



Urban Renewal Agency Agenda

Monday, July 9, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Andy Hohwieler, Doug Vollmer

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendment(s) to the Agenda
- 3) Consent Calendar
 - a) Request to approve 1) Minutes for June 11, 2018 meeting; 2) June 2018 Financial Report; 3) July 2018 Accounts Payable.
Purpose: **ACTION ITEM** By: Lorrie Bauer, Recording Secretary
- 4) Reports/Updates
 - a) Executive Director's Report
- 5) Items of Consideration
 - a) Annual Election of Officers (Chairman, Vice Chairman, and Secretary)
Purpose: **ACTION ITEM** By: Nathan Murray, Executive Director
 - b) Public Hearing for the FY 2018-19 Budget and Consideration of a request to adopt the preliminary budget amount of \$11,291,018.
Purpose: **ACTION ITEM** By: Brent Hyatt, Assistant Finance Officer
 - c) Consideration of a request to spend \$37,500 to upgrade an existing waterline within Block 71 of the Twin Falls Town Site.
Purpose: **ACTION ITEM** By: Nathan Murray, Executive Director
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) Monday, August 13, 2018 at 12:00 p.m.
- 8) Adjournment
 - a) Adjourn to Executive Session 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency. Meeting will not return to open session.

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lorrie Bauer (208) 735-7313 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



Urban Renewal Agency Minutes

Monday, June 11, 2018, 12:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Chairman Dan Brizee, Vice Chairman Dexter Ball, Secretary Neil Christensen, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond

1) Confirmation of Quorum/Call Meeting to Order

Chairman Brizee called the meeting to order at 12:01 PM. A quorum was present.

Present: Dan Brizee, Neil Christensen, Perri Gardner, Rudy Ashenbrener and Suzzane Cawthra.

Absent: Dexter Ball and Cindy Bond.

Staff Present: Nathan Murray, Economic Development Director; Jesse Schuerman, Engineer; Brent Hyatt, Assistant Finance Officer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Nikki Boyd, City Council Liaison.

2) Consideration of Amendment(s) to the Agenda

Nathan Murray requested to add Item 6C under General Input regarding the project at 219 Shoshone St. due to the developer wanting to discuss new developments. **MOTION:** Neil Christensen moved to approve the addition. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

3) Consent Calendar

- a) Request to approve 1) Minutes for May 14, 2018 meeting; 2) May 2018 Financial Report; 3) June 2018 Accounts Payable.

MOTION: Neil Christensen moved to approve the consent calendar. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

4) Reports/Updates

- a) Executive Director's Report

- Development agreement negotiations for 160 Main Avenue South are still ongoing. Construction activity probably will not happen until after the new year as there is still a lot to work through.
- Reminded everyone of the ribbon cutting for the Downtown Commons is scheduled on July 6th at 4:00 p.m. and requested the board to be present as they would be a part of the celebration.
- Recognized Dan & Neil for their service as this is the last meeting of their term.

- b) Main Avenue Project Update

Perrin Robinson shared that the punch list items are currently being addressed by Guho and final touches are being made. Remaining asphalt work will be completed in the next few

weeks. The deductive change order in the amount of \$390,000 has been executed. Jacobs/CH2M's contract has approximately \$200,000 of unused funds that will be returned to the URA. The final walk thru will be completed within the next month. Chairman Brizee thanked CH2M and Guho for an amazing project.

5) Items of Consideration

- a) Consideration of a request to adopt the preliminary budget amount of \$11,291,018 and schedule a public hearing to take place during the scheduled July 9th meeting to take public input.
Brent Hyatt explained the preliminary budget. Discussion ensued. No public comments were received. A public hearing will be scheduled for the July 9th meeting and advertised to the public.

- b) Consideration of a request to use contingency monies for plan changes to the Downtown Commons.
Jesse Schuerman shared two issues that could compete for the contingency monies:
1) The up-lighting fixtures for the landscape areas were not included when the project was bid, however the conduit and wire were included. The total cost for adding the 16 lights is \$28,424.84;
2) The existing Hansen St. sidewalk/curb and gutter is not continuous and is in bad condition. The cost for rebuilding approximately 87 feet of sidewalk/curb and gutter to make the improvement uniform on both sides of Hansen is \$8,390.00.

Three options were presented and discussed. Chairman Brizee shared the original plan was to create a pathway from the City Park to old town.

MOTION: Perri Gardner motioned the board to approve Option 1 to build the sidewalk and all of the up-lights and change order the extra costs to an estimated total of \$36,814.84. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

6) General Input/Announcements - Public/Staff

- a) Discussion of revised boundaries for the Urban Renewal District.
Displaying the URA district boundary map, Nathan Murray explained it may be time to consider expanding the district into other areas where there is a potential for development. In order to change the boundary, a specific process would be followed. He shared optional areas for elimination as well as addition. Discussion ensued. The board was interested in making a change. Discussion will continue at future meetings.
- b) Discussion of a message board on property owned by the Twin Falls Urban Renewal Agency adjacent to the Downtown Commons.
Nathan Murray opened the discussion explaining the idea of adding a message board at the location of the existing Rogerson Mall sign, north of the commons. Conduit has already been provided as part of the development for future use. He shared an estimate of \$25,000 for the sign, plus the costs to operate and maintain will need to be considered. Discussion

ensued and will continue at a later date.

c) **New developments at the 219 Shoshone St. – Ballroom project.**

Nathan Murray introduced this added agenda item for project at 205-219 Shoshone Street North and the development agreement related to the ballroom project in which the URA allocated \$350,000 for property acquisition, site demolition and preparation, sidewalk, etc. The Twin Falls Fire Department urged the owners update the fire suppression system at an estimated cost of \$250,000. Tyler Davis-Jeffers with The Historic Ballroom Project, LLC explained the current water service and what is needed for the upgrade. He described three options to resolve the water pressure deficit. With interest of future development potential, US Bank has agreed to grant an easement on their property for a new water line in the amount of \$37,500 in which he asked to URA to fund. Nathan Murray added the waterline was already on the list to upgrade in the future, but with this project in progress it could be done now. Discussion ensued. This item will be on the next agenda for consideration.

d) **Nathan Murray, on behalf of the Urban Renewal Agency and the City of Twin Falls, paid tribute to Dan Brizee and Neil Christensen with this being their last board meeting after serving two full terms (six years) on the URA board. Gratitude was sincerely expressed for their many years of commitment and service to the community.**

7) Upcoming Meeting(s)

Monday, July 9, 2018, at 12:00 p.m.

8) Adjournment

The meeting adjourned at 1:20 PM.

Lorrie Bauer, Recording Secretary

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
June 2018

	Jun 18
Ordinary Income/Expense	
Income	
ICDBG - Grant Income	255,444.22
Investment Income	10,069.85
Property Taxes	8,387.73
Rental Income	1,333.33
Total Income	275,235.13
Gross Profit	275,235.13
Expense	
RAA 4-1	
Shoshone St/2nd Ave N	237.50
Main Ave.	23,024.41
RAA 4-1 - Other	47,174.84
Total RAA 4-1	70,436.75
Debt Payments - Interest	248,254.09
Meeting Expense	67.50
Office Expense	274.36
Real Estate Expense	1,396.42
Total Expense	320,429.12
Net Ordinary Income	-45,193.99
Net Income	-45,193.99

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD

October 2017 through June 2018

	Oct '17 - Jun 18	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Line of Credit Adv. - Clif Bar	195,746.58			
Bank Bond Proceeds	0.00	2,800,000.00	-2,800,000.00	0.0%
ICDBG - Grant Income	255,444.22			
Contributions	119,021.65			
Investment Income	81,845.45	15,000.00	66,845.45	545.6%
Other Income	60.00			
Property Taxes	5,416,324.31	10,218,350.00	-4,802,025.69	53.0%
Rental Income	67,927.12	440,487.00	-372,559.88	15.4%
Sale of Assets	2,044,350.00			
Total Income	8,180,719.33	13,473,837.00	-5,293,117.67	60.7%
Gross Profit	8,180,719.33	13,473,837.00	-5,293,117.67	60.7%
Expense				
RAA 4-1				
160 Main Ave S. (Youth Ranch)	468,814.90			
Shoshone St/2nd Ave N	44,008.10			
Main Ave.	3,516,285.22			
Payment on City's \$6,000,000	1,000,000.00			
RAA 4-1 - Other	91,174.84	5,794,948.00	-5,703,773.16	1.6%
Total RAA 4-1	5,120,283.06	5,794,948.00	-674,664.94	88.4%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,320,297.15	1,263,666.00	56,631.15	104.5%
Debt Pay. (Chobani) Principal	1,300,000.00	5,361,334.00	-4,061,334.00	24.2%
Total RAA 4-3 (Chobani)	2,620,297.15	6,625,000.00	-4,004,702.85	39.6%
RAA 4-4 (Clif Bar)	20,000.00			
Bond Trustee Fees	3,000.00	3,000.00	0.00	100.0%
Bonding Costs	0.00	2,000.00	-2,000.00	0.0%
Community Relations & Website	0.00	500.00	-500.00	0.0%
Debt Payments - Interest	707,821.59	925,877.00	-218,055.41	76.4%
Debt Payments - Principal	200,000.00	1,470,000.00	-1,270,000.00	13.6%
Dues and Subscriptions	4,250.00	2,300.00	1,950.00	184.8%
Insurance Expense	0.00	6,650.00	-6,650.00	0.0%
Legal Expense	1,087.03	30,000.00	-28,912.97	3.6%
Management Fee	208,000.00	208,000.00	0.00	100.0%
Meeting Expense	700.21	3,500.00	-2,799.79	20.0%
Miscellaneous	0.00	500.00	-500.00	0.0%
Office Expense	449.36	500.00	-50.64	89.9%
Prof. Dev.\Training	0.00	2,500.00	-2,500.00	0.0%
Professional Fees	0.00	10,000.00	-10,000.00	0.0%
Property Tax Expense	109,504.56	125,600.00	-16,095.44	87.2%
Real Estate Exp. - Call Center	50,327.21	153,400.00	-103,072.79	32.8%
Real Estate Expense	9,861.45	12,000.00	-2,138.55	82.2%
Real Estate Lease	0.00	124,000.00	-124,000.00	0.0%
Total Expense	9,055,581.62	15,500,275.00	-6,444,693.38	58.4%
Net Ordinary Income	-874,862.29	-2,026,438.00	1,151,575.71	43.2%
Other Income/Expense				
Other Income				
Transfers In	0.00	482,450.00	-482,450.00	0.0%
Transfers Out	0.00	-482,450.00	482,450.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	-874,862.29	-2,026,438.00	1,151,575.71	43.2%

Twin Falls Urban Renewal July 2018 Accounts Payable

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
3730	06/07/2018	67.50	Slice	Meeting Expense	General	Meeting on June 11, 2018
3731	06/13/2018	47,174.84	Dillon Toyota Lift	RAA 4-1	Rev Alloc 4-1	Advance SC8000 Rider Scrubber
3732	06/18/2018	248,254.09	Clif Bar & Co.	Debt Payments - Interest	Rev Alloc 4-4	Settlement of Projects/Grants
3732	06/18/2018	(250.00)	Clif Bar & Co.	Office Expense	Rev Alloc 4-4	1/2 Escrow Fee - Title Fact
3733	06/18/2018	2,497.62	JUB Engineers, Inc.	Main Ave.	Rev Alloc 4-1	2015 Main Ave. Utilities / #115388
3734	06/25/2018	4,257.79	Idaho Tents and Events	Main Ave.	Rev Alloc 4-1	Crowd Barrier #2001499
3735	06/27/2018	500.00	Title Fact, Inc.	Office Expense	Rev Alloc 4-4	Escrow setup for City/Clif Bar for open line of credit
3736	07/02/2018	250.00	Sawtooth Spraying Service	Real Estate Expense	Rev Alloc 4-1	Weed kill (June) / #48300
3737	07/02/2018	3,685.72	CH2M	Main Ave.	Rev Alloc 4-1	Owners Representative Services / #381149243
3738	07/02/2018	31.47	City of Twin Falls	Real Estate Expense	Rev Alloc 4-1	160 Main Ave - water usage / 130529-May
3739	07/02/2018	53.96	Floyd Lilly Co.	Main Ave.	Rev Alloc 4-1	Parking lot irrigation repair / #20170810
3740	07/02/2018	35,219.00	HC Company, Inc.	Shoshone St/2nd Ave N	Rev Alloc 4-1	Street & Sign Improvements / #HC18130
3741	07/02/2018	9.84	Idaho Power	Real Estate Expense	Rev Alloc 4-1	Power - 122 4th Av S / #2228-201806
3741	07/02/2018	339.65	Idaho Power	Real Estate Expense	Rev Alloc 4-1	Power - 160 Main Av S / #19168-201806
3742	07/02/2018	9.89	Intermountain Gas Company	Real Estate Expense	Rev Alloc 4-1	Gas - 160 Main Ave S / #20180618
3743	07/02/2018	344.50	Party Center	Main Ave.	Rev Alloc 4-1	Tent & Chairs for event / #17612
3744	07/02/2018	54.06	Twin Falls Sandwich Company	Meeting Expense	General	Meeting Lunch on 20180611 / #87592
3745	07/02/2018	20,000.00	Preservation Twin Falls	Main Ave.	Rev Alloc 4-1	John Hayes Statue



Date: Monday, July 9, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

Executive Director's Report

- * Welcome new board members Andy Hohwieler and Doug Vollmer.
- * Update on the Development Agreement negotiations for the 160 Main Ave South Project.
- * Review of the events held July 6-7th in Downtown and the Grand Opening Weekend of the Downtown Commons.
- * Association of Idaho Cities - City Achievement Award.

Attachments:

None



Date: Monday, July 9, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Brent Hyatt, Assistant Finance Officer

ACTION ITEM

Request:

Public Hearing for the FY 2018-19 Budget and Consideration of a request to adopt the preliminary budget amount of \$11,291,018.

Time Estimate:

N/A

Background:

The proposed budget has been published in the Times-News and the public was invited to offer written or oral comments at today's meeting.

Approval Process:

Subsequent to any input, a motion and approval by the Board will authorize the budget to be adopted.

Budget Impact:

Adoption implements a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

The URA/City staff recommend approving the budget as proposed.

Attachments:

1. Budget Worksheet 2018-19 v1.1

Urban Renewal Agency of the City of Twin Falls, Idaho																				
Budget Estimates																				
Fiscal Year October 1, 2018 through September 30, 2019																				
				2017-2018 Budget								Actual	2018-2019 Budget							
	Three Years of Actual					Revenue Allocation			Zions Bank		Budget				Revenue Allocation			Zions Bank		Budget
	2014-2015	2015-2016	2016-2017	General	Rental Fund	4-1	4-3 (Chobani)	4-4 (Clif)	Chobani	Cliff	Total	10-1-17 to 5-31-18	General	Rental Fund	4-1	4-3 (Chobani)	4-4 (Clif)	Chobani	Cliff	Total
Revenue																				
Investment Income	12,247.00	20,809	58,195	12,000			3,000				15,000	61,770	42,000			8,000			2,000	52,000
Other Income			151,757								0	60								0
Grant Income/Contributions			120,000								0	119,022								0
Property Taxes	8,286,900	8,730,491	9,808,535			2,300,000	4,208,334		2,566,666	1,143,350	10,218,350	5,407,937			2,600,000	2,366,984	31,013	3,060,212	1,464,813	9,523,022
Administrative Fee																				
Rental Income	435,162	442,258	452,148		440,487						440,487	65,260	15,996							15,996
Clif Bar Line of Credit	9,564,411	7,263,667	868,944								0	195,747								0
Loan Proceeds (Net of Costs)	4,750,139	13,670,000	5,099,861			2,800,000					2,800,000									0
Sale of Assets											0	2,044,350								0
Total Revenue	23,048,859	30,127,225	16,559,440	12,000	440,487	5,100,000	4,211,334	0	2,566,666	1,143,350	13,473,837		57,996	0	2,600,000	2,374,984	31,013	3,060,212	1,466,813	9,591,018
Transfer - Operating				282,450	(332,450)	200,000	(150,000)				0		257,804		(107,804)	(150,000)				0
Forecasted Cash Carryover				0	600,000	1,761,475	0				2,361,475		0		1,700,000	0				1,700,000
Total Revenue and Cash Carryover				294,450	708,037	7,061,475	4,061,334	0	2,566,666	1,143,350	15,835,312	7,894,146	315,800	0	4,192,196	2,224,984	31,013	3,060,212	1,466,813	11,291,018
Expenditures																				
RAA 4-1	689,692	2,223,634	4,943,195			5,794,948					5,794,948	4,049,846			1,919,320					1,919,320
RAA 4-3 (Chobani)	3,476,019	632,612									0									0
RAA 4-4 (Clif Bar)	10,267,117	7,693,211	629,380								0	20,000								0
Bond Trustee Fees		3,000	5,000						3,000	2,000	5,000	3,000						3,000	2,000	5,000
Bonding Costs	97,538	39,500									0									0
Community Relations & Website	150	150	2,156	500							500		500							500
Debt Payments - Interest	285,458	1,255,394	63,148			179,527					179,527	83,643			150,876					150,876
Debt Payments - Principal	5,689,090	12,967,759	1,040,000			1,075,000					1,075,000				1,110,000					1,110,000
Debt Pay Interest - Chobani	1,488,983	1,372,570	1,319,446						1,263,666		1,263,666	1,320,297						1,691,212		1,691,212
Debt Pay Principal - Chobani	1,123,000	7,848,876	5,307,403						1,300,000		1,300,000	1,300,000						1,366,000		1,366,000
Debt Pay Interest - Clif Bar Bond			877,158							746,350	746,350	375,925							719,813	719,813
Debt Pay Principal - Clif Bar Bond										395,000	395,000	200,000							745,000	745,000
Debt Pay Principal - City												1,000,000			1,000,000					1,000,000
Payment on LOC/TIFF Balance						4,061,334					4,061,334					2,224,984	31,013			2,255,997
Dues and Subscriptions	750	1,150	850	2,300							2,300	4,250	4,500							4,500
Insurance Expense - ICRMP	5,617	2,877	12,392	6,650							6,650		6,700							6,700
Legal Expense (Notices)	621	7,382	36,546	30,000							30,000	1,087	15,000							15,000
Management Fee	229,000	114,500	349,452	208,000							208,000	208,000	208,000							208,000
Meeting Expense	3,295	2,213	1,856	3,500							3,500	633	2,500							2,500
Miscellaneous	10,048	10,023	32	500							500	175	500							500
Office Expense	323	432	50	500							500		500							500
Prof. Dev.\Training	967	-	500	2,500							2,500		2,500							2,500
Professional Fees		97,518	9,774	10,000							10,000		10,000							10,000
Property Tax Expense	36,148	36,631	28,606		125,600						125,600	109,505								0
Real Estate Exp. - Call Center	74,310	45,780	67,521		153,400						153,400	50,327	18,100							18,100
Real Estate Exp. - Other	14,169	5,831	25,658			12,000					12,000	8,465	17,000		12,000					29,000
Real Estate Lease	72,000	72,000	72,000		124,000						124,000									0
Real Estate Purchase				0							0		0							0
Increase in Reserve				30,000							30,000		30,000							30,000
Total Expense	23,564,295	34,433,043	14,792,123	294,450	403,000	7,061,475	4,061,334	0	2,566,666	1,143,350	15,530,275	8,735,153	315,800	0	4,192,196	2,224,984	31,013	3,060,212	1,466,813	11,291,018
	(515,436)	(4,305,818)	1,767,317	0	305,037	0	0	0	0	0	305,037	-841,007	0	0	0	0	0	0	0	0



Date: Monday, July 9, 2018
To: Urban Renewal Agency of the City of Twin Falls
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

Consideration of a request to spend \$37,500 to upgrade an existing waterline within Block 71 of the Twin Falls Town Site.

Time Estimate:

N/A

Background:

This item was brought before the URA Board at the June meeting as a discussion item and is related to development of 205-219 Shoshone St N. The developers of the Historic Elks Lodge Building, located at 205 Shoshone St N, have been asked to upgrade the fire suppression system in their building. Their cost for doing so will be \$250,000.00.

Their request to the URA is to pay for upgrades to a water line within Block 71 in the amount of \$37,500.00 to get sufficient pressure so the new system will function properly. The water line is a public utility and serves many other properties in the vicinity in addition to the ballroom at 205 Shoshone St N. Other options for improving pressure include updating lines in 2nd Ave North or Shoshone Street which also carry higher costs.

The water line to be improved was also identified in the 2013 Downtown Facilities Assessment performed by JUB Engineers as a priority project for the URA. Attached is information related to that assessment as well as a narrative submitted by the developer of 205 Shoshone St N.

Approval Process:

Majority vote by the Board.

Budget Impact:

\$37,500 from the budget of Revenue Allocation Area #4-1.

Regulatory Impact:

N/A

Conclusion:

Staff recommends approval of the upgrades to the water line as it not only serves the development of 205 Shoshone St N, but also helps future development of property owned by US Bank on Block 71, as well as potential improvements to buildings along 2nd Ave North between Shoshone and Gooding St N. Also, other options for improving pressure within the water system or more costly.

Attachments:

1. Downtown Water Line Priority Improvements

TFURA Meeting Notes- Request for Funding to Upgrade Water Service to 2nd Avenue Properties between Shoshone Street North and Gooding Street, also labeled Block 71.

Project Narrative: As owners of the Historic Elks Lodge Building located at 205 Shoshone Street, we have been required to upgrade our fire suppression system in the building. Initially we had not planned to upgrade the fire suppression system, as the building was not undergoing a change of use and is a brick and concrete structure. However, in recent discussions with the Twin Falls Fire Department, we were urged to upgrade the system as part of our redevelopment efforts- to which we agreed. This upgrade was an unanticipated additional cost to the project of over \$250,000.

The current water service in the area is not sufficient to provide pressure to a modern fire suppression system, and therefore needs to be upgraded. We have worked closely with EHM Engineers to ascertain different options to resolve this water pressure deficit. Three different solutions were presented: 1) A new water line across 2nd avenue costing approximately \$135,000 2) A new water line connection across Shoshone Street costing approximately \$84,000 and 3) A new waterline through the US Bank property costing \$37,500. We have negotiated directly with US Bank for an easement through their property to replace the current City easement that inconveniently runs through their building. US Bank was willing to grant this easement in the interest of future development potential on their property bordering 2nd Avenue and Gooding Street.

Project Request: As shown in Figure 4-12 from the Twin Falls Downtown Facilities Study completed by JUB in 2013 at the direction of the URA, the current water service to the property and block between Gooding and Shoshone Street is identified as Priority A- Worst or Proposed. The same study recommends this area for improvement in section 4.5. After our extensive studies, we have concluded that we can remedy this water pressure issue at a substantially lower cost to the URA by working with US Bank directly, managing the subcontractors, and completing a scope of work while our construction crews are already mobilized. We are requesting that the URA reimburse us for the cost of this work at \$37,500, helping to facilitate future development on the block.



Figure 4-12

Water Priority Map

Priority

-  A (Worst or Proposed)
 B (Bad)
 C (Fair)
 Good
 Not Rated
 Priority Areas





4.5 Recommended Improvements

An overall map showing the water mains that should be replaced is shown in **Figure 4-12**.

Priority A mains are identified as meeting the following criteria.

- Condition assessment area reported as a high maintenance area
- Over capacity mains that do not meet existing fire flow minimum flow of 1,500 gpm.
- Pipes that cause pressure drops due to high velocity.

Priority B mains are identified as meeting the following criteria.

- Remaining 6 inch water mains that are expected to become undersized with future development where over 2,000 gpm of fire flow may be needed.

Priority C mains are identified as meeting the following criteria.

- Remainder of the older cast iron pipe.
- It should also be noted that whenever any road reconstruction is undertaken in priority areas A, B, or C, the water pipes should first be replaced or the pipe and lead joints tend to break during compaction of the roadway.

In addition to these localized effects, the water system as a whole will feel some effect of the higher loading placed on the priority areas as indicated in this study.

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