



MEETING MINUTES

November 14, 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
Neil Christensen	URA Secretary
Perri Gardner (arrived late)	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent: None

Also present:

Nathan Murray	Executive Director
Jesse Schuerman	Urban Renewal Engineer
Lorrie Bauer	City Administrative Assistant
Brent Hyatt	City Assistant Finance Officer
Meghan Conrad	Elam & Burke
Travis Rothweiler	City Manager
Mitch Humble	City Deputy City Manager
Don Hall	City Council Liaison to URA
Paul Johnson	CH2M
Gary Haderlie	JUB Engineers
Curtis Eaton	Citizen of Twin Falls

Chairman Brizee called the meeting to order at 12:02 p.m. He asked if there were any amendments to the agenda. A discussion regarding creating a process/plan for approving downtown art projects was requested. Bob Richards moved to add the agenda item and Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion. This new agenda item will be discussed following the Consent Agenda.

Agenda Item 1 - Consent Agenda: a) Review and approval of minutes from the October 10, 2016 regular meeting and b) Review and approval of the November 2016 financial report.

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

Added Agenda Item – Creating a Plan for Approving Downtown Art Projects to the Agency.

The Agency Board would like to see more structure in the downtown art project presentations. It was requested that the Art Subcommittee establish a plan that would include ideas as well as their costs.

Including the City in art-fund conversations was recommended. The committee will update the Board at the next meeting.

Agenda Item 2 - Executive Director's Report.

Executive Director, Nathan Murray, reported on various active subjects as noted in his report supplied with the board packet. There were no questions or comments.

Agenda Item 3 – Alleyway Utilities Progress Update (City's Project).

Gary Haderlie of JUB shared that the City's alleyway project was rebid and Eureka Construction was the successful bidder. The having the sewer services separated from the initial project package and prolonging the schedule helped to greatly lower the bids. As the project moves forward, communication will continue to be a high priority to prevent any detrimental effects on downtown businesses.

Agenda Item 4 – Main Avenue Progress Update.

Owner's Representative, Paul Johnson of CH2M, presented their monthly update as supplied with the board packet. In summary: Otak has submitted the final designs and they are currently being reviewed; In February or March of 2017, after Guho bids the work to various subcontractors, a construction guaranteed maximum price contract amendment will be presented; Project governance approval levels will need to be discussed and decided before moving into the construction phase; Sidewalk repair, just outside the Main Ave. project limits, may be possible if any contingency money remains; and, the project is on schedule.

Agenda Item 5 – Consideration of a request to approve a contract with Guho Construction to provide Construction Management and General contractor (CM/GC) Services to complete the buildout of the Main Avenue Project.

Paul Johnson explained that the project is currently estimated between \$6 and \$6.5 million and the CM/GC fee is a percentage of the overall cost. If this contract is approved today, an amendment will be added after the guaranteed maximum price is prepared which will also include the construction contract cost and scope. Gary Garnand moved to approve the contract as submitted and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

There was discussion and confirmation regarding the project budget and talk regarding CH2M's need for preparing a contract for project oversight during the construction phase.

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

None.

Agenda Item 7 - Adjourn.

The meeting adjourned at 12:48 pm.

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

Respectfully submitted,



Lorrie Bauer
Administrative Assistant