



SPECIAL MEETING MINUTES

November 30, 2015

The Urban Renewal Agency held a special 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 (by phone)	URA Secretary
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Jesse Schuerman	Urban Renewal Engineer
Mitch Humble	Deputy City Manager
Brent Hyatt	City Assistant Finance Officer
Greg Lanting	City Council Liaison to URA
Renee Carraway Johnson	City Zoning & Development Manager
Fritz Wonderlich	City Attorney
Travis Rothweiler	City Manager
Lorrie Bauer	City Administrative Assistant
Jackie Fields	City Engineer
Mandi Roberts (by phone)	Otak, Inc.
Clint Sievers (by phone)	Hummel Architects

Agenda Item 1 – Call meeting to order.

Chairman Brizee called the meeting to order at 12:02 p.m.

Agenda Item 2 – Consideration of a request to approve an amended contract with Otak for \$43,700 to supply demolition engineering services for Rogerson building, Hansen Street, and the fountain area – Jesse Schuerman.

Jesse introduced the agenda item by stating on November 9, 2015, the TFURA approved an agreement with the City of Twin Falls to allow the City to manage the URA Rogerson/Hansen St./fountain demolition project through the Construction Management General Contractor (CMGC) process. By combining the three demolition projects, the overall costs of demolition

would be lower as well as having the least impact to the public. He stated a General Contractor will be contracted to bid out and oversee different components of the demolition package which will be designed by Otak.

He shared that after discussing the demolition project with the CMGC (Starr Corp.), Legal, and other City Staff the best option would be to amend Otak's Streetscape Contract to include engineering for demolition activities. To accomplish the amendment, several scope of work changes would be added to the contract as stated in the "Proposal for Professional Services" by Otak that was attached to the board packet.

A summary of the additional work includes:

1. Otak will provide management and coordination as the Prime Consultant, for Hummel, JUB, City of Twin Falls, and the CMGC to provide a refined demolition package to serve the project best.
2. Hummel will complete Rogerson Demolition Package in the AIA (American Institute of Architects) Contract format to conform to how the City's demolition package will be completed.
3. JUB will provide assistance to Otak and Hummel for disconnection, abandonment, preservation, and/or reconnection of existing utilities at the Rogerson Building site and in the Hansen Street right-of-way.
4. Design of construction temporary access road, pedestrian access ways, and construction fencing, to serve the Work being managed by the CMGC.
5. Accounting for Hummel to attend and represent their work in future Urban Renewal Meetings and Project Advisory Committee meetings.

Jesse confirmed that prior work completed by EHM has value to the current project, but due to the results of recent drilling in the shared wall of the Rogerson building, their recommendations may need to be modified which could add additional engineering costs to the project, but unsure of the amount at this time.

Chair Brizee explained that at this time the process is to get the correct paperwork in order so Starr Corp. can bid the Rogerson demolition at the same time as the City's demolition as well as put Otak's plan in place for the demolition process.

Bob Richards moved to approve the request to amend the Otak contract for \$43,700 to supply demolition engineering services for the Rogerson Building, Hansen Street, and the fountain area. Gary Garnand seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Adjournment to 1) Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency; and 2) Executive Session 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

Gary Garnand made a motion to adjourn to executive session. Bob Richards seconded the motion. Roll call vote showed that six board members voted in favor of the motion. Neil Christensen who attended the meeting via phone, did not respond.

Agenda Item 4 – Adjourn.

The meeting adjourned at 12:29 p.m.

Next regular scheduled Urban Renewal meeting is Monday, December 14, 2015 @ 12:00 p.m.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant