Urban Renewal Agency
Minutes

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

Dexter Ball called the meeting to order at 12:03 PM. A quorum was present.

Present:	Dexter Ball, Perri Gardner, Suzzane Cawthra, Rudy Ashenbrener, Cindy Bond, Doug Vollmer, and Andy Hohwieler
Absent:	None
Staff Present:	Nathan Murray, Executive Director; Jesse Schuerman, Engineer; Lorrie Bauer, Recording Secretary; Fritz Wonderlich, City Attorney; Ruth Pierce, City Council

2) Consideration of Amendment(s) to the Agenda

None.

3) Consent Calendar

a) Request to approve 1) Minutes for June 11, 2018 meeting; 2) June 2018 Financial Report; 3) July 2018 Accounts Payable.
MOTION: Cindy Bond moved to approve the consent calendar. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

4) Reports/Updates

a) Executive Director's Report

- New board members, Andy Hohwieler and Doug Vollmer, were welcomed.
- Development Agreement negotiations for 160 Main Ave. S: Discussions still ongoing. Nathan suggested having a task force that meets monthly. Rudy, Perri and Cindy volunteered. Future meetings will be scheduled.
- Review of events over this past weekend: A lot of good feedback has been received and they were well attended. Safety and security measures for the commons were questioned and information will be communicated to the public as it is created.
- City Achievement Award: The Association of Idaho Cities presented an award to the City of Twin Falls, in which the URA was a part of, for the joint effort of the Downtown Renaissance which includes Main Avenue, Downtown Commons, City Hall, Public Safety Complex, and utility improvements.

5) Items of Consideration

a) Annual Election of Officers (Chair, Vice Chair, and Secretary).
Rudy Ashenbrener nominated Dexter Ball for Chair, Perri Gardner for Vice Chair and Lorrie Bauer as Secretary. Discussion ensued regarding a member of the board tasked with the Secretary position as noted in the Bylaws. City staff is currently fulfilling the secretary role therefore there is no obligation for the board to fill this position. It was suggested to review the current Bylaws at a later date and update if necessary.
MOTION: Doug Vollmer moved to approve the nominations of Dexter Ball for Chair, Perri Gardner for Vice Chair, and Lorrie Bauer for Secretary. Andy Hohwieler seconded the motion. Roll call vote showed all members present voted in favor of the motion.

b) Public Hearing for the FY 2018-19 Budget and Consideration of a request to adopt the preliminary budget amount of $11,291,018.
The public hearing was opened. Hearing no questions or comments the public hearing was closed.
MOTION: Cindy Bond moved to accept the 2018-19 budget. Perri Gardner seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

c) Consideration of a request to spend $37,500 to upgrade an existing waterline within Block 71 of the Twin Falls Town Site.
Nathan explained the agenda item as it was introduced at the June meeting. He shared that after the 2013 water utility assessment was complete, projects were prioritized. Block 71 of the Old Town plat was given a high priority rating. The current ballroom improvement project in that block will cause future flow issues due to the expansion and upgrades of the building. Nathan proposed to take advantage of the current construction and upgrade the water line and share the cost. The URA portion would be $37,500. If we wait to upgrade at a later date the amount will be significantly higher. This upgrade is necessary for the ballroom project to meet fire flow standards as well as any future developments of properties along 2nd Avenue.
MOTION: Perri Gardner moved to approve the request to spend $37,500 to participate in the upgrade of the waterline. Suzzane Cawthra seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Input/Announcements - Public/Staff

Perri Gardner asked about the cost savings from the Main Avenue project. As the final invoices come in during the next month, Nathan is hoping to get a clear understanding of what is left in Area 4-1 and will share at a later date. Jesse Schuerman shared the left over amount from the Main Avenue project has not yet been allocated.

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.
MOTION: Perri Gardner moved to adjourn per Idaho State Code to executive meeting. Rudy Ashenbrener seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.
The meeting adjourned at 12:31 PM.

Lorrie Bauer

Lorrie Bauer, Recording Secretary