will be finished up during the next fiscal year. He then explained the way the URA prepares the budget is by using the amount of funds that will be available for projects. Gary Garnand made a motion to adopt the budget as prepared and Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 – Consideration of a request to approve the 30% preliminary design for the Main Ave Redesign Project (see staff report) – Melinda Anderson.

Melinda introduced the agenda item with background information of this project that began a year ago. Information gathered from the PAC and all the other meetings had led to these design concepts for the Main Avenue project. Melinda said that today's focus would be on the preliminary design. Construction phasing will come later.

Mandi Roberts of Otak began the review by stating there were 19 community members that had attended the Project Advisory Committee (PAC) meeting that day. Mandi shared the preliminary design with them and every member of the PAC approved the design. Each member had specific issues they brought up but they approved the overall design.

Using projections, Mandi presented the preliminary design layout of the project area. She stated that the main focus is on Main Avenue between Fairfield and Jerome Streets, alleyway segments behind Main Avenue on both sides, and the cross streets which include Fairfield, Gooding, Hansen, Idaho, and Jerome as well as work on Shoshone. Also shown were potential intersection improvements which included curb bulbs and crosswalks at the 2nd Avenue locations.

The cross section for Main Avenue will bring the roadway up to current design standards with 12'-8" travel lanes on each side that will allow better maneuverability for front-in angled parking in most areas. A 13.5' sidewalk space/amenity zone will also be on both sides of the street. There are three areas of raised festival streets (to sidewalk level) that are project components: 1) between Shoshone and Gooding, 2) in the vicinity of downtown commons from Hansen to the west, and 3) on Hansen between the downtown commons and the new City Hall. These areas include travel lanes and angled parking on one side. Designs made with different colored unit pavers have been highly suggested to be used in specific areas. Mid-block crossings are proposed that would help slow down traffic and assist pedestrian crossings.

The downtown commons preliminary design shows a restroom/stage building, shade structure, concert seating area (open grade area), and splash play area along with trees and landscaping. The

restroom building could contain three stalls on each side, a storage area, and access to the stage which would be a raised deck area.

Hansen Street will be extended from Main Avenue to 2nd Avenue South and the cross section will be similar to the other ones including two travel lanes, parallel parking, and sidewalk zones on each side of the street.

Community suggestions for alleyway improvements include cleaning up the surfacing, reorganizing dumpsters, enhancing landscaping and paving, adding trees in the parking areas, and adding light to make the alleys feel more secure and safe for pedestrians. Safety was paramount. Prioritizing the areas beginning with the festival street blocks where people are most likely to walk and park was suggested.

Future projects could include holiday lighting, public art, a more substantial stage, and having a portable ice skating rink in operation through the winter months. These items could be funded separately and bring more life to downtown.

Melinda added that there have been many comments regarding safety along Main Avenue and in the alleys, especially along the festival blocks. Clean alleys with good lighting were very important to many people. She also shared that the PAC members understand there will be an overall budget and that this is a master plan, that it may take several years to complete all of it; however, they would like to see as many of the elements that need to be done now, such as the festival streets, lighting, sidewalks, alleyways, etc. kept on the project list. Phasing and/or private fund raising are possibilities for some of the elements that could be done later such as the street furnishings, plaza furnishings, a better stage, etc.

After questions were answered and clarifications were made, Gary Garnand moved to approve the preliminary 30% of the Main Avenue Redesign concept and Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 5 - Consideration of a request to authorize the Chairman to sign an agreement with the City of Twin Falls and Eastern Idaho Railroad, LLC to allow for the railroad to make improvements to the railroad crossing at 3300 Road E (see staff report) - Josh Baird.

Josh reviewed the background of the railroad crossing improvement project and shared that the estimated costs are \$162,000 for signal work, \$49,000 for at-grade surface improvements, and \$4,000 for road flagging which is within the set budget. He added that the Twin Falls Highway District did not feel they needed to be a part of the agreement for this project. The City of Twin Falls signed the agreement at the August 3rd City Council meeting and they will take care of the maintenance of the pavement markings and signage as they are needed. Bob Richards moved to approve the request to sign the agreement with Eastern Idaho Railroad to make the improvements to the crossing and Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 6 - Consideration of a request to adopt Resolution 2015-4 to seek judicial confirmation to create RAA 4-4 (see staff report) - Melinda Anderson.

Melinda explained this is the next legal step to create Revenue Allocation Area 4-4 for the Clif Bar project. After the Board accepts the Resolution, Attorney Fritz Wonderlich will take it to judicial confirmation but there is currently no set date. She further explained that this was so that the URA could bond for the project and reimburse the line of credit in 2016. Brad Wills moved to vote in favor of the resolution and Neil Christensen seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

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

Melinda reminded everyone the unveiling of the sign at Dennis Bowyer Park was on for today at 2:00 and encouraged attendance. She also told the two new board members, Gary Garnand and Brad Wills, their copy of the URA orientation book was ready to pick up after the meeting. She then announced the 2nd City Fair would be held on Wednesday, August 12, at 5:00 pm at the Banner Building.

Brad Wills questioned what plans exist for the Rogerson building. Melinda replied that the City is looking to hire a construction management contractor for the Banner Building. Since both buildings have demolition involved, staff is going to work with the City staff on having the same contractor demo both buildings to help save costs. She added more abatement of contaminants does need to be completed before the Rogerson can be demolished. Demolition is hoped to take place this fall.

Melinda announced a TFURA Special Meeting will take place at noon on August 24th at the Council Chambers to review Otak's scope for the Main Avenue Project.

The meeting adjourned at 12:57 p.m.

Next regular scheduled Urban Renewal meeting is Monday, September 14, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant