



**MEETING MINUTES
September 14, 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:

Dan Brizee	URA Chairman
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: None

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
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Lorrie Bauer	City Administrative Assistant
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers
Suzanne Hawkins	City Council Member

Agenda Item 1 – Call meeting to order.

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

Agenda Item 2 – Consent Agenda: a) Review and approval of minutes from the August 10, 2015 regular meeting and August 24, 2015 special meeting and b) Review and approval of September 2015 financial report.

Neil Christensen 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 - Public hearing for FY 2015 TFURA budget amendment and consideration of a request to amend the 2014-2015 budget in the amount of \$5,470,613 – Brent Hyatt.

Brent introduced the agenda item by stating on August 1st the Wells Fargo bonds were retired/refunded. He added that when the current year’s budget was established last year, this bond action was not included. To be in compliance, this budget needs to be amended to recognize the refinancing of those Wells Fargo

bonds. Chairman Brizee opened the public hearing. No comments were made. Public hearing was closed. After a short discussion regarding the amount of money budgeted and committed to URA projects, Gary Garnand moved to accept the revised budget. Neil Christensen seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

Agenda Item 4 – Main Avenue Project update – Mandi Roberts.

Mandi gave an overview of the mornings PAC meeting which included discussions about getting ready for construction and design details in regards to lighting, paving, and tree selection. Using projections, she presented the latest plan for construction which shows Main Avenue from Fairfield to Shoshone as Phase 1A, the rest of Main Avenue, Hansen Street, and the Downtown Commons as Phase 1B, and the alleyways as Phase 2. Demolition would be done in two-block segments. As far as scheduling, Phase 1A is anticipated to go out to bid in February 2016 with construction beginning in April and six to eight weeks of construction is anticipated for each block. Due to activities downtown, some PAC members suggested the contractor's workday could be from 6 a.m. to 5:00 p.m., and suggested a Sunday – Thursday work week.

Melinda shared that initially, the thought was to do the alleyways first, but due to the fact that engineering for the infrastructure portion will take longer than initially expected, the alleyways will not be ready to start construction next year. Therefore, it was decided to start Main Avenue early next year so the project would keep moving forward. Bob Richards asked how the merchants were accepting the change in the schedule and Mandi replied they seemed to be accepting it and are proactively planning for construction to start in April. A construction communications plan could make the construction phase easier for the merchants. She shared that the PAC discussed having a construction liaison that would be available for contact 24/7, having weekly meetings that included the contractor, a campaign that would let people know that the businesses are open and where to park, media relations, and also inviting the community to come downtown and witness the transformation. Melinda added that she visited with about 90% of the downtown businesses about the new construction schedule (Main Avenue first instead of the alleyways) and did not receive any negative feedback.

Brad Wills suggested to look at Phase 1A and Phase 1B as two different projects because there may be a possibility that both projects can be in progress at the same time. Chairman Brizee added that the goal is to have the common area as well as City Hall completed by July 2017, therefore all parts of construction will need to be apt to change. Bob Richards questioned the need for the alley work being done as one big unit, for each alley, due to all the utilities it contained. Gary Haderlie of JUB explained there were natural breaks that could be utilized such as Shoshone to Ketchum, then after the Phase 1A work was completed, work on the alleyways then. After some discussion, Chairman Brizee stated in order to meet the July 2017 goal, the alleys on both sides of Main Avenue, on the east end, have to be done first. Further communication in regards to scheduling and funding will continue as the project design continues.

Mandi asked the board to think about 1) a construction work week of Sunday thru Thursday, 2) giving the contractor the flexibility to work at night, and 3) construction incentives for on-time or early completion and penalizing late completion, for future discussion. Mandi clarified that giving the contractor less flexibility in how construction proceeds, could likely result in a higher construction cost.

Street lighting was also a topic at the PAC meeting. The 10' high poles currently on Main Avenue are not high enough for flowering baskets and signs. For a lower cost than the 14' poles on Shoshone, 12' poles would meet the current objectives, as well as help with the much needed light distribution. Getting water

to the light poles for the plants using drip irrigation can be done and it could be a bid option. Lighting for the alleyways and rear parking lots is still being discussed within the PAC, but the thought is to use a street-light style lamp due to the efficiency and lower cost.

Unit pavers with a variety of colors and patterns are preferred by the PAC, Mandi shared. The pavers could be used in the furnishing zone on either side of Main Avenue and in the festival street area where the sidewalk cafés are located. There is a potential to have them on Hansen Street as well, but more discussion and evaluation is necessary. The PAC was asked to provide input on design styles and color options. These results will be introduced to the public in October to get more input.

Trees were discussed. A mix of columnar and pyramidal types for Main Avenue and broader trees at the intersections and crossing zones. The Tree Commission will be contacted for help on species for this area and their availability. A tree study had been done in the past and it recommended very broad shade trees and fruit trees which are not favorable for this location. Greg Lanting shared he was recently in Walla Walla and they had trees and lighting on Main Street, but no shrubbery at all. He commented it would be less expensive due to no maintenance and no irrigation if planting areas were not used and that these areas are usually the first to become neglected. Mandi added that the current plan is to only put back about half as many trees that currently exist and greatly reduce the landscape areas. The landscape areas will be few and confined to the furnishing zone so it will be sensible and easy to maintain.

Brad Wills asked about the previously discussed project for the Main Avenue and Shoshone Street intersection as it didn't show on the project phasing diagram. He referenced the intersection as the central hub of downtown and asked what the status was on that project. Dexter Ball recollected an arch in that location and that it could be a downtown art project. Melinda answered that the arch was removed from the design due to the cost of putting it in. She recommended that the board discuss this topic further and decide if they want to include this \$300,000+ project in the design at this time. Mandi stated that in Phase 1A, they are intending to design the corners of the Shoshone and Main intersection so that they feather into the existing intersection, however, another option would be to recess the corners down to the same level as Shoshone and putting bollards and warning strips around the corners so that it feels like it's an at-grade crossing, but ITD would need to be involved and it would take time. Perri Gardner asked about other budget concerns and the options available. Mandi replied that Hummel Architects are designing a full custom restroom for the plaza area; the tensile fabric overhead shade structure is not in the design at this time (\pm \$300,000), nor are any furnishings (\pm \$150,000) for the plaza. This leaves items for the private sector to participate in at a later time.

Due to the accelerated schedule of the Main Avenue project, Gary Haderlie added that in regard to the alleyways, plans will be submitted to the utility companies in early October and they will need to know if the alleyways will be constructed in 2016 by early October. There was some discussion, however, the Board will need to discuss this further and make a decision. He then stated a special board meeting is necessary to discuss and possibly make a decision. Monday, October 5th, was suggested and will be confirmed.

Agenda Item 5 - Presentation of MTI report regarding potential contaminants in the Rogerson building and, if needed, direct staff to seek bids for abatement – Melinda Anderson.

Melinda presented the results of recent contamination testing done at the Rogerson building. Results showed about 16,000 SF of asbestos that wasn't part of the first assessment. Using projections, she showed pictures of places where the contamination was found, which included the glue in the vinyl flooring in various places throughout the building, insulation board, wiring, floor tile in the basement, heavy orange peel texture on the wall on second floor, and on the roof. Further discussion with MTI and the EPA will need to take place to find out which contaminants must be removed prior to demolition. Considering there will be asbestos that will need to be removed, she asked the board for direction. Brad Wills motioned to direct staff to develop an asbestos abatement bid package for the items that must be removed prior to demolition of the building. Gary Garnand seconded the motion. Roll call vote showed that all board members voted in favor of the motion. Chairman Brizee shared with the Board that the Rogerson demolition will take place in January 2016.

Agenda Item 6 – Consideration of a request to create a downtown arts subcommittee – Melinda Anderson.

Melinda recollected that last June the Board voted in favor of creating a downtown arts subcommittee with a budget of \$100,000. The subcommittee needs to be formed and a mission created. Bob Richards added that Leon Smith has volunteered to be Chair of the committee, if the Board decides to appoint him as such, and knows others that are heavily into art that may also like to be a part of the committee as well as a couple current Board members. Perri Gardner and Bob Richards volunteered to be on the committee. City Council Member Suzanne Hawkins shared that the City Council has recently formed an arts committee and that they are currently designing artwork for the 5 Points area and suggested the URA subcommittee communicate with them.

Perri Gardner moved to create and appoint Leon Smith as the Chairperson of the arts subcommittee for downtown. Gary Garnand seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

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

Melinda shared that October 22nd has been tentatively scheduled for the next open house regarding the Main Avenue project as well as the City Hall project.

Agenda Item 8 – Adjourn.

The meeting adjourned at 1:31 p.m.

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

Respectfully submitted,

Lorrie Bauer
Administrative Assistant