THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

URBAN RENEWAL AGENCY
MEETING MINUTES
March 14, 2011

The Urban Renewal Agency held its regular monthly meeting at noon this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

Present:

Gary Garnand	URA Chair
Tom Frank	URA Vice Chair
Cindy Bond	URA Secretary
Larry Hall	URA Member
Bob Richards	URA Member
Bill Koch	URA Member

Absent:

Leon Smith	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Brent Hyatt	Twin Falls Assistant Finance Director
Mitch Humble	Twin Falls Community Development Director
Renee Carraway	Twin Falls City Zoning and Development Manager
Troy Vitek	Twin Falls City Assistant Engineer
Trip Craig	Twin Falls City Council Liaison
Leon Mills	Twin Falls County Commissioner Liaison
Mike Tracy	Tracy Communications (via telephone)
Bill Block	JUB Engineers
Gary Haderlie	JUB Engineers
Trudi Nutile	City of Twin Falls Economic Development, Admin Asst

Chair Gary Garnand called the meeting to order at 12:00 p.m.

Agenda Item – Consent Agenda

Tom Frank moved to accept the consent agenda as submitted, Cindy Bond seconded and a roll call vote showed all members present voted in favor of the motion.

Agenda Item – Review of SE Twin Waterline Phase I technical memo and consideration of a request to authorize the Chairman to sing a Phase II waterline design agreement with JUB Engineering to finalize design on a waterline to serve SE Twin Falls for $120,866.

Melinda Anderson reported the Phase I waterline design is completed. Several waterline routes were reviewed and considered and the route beginning at the Hankins Road well traveling south across Kimberly Road, east on Kimberly Road to 3300 and south to Eldridge is the best route to utilize for development. The water line will likely be under the paved shoulder highway for approximately ¼ mile beginning at Hankins Road, which is owned by Idaho Transportation Department. City staff has indicated they are willing to consider a maintenance contract with ITD to repair any future asphalt problems in that area.

The estimated construction price increased due to several unforeseen items that include a generator for the pumps, a sampling/blending station at Hankins Road and the waterline was increased to 24" along Kimberly Road to allow for future growth.

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Gary Haderlie reviewed the technical memo and presented a map on the overhead depicting the Hankins Road well and the route chosen for the project. The technical investigation includes four aspects: 1) improvements needed on a regulatory standpoint as well as from the city; 2) different pipeline routes from hydraulic and technical standpoints, 3) utility and survey work and the feasibility of the project working with the many different agencies and; 4) estimated costs based on the current bidding climate.

The original intent of the project is to get a 4,000 gpm of water to hydrants at the Jayco industrial park, which will require upgrades to the existing pump station at Hankins Road to meet DEQ regulations. Upgrades include a new generator, increased pipe sizing of 24" going down Kimberly Road and a 12" pipe inside Jayco's industrial park. For the size of pipeline required for the project, it is best to keep the line down a major arterial road for the city's future use which allows for underground and easement access. The survey, initial rock investigation, and the coordination with the utility companies and various agencies were conducted on the chosen route. The estimated construction cost includes boring (pipe underneath the railroad and Hankins and Kimberly Road intersections.) Based on the initial investigation, the preliminary cost of $1.95 -$2.15 million to complete the project includes engineering, construction, pump station upgrades and pipeline costs.

Tom Frank inquired if the size of the pipe is required for this project. Gary explained a minimum 20" pipe is needed in order to reach the 4,000 gpm of water for fire flow in the Jayco Industrial Park. Using a 24" pipe down Kimberly Road looks at future use and the DEQ requirements. Tom Frank inquired how many customers can tap into the line while still maintaining the required fire flow. Troy Vitek said there are two issues, standard usage and fire flow. The Hankins wells were designed to be taken off the original water plan for this area due to the arsenic project, which is why there is an additional cost to the project for the sampling station. Using the Hankins wells will provide for future growth. The area was designed for normal commercial use, not high water users.

Melinda Anderson added that the subcommittee discussed if this project was the best usage of URA funds to serve the community of Twin Falls. The Jayco Industrial Park is shovel ready land to promote to both local and outside parties. The URA has the funds to complete this project and there are currently no other projects competing for the available funds that would best fulfill the URA's mission. This project will help to add increased investment in this area of Twin Falls, add to the tax base, additional services and increased jobs.

Additional discussion followed regarding the capacity to service any new consumers in the undeveloped acreage along the proposed pipeline. Should this area become developed, there is enough water to service commercial or industrial users who are not heavy water/sewer users. The current zoning along Kimberly Road is C-1 and areas south are zoned M-2. Melinda asked the board if there were any further questions regarding the Phase I technical memo. There being none, the conversation went on to the Phase II design agreement.

Gary Haderlie outlined the steps for Phase II should the agency wish to continue with the project. This is a large project with an aggressive schedule. Design would begin as soon as 03-15-11 with an estimated completion date of 05-30-11. At that time, they would begin publicly advertising the project in May and open bids in June. All successful bidders meeting all the requirements would then be submitted to the agency for the board to consider awarding the project. Construction would begin approximately mid-July going through October. This is enough time to get the project in and asphalt schedule completed, which is weather driven.

Some utility costs may occur in the next month or two that would be done separately from the publicly bid process. Idaho Power may need to move a certain portion on 3300 East, which they would start on right away if the contract is approved. The estimated cost is $12-$15,000 dollars and is in addition to the JUB's Phase II design agreement price of $120,866.

Gary Garnand commented the subcommittee reviewed this project thoroughly and asked for any other input from the members. Bob Richards commented that we only have two accesses to I84. The two major concerns with prospects are the size of available buildings and access to the freeway. This is the best access to the freeway and the reasonable development cost for the pipeline is superior to any other option. Cindy Bond commented on the amount of time JUB committed to explaining and educating the subcommittee and this is a very well thought out plan.

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Tom Frank moved to authorize the Chairman to sign a contract with JUB Engineers to continue with Phase II of the waterline project with an expenditure of $120,866. Cindy Bond seconded the motion and all members present voted in favor of the motion.

Tom Frank moved to authorize the expenditure of up to $15,000 to Idaho Power for utility work on 3300 Road in conjunction with the project. Bob Richards seconded the motion and a roll call vote showed all members present voted in favor of the motion.

Gary Garnand and Melinda Anderson extended their gratitude to the committee, city staff and JUB employees for all the time and expertise they offered.

Agenda Item – Downtown redevelopment activity update – Mark Rivers, Brix & Co.
Melinda reported that Mark Rivers was unable to attend the meeting and provided written highlights on the many activities he is working on. Mark has been in Twin Falls almost weekly since the agency approved the contract and is working with various people regarding possible development ideas. Melinda has received positive feedback from developers, property and business owners who are interacting with Mark. Everyone is excited about his passion, experience, intelligence and energy for downtown. Melinda continues to provide information on available and adjacent property. A new downtown leadership group has formed to promote the downtown area and Mark will continue to assist them. Mark is also working on ideas to improve the downtown kiosks and will have sample artwork and pricing in the near future.

Bob Richards commented the two people who volunteered to co-chair the new downtown leadership group are very enthusiastic, experienced downtown business people and have the knowledge to make this venture successful.

Agenda Item – Communications update – Mike Tracy
In addition to the written update, Mike Tracy reported he had a courtesy telephone conversation with Josh Autry, the new editor of the Times-News. Mr. Autry is willing to have an editorial board meeting with the members of the URA board. Mike will issue a press release regarding the approval of the waterline project after the meeting. Melinda Anderson commented she has communicated with Josh via e-mail and would potentially like to meet next week with the executive committee. As future meetings occur, other board members will be invited so all the members have an opportunity to meet with the editorial board.

Agenda Item – Public input and/or items from the Urban Renewal Agency Board
Melinda told the board the incorrect update was posted on the website and the correct update would be posted after the meeting. Melinda provided updates that include working with the legislature on current bills and is preparing written information to give to the senate legislature and plans to provide testimony at the hearings in Boise on March 15.

Staff is putting a lot of time and work into the website. Staff hopes to meet with MSVM this week to review the web layout, information and flow of the site. A substantial amount of time is spent on research to collect information while making sure we have the most accurate and current information to provide to MSVM for the site. Once the actual website is developed, staff will receive training to keep the site updated.

Tom Frank inquired about a new financial reporting system listed on the February update. Melinda and Brent Hyatt are working on a new financial model that will put the information in better context. The new model will most likely be implemented at the beginning of the upcoming fiscal year.

There being no further business, Gary Garnand adjourned the meeting at 12:49 p.m.

Next regular scheduled Urban Renewal meeting is Monday, April 11, 2011.

Respectfully submitted,

Trudi Nutile
Administrative Assistant

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