



MEETING MINUTES

September 12, 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:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent:

Neil Christensen

Also present:

Phil Kushlan	Interim Urban Renewal Executive Director
Nathan Murray	City Economic Development Director
Jesse Schuerman	Urban Renewal Engineer
Lorrie Bauer	City Administrative Assistant
Brent Hyatt	City Assistant Finance Officer
Travis Rothweiler	City Manager
Mitch Humble	City Deputy City Manager
Renee Carraway Johnson	City Zoning & Development Manager
Don Hall	City Council Liaison to URA
Paul Johnson	CH2M
Ivan McCracken	JUB Engineers
Curtis Eaton	Art Committee
Paul Smith	Artist
Steve Irwin	First Federal Bank
Hailey Barnes	GemStone Climbing
Chris Talkington	

Agenda Item 1 - Call meeting to order.

Chairman Brizee called the meeting to order at 12:03 p.m.

Agenda Item 2 - Consent Agenda: a) Review and approval of minutes from the August 8th regular meeting, August 17th special meeting and August 30th special meeting, and b) Review and approval of the September 2016 financial report.

It was noted that check #3335 was missing and Brent Hyatt explained the reason it was voided and offered to supply the information. Gary Garnand moved to accept the consent agenda and Dexter Ball seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 - Consideration of a request to amend the FY 2015-2016 budget – Brent Hyatt.

Brent explained the request to formally amend the budget was due to additional expenses incurred due to 1) closing the Clif Bar Bond; and 2) the increase of professional fees. At the time the budget was approved, these costs were not anticipated; however, they have been authorized by the Board throughout the past year. This action would bring the budget into compliance. Bob Richards moved to approve the amended budget and Perri Gardner seconded the motion. Chairman Brizee opened the Public Hearing. No response was received from the public. The Public Hearing was closed. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 - Presentation of an art piece by the Downtown Arts Subcommittee – Curtis Eaton.

Mr. Eaton handed the board members a brochure regarding the art piece being presented. Last month, during Leon Smith's update of the subcommittee's activities, he mentioned a bronze sculpture that was being recommended as public art. The figure is of Surveyor John Hayes titled "Look to the Future" that was created by Dave Lemur. Curtis shared the story behind the art piece and stated it was both historic and symbolic to Twin Falls. Historic in that the picture that was used to create the sculpture was taken as Surveyor Hayes began the survey in approximately 1904, and symbolic because of the vision the surveyor had while looking through his transit; envisioning what later became downtown Twin Falls. Mr. Eaton encouraged the board to consider the sculpture as part of the future downtown art. He shared that the size of the future statue is yet to be determined pending a permanent location and funding. A tentative location is on the corner of Columbia Bank instead of the current rocks.

Agenda Item 5- Consideration of a request to authorize title transfer of 135 5th Avenue South to GemStone Climbing Center contingent upon approval of documentation required by Agreement contingencies – Phil Kushlan.

Phil recapped the purchase and sale agreement of agency owned property on 5th Avenue, containing three contingencies that needed to be met prior to releasing the title to the property. GemStone has satisfied those contingencies and approval of the Board is needed to transfer the title to the private entity.

Jesse Schuerman added that GemStone has requested approval to use 1/3 of the adjacent parking lot (URA owned) next to the project area for construction staging. He shared that a parking study was done and it does not indicate current use will be negatively affected. Construction is scheduled to take six months and is expected to begin immediately. In regards to possible damage to the lot, GemStone will repair any damage made to the parking lot, as well as adjacent areas and it was agreed that GemStone's occupancy permit will not be issued until any and all damages have been repaired.

Jesse then reminded the Board that the URA's obligations associated with this redevelopment project is approximately \$48,000 for sidewalk and alleyway improvements that will be completed once GemStone's building is complete.

Perri Gardner moved to transfer the property, and allow for the staging in the 1/3 of the adjoining parking lot, and make allowance for improvements. Gary Garnand seconded the motion. Roll call vote showed that all board members who voted were in favor of the motion. Dexter Ball abstained from voting on this issue. Brad Wills, for full disclosure, announced he does business with Hailey but does not feel it affects his ability to vote; he voted yes.

Agenda Item 6 - Consideration of a request to allocate \$28,000 to make improvements to the Goold Parking Lot for downtown parking purposes - Jesse Schuerman.

Jesse explained the process and costs associated in preparing the recently acquired property for use as a short-term parking lot. He shared the City Council will need to approve the change of use for the lot as well as defer permanent improvements to the lot until the future utility project happens.

Brad Wills moved to approve the request to allocate \$28,000 to make improvement in the Goold parking lot for downtown parking purposes. Bob Richards seconded the motion. Roll call vote showed motion carried 5:1; Perri Gardner voted against the motion.

