



MEETING MINUTES

December 14, 2015

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	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
Leon Mills	Twin Falls County Commissioner Liaison
Renee Carraway Johnson	City Zoning & Development Manager
Josh Palmer	City Public Information Officer
Travis Rothweiler	City Manager
Lorrie Bauer	City Administrative Assistant
Jackie Fields	City Engineer
Chris Talkington	City Council Member
Don Hall	Mayor
Mandi Roberts	Otak, Inc.
Gary Haderlie	JUB Engineers

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 November 9, 2015 regular meeting and the November 30, 2015 special meeting and b) Review and approval of December 2015 financial report.

Gary Garnand moved to accept the consent agenda as submitted and Perri Gardner seconded the motion. A roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Main Avenue Project Update – Mandi Roberts.

Mandi Roberts reported that everything is moving ahead on schedule; planning to bid Phase 1A by mid-February and Phase 1B by mid-May. Currently, they are working on the comments and details from the 60% review of Phase 1A then will work towards the 90% design level.

Using projections, Mandi showed they added two light poles to the design of each block so there would be a continuous level of light. She added the Project Advisory Committee (PAC) is interested in having more accent/festive lighting, or at least an opportunity for private sector provided light strings to be able to use outlets at the base of trees. Due to the concern of providing the electrical boxes, maintenance, etc., there will be more communication with staff. For festival street lighting, it is planned to have electric available at the base of trees. She confirmed there is communication regarding having outlets in the light poles, one at the base and one towards the top.

Mandi then shared design details for the downtown commons area using projections. The perspective view picture showed a stream feature using textured colored concrete to make it look like a “stream” that wraps around the spray-play area and ends at City Hall. An idea to accompany the stream feature was a historical journey thru plaza using a timeline of Twin Falls. Next, the plan view shows diagonally scored concrete running true North-South all the way through the festival street areas and intersection corners. The spray-play area could have a compass design, using colored concrete and unit pavers, showing directions with the spray jets at the direction points of the compass, with a taller jet in the middle.

The blank wall on westerly side of the plaza is structurally tied to building adjacent to it. Through the demolition process we’ll learn more about the aesthetics of what will be left to work with. Mandi stated the community likes the idea of a mural. Other ideas are to project images that can be changed and have sound.

Other updates include the idea to have rock-like slabs along the stream feature as well as landscape strips/area, and low board-formed walls to provide low seating areas. A staircase with three six inch steps are being considered to add some grade to the large area, provide separation between public and musician space, and help elevate the performance area which sets the plaza area down a little, but improves views. The area will also be ADA accessible so it will be a very gradual grade.

Mandi added that legacy tree(s) have been suggested for the plaza area due to their large size which would provide shade over a period of time. Smaller trees will be added as well.

The restroom building will consist of a women’s room and a men’s room on the adjacent side, both consisting of three stalls and two sinks, as well as an enclosed space in the middle for storage of pumping equipment, electrical controls, and other items needed at the plaza. A board member suggested, for security reasons, the women’s restroom door should face Hansen Street. Mandi stated Otak will be working with Hummel on the design of the building and blend materials of this building to those used for City Hall. A simple shed roof at the top with windows to let natural light into the rooms.

She ended the update by suggesting pavers be incorporated into the plaza design along the street. The pavers can be replaced over time to include personalized/donor pavers. She handed the board members a sample of the clay pavers and explained they are high quality and expensive, but very lasting. They are made in Nebraska and are in high demand. Other choices are available, but she stressed the high quality of the suggested pavers and included they are smooth, flat, and easy to maintain.

Members of the Board verbalized their thoughts of excitement in seeing their goal of building a nice foundation for the citizens of the community beautifully planned.

Agenda Item 4 – Consideration of a request to approve TFURA’s Schedule of Regular Meetings for 2016 – Melinda Anderson.

Melinda presented the 2016 meeting schedule. Bob Richards moved to accept the schedule as printed. Gary Garnand seconded the motion. Roll call vote showed that all board members voted in favor of the motion.

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

Due to Melinda Anderson leaving her position, City Manager, Travis Rothweiler, shared that during the interim he will, with assistance from members of the City’s team, carry out the Urban Renewal Executive Director’s role and responsibilities. He stated that during the January meeting, he’d like to have a workshop conversation with the Board, possibly including the City Council, to evaluate and define the role of the next Urban Renewal Director. He asked the members to be thinking about the existing role and what is needed to fill the position. One possibility could be to split the position and hire two people, one for Economic Development, and one for Urban Renewal. Travis shared he believes it is imperative that the district has a construction manager on the team, on site, overseeing the day to day work of the Main Ave. project, and stated to the Board they should consider hiring that position as the City does not have anyone in that role.

Mayor Hall, Chairman Brizee, Travis Rothweiler, and Greg Lanting presented Melinda Anderson with a plaque of appreciation for her dedicated service to the City of Twin Falls and the Urban Renewal Agency.

The meeting adjourned at 12:51 p.m.

Next regular meeting: **Monday, January 11, 2015 @ 12:00 pm**

Respectfully submitted,

Lorrie Bauer
Administrative Assistant