



**MEETING MINUTES  
October 12, 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 Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

**Absent:**

Perri Gardner

**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
Gary Haderlie	JUB Engineers
Mandi Roberts (via phone)	Otak, Inc.

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

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 September 14, 2015 regular meeting and b) Review and approval of October Financial report.**

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

**Agenda Item 3 – Main Avenue Project Update – Mandi Roberts.**

Mandi Roberts stated the PAC did not meet that morning due to the holiday and that it was rescheduled to the following week, October 19<sup>th</sup>. She presented the unit paving options that will be shared with the public the following week. Herringbone A was the preferred paving pattern of the PAC, Herringbone B was the second choice, and the Diamond Pattern was third. She explained the pavers will be used in the furnishing zones which is the area from the curb inward approximately four feet along the main blocks, the full sidewalk area to the right right-of-way on festival street blocks, and at crossing bulb outs as well. All three patterns cost about the same. The bricks are the standard 4”x8”, except the diamond pattern has an 8” square. These patterns will be shown to the property owners and merchants in the project area as

well as the October 21<sup>st</sup> public meeting to get feedback. Board members indicated they also preferred the Herringbone A pattern.

She added that the engineering work for Phase 1A, from Fairfield to Shoshone, is moving along well and the 60% plans will be delivered for review to the Engineering team on Monday, November 16<sup>th</sup>. She requested a meeting be set up with the review team on that date. Mandi let the board know she will be in Twin Falls the following week to meet with Main Avenue property owners and merchants. Melinda added the construction communication plan is being developed.

Gary Haderlie informed the board the alley engineering work is 60% complete and plans have been delivered to the City for review. After discussions with utilities, he stated the phasing would begin at Shoshone and move towards the Hansen/Idaho/Jerome direction. Idaho Power and Intermountain Gas can work one block at a time and telecommunications would work two to four blocks. From Shoshone to approximately one and half blocks west, Idaho Power is underground. After that, Idaho Power and some telecommunication goes above ground, but other private utilities do not. Because the sewer line is in the middle of the alleys and the water lines are on the edge, it is anticipated to repave the alleyways. He noted the private utilities will be working in tandem with them.

**Agenda Item 4 – Consideration of a request to approve a wastewater discharge agreement with the City and Chobani Yogurt – Melinda Anderson.**

Melinda Anderson explained the original agreement was signed on November 3, 2011 and amended on January 14, 2013. This is the 2nd amendment to the original discharge agreement. Even though the agreement is primarily between the City and Chobani, Section 2.2 is of interest to TFURA. This section defines how the funds the City provides for the wastewater pretreatment facility will be spent. TFURA will refund the \$2,750,000 the City provided to TFURA last year to help construct the wastewater pretreatment facility. The City is now requesting it back because there is enough TIF to pay for the construction of the pretreatment facility.

Brad Wills made a motion to authorize the Chairman to sign this agreement. Neil Christensen seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

**Agenda Item 5 - Consideration of a request to approve a purchase of a hot tap machine from PipeMan Products for \$7,845.82 – Jesse Schuerman.**

Jesse Schuerman explained that during the downtown utility design work in the alleyways, it was realized that the existing and future waterline is located within five feet of many of the rear building foundations. The machine that does the waterline hot taps, owned and used by the City, requires at least seven feet of clearance to operate. If TFURA required JUB Engineering to design a seven foot separation to meet the clearance needed for the hot tap machine, there would be additional costs due to utility separation requirements and other costs to move public utilities. He added the fire line being removed from the Rogerson building to 147 Main Avenue East would require an additional \$3K to reroute the fire service to get the required seven foot clearance. Considering the future needs for service taps due to growth or change in the downtown, as well as the current design and construction needs, Jesse stated this machine meets the specifications and the purchase cost of the machine is a lot less than the combined total of all changes that would need to be made to the current projects.

The City is required to do all the waterline hot taps. They do have a machine but it is too big for use in the downtown area. In consideration of the City being the only ones who could use the machine, the City is requesting that TFURA purchase the machine and then gift it to the City.

Brad Wills made a motion to approve the purchase of the machine. Dexter Ball seconded the motion. Roll call vote showed that 5 out of 6 board members voted in favor of the motion. Motion passed.

**Agenda Item 6 - Public input and/or items from the Urban Renewal Agency Board or staff.**

None.

**Agenda Item 7 – Adjournment to Executive Session 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.**

Chairman Brizee stated the board would not be coming back into session.

Neil Christensen made a motion to adjourn to executive session and Bob Richards seconded the motion.

Roll call vote showed that all board members voted in favor of the motion.

**Agenda Item 8 – Adjourn.**

The meeting adjourned at 12:55 p.m.

Next regular scheduled Urban Renewal meeting is Monday, November 9, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer  
Administrative Assistant