Agenda Item 7 - Main Avenue Project Update by Owner Representative – Paul Johnson, CH2M.

Using projections, Mr. Johnson presented the monthly update that was supplied with the packet:

- CM/GC selection process;
- 90% design has been submitted by Otak. Review and comments currently being done with a design review session scheduled for September 19th;
- Otak completed a study of the protruding basements under Main Avenue from Key Bank, Well Fargo Bank, Moose Hill and Twin Beans. The recommendation is that the protruding basements from Key Bank and Wells Fargo Bank be left in place with new surfaces and waterproofing due to the fact they seem heavily reinforced and the design will keep vehicles from parking on top of these areas. The Moose Hill and Twin Beans property has a 14-15' span of structural concrete extending under the Main Avenue sidewalk that is likely heavily reinforced, but it does not have steel beams and columns supporting it like the Wells Fargo basement has. Two options are currently under review. He added risk and liability issues need to be legally addressed and recorded.
- Project timeframe: Design completion mid-November 2016; CMGC to bid packages in early 2017; Construction anticipated to be complete by the Fall of 2017.
- The commons area construction is in the City's jurisdiction and monthly updates will be provided.

Agenda Item 8 - Consideration of a request to negotiate a Construction Manager/General Contractor (CM/GC) Agreement for the Main Avenue Project with a qualified firm as selected by the Board - Paul Johnson, CH2M.

Paul explained the process and results of the CM/GC review team. The two short listed firms, McAlvain and Guho, are essentially equal in that both are fully qualified and capable of delivering the project. He shared the majority of reviewers recommended Guho Construction, but the final decision rests with the Board. The agreement will begin with preconstruction services which leads into a guaranteed maximum price contract for the construction phase. Bob Richards moved to accept Guho Construction as the CM/GC. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 9 - Alleyway Utilities Progress Update – Ivan McCracken, JUB.

Ivan McCracken presented the update. He began by outlining a problem issue stating when they put the project out for bid, they only received one bid which was 4-5 times greater than the engineers estimate. That bid was rejected and potential bidders were interviewed. The general areas of concern were remediated and the revised contract documents will soon be ready for re-bid. This project is for the alleyway from Shoshone to Idaho Street.

Agenda Item 10 - Consideration of a request to approve an agreement between the Urban Renewal Agency of Twin Falls, Idaho and Kushlan | Associates for on-call consulting services - Nathan Murray.

Phil Kushlan has served as the Interim Executive Director for the Agency since January and his contract ends on September 30th. Mr. Kushlan has been involved in a variety of projects that will continue to be active past the contract end date. Nathan asked the Board to enter into an agreement with Phil Kushlan

to continue his professional services on an on-call basis. Bob Richards motioned to approve the agreement with Phil Kushlan and Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 11 - Consideration of a request to approve an agreement between the Urban Renewal Agency of Twin Falls, Idaho and Elam and Burke for legal services – Phil Kushlan.

Phil introduced the agenda item explaining the legal services provided to the Agency by the City Attorney for a lump sum fee. He explained that the Agency is an independent corporation and situations where the Agency and the City are parties to an agreement, the City officials' fiduciary obligation is to the City and that the Agency, in effect, is operating without independent legal counsel. Phil recommended Ryan Armbruster, of Elam and Burke located in Boise, to provide legal services to the Agency.

Phil explained Mr. Armbruster is regarded as the most experienced legal authority on urban renewal issues in Idaho and has provided legal counsel to the Jerome Urban Renewal Agency as well as other Idaho urban renewal agencies. He added that due to the growing complexity of the urban renewal laws he believed that having someone with urban renewal expertise would be in the best interest of this agency and that funds were added to the budget to accommodate this new expense.

After discussion, Gary Garnand moved to accept Phil's recommendation and Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 12 - Public input and/or items from the Urban Renewal Agency Board or staff.

Chris Talkington, speaking as a private resident, complimented Intermountain Gas for removing the cones on 2nd Ave. by September 8th and shared that he anticipates other utility problems in the future. In regards to the foliage on Main Avenue, he strongly urged the Agency to coordinate the removal of the deciduous trees when the leaves are off so there would be no sign of new growth as the chain saws are cutting them down.

Commissioner Gary Garnand communicated that well worthy kudos have been given to Phil for his guidance and help as interim executive director and he wanted to include Travis Rothweiler because without his guidance and recommendation of Phil to the Agency, the Agency would have struggled. Appreciation was given to Travis.

Chairman Brizee thanked all City staff for their help.

Agenda Item 13 - Adjourn.

The meeting adjourned at 1:36 pm.

Next regular meeting: Monday, October 10, 2016 @ 12:00 pm.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant