

GARDEN CITY URBAN RENEWAL AGENCY

SPECIAL MEETING MINUTES

June 10, 2008

**Garden City Municipal Building
6015 Glenwood Street — Garden City, Idaho**

Chair Pam Beaumont called the meeting of the Garden City Urban Renewal Agency to order at 12:05 p.m.

- **Roll call** was taken and the following were present . . . Chair Beaumont, Commissioners Heil, Massman, and Souza. Also attending: Doug Russell and Ryan Armbruster.
- **Changes to the Agenda:** None
- **Approval of the March 17th and April 28th, 2008 Minutes:** A motion was made by Gene Heil to approve the minutes of the meetings. Jeff Souza seconded the motion. Motion carries.
- **Treasurer's Report:** Parker Massman reported that total assets are \$1,556,915 and income was \$456,726 in tax increment revenues and expenses included \$32,000 for park development which includes \$6,000 for greenbelt improvements. Net income was \$394,165. He has reviewed and initialed checks and bank statement. