



MEETING MINUTES

June 13, 2016

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:

Neil Christensen	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent: None

Dan Brizee, URA Chairman
Dexter Ball, URA Vice Chairman

Also present:

Phil Kushlan	Interim Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Lorrie Bauer	City Administrative Assistant
Brent Hyatt	City Assistant Finance Officer
Mitch Humble	Deputy City Manager
Renee Carraway Johnson	City Zoning & Development Manager
Don Hall	City Council Liaison to URA
Josh Palmer	Public Information Officer
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers
Paul Johnson	CH2M
Dan Maffuccio	CH2M

Agenda Item 1 - Call meeting to order.

Secretary Neil Christensen called the meeting to order at 12:00 p.m.

Agenda Item 2 - Consent Agenda: a) Review and approval of minutes from May 9, 2016 regular meeting, May 26, 2016 special meeting, and June 2, 2016 special meeting, and b) Review and approval of the June 2016 financial report.

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

Agenda Item 3 - Main Avenue Project – Monthly Progress Report by Owner Representative – Paul Johnson & Dan Maffuccio of CH2M.

Paul communicated that there are a few basements that protrude under Main Avenue within the project area that will need to be addressed either by structural capping or walling off and filling in. Otak is currently working on the engineering aspects and evaluating structural remedies. Communication with the property owners will take place to decide the best solution. He then shared that the Rogerson building demolition is currently in progress which is the future site of the commons area.

Paul stated that by using the approved governance model, Phil authorized additional survey work for drainage considerations at the project limits by JUB in the amount of \$2,600.00.

During the project delivery workshop held May 10th, delivery methods were discussed and the CMGC method was recommended for the Main Avenue part of the project. The subcommittee gave their consensus at their meeting as well. The method was explained and discussed.

Brad Wills motioned to proceed with the CMGC model of contracting and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

The fire line system could be upgraded to increase public safety by adding two fire hydrants, at a cost of \$184,000, to the loop along Main Avenue. The addition was previously discussed with the City Fire Marshal by JUB and during the Oversight Subcommittee meeting. CH2M recommended approval. Otak supplied an amendment to their agreement to include design services by their subconsultant, JUB Engineers, for the water line looping. Brad Wills motioned to give authority to proceed on the water as presented in the packet. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

The Project Advisory Committee (PAC) requested expanding the restroom to include more women's stalls and add a family/unisex room. The additional design fee is \$5,400 with an approximate construction cost of \$35,000. With the addition of these costs, the project remains within budget. Otak supplied an amendment to their agreement to include design services by Otak and Hummel for \$5,400.

Agenda Item 4 – Executive Director Report – Phil Kushlan.

Due to being absent for the past three weeks, no report was available.

Agenda Item 5 - Public input and/or items from the Urban Renewal Agency Board or staff.

Phil Kushlan reminded the Board a budget committee will need to be created next month. Brad Wills asked about the next steps for the exposed wall now that the Rogerson is down. Mandi Roberts replied they will analyze what has been exposed and strategize the most effective solutions for long term water proof as well as structural stability.

Agenda Item 6 - Adjourn.

The meeting adjourned at 12:37 pm.

Next regular meeting: Monday, July 11, 2016 @ 12:00 pm.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant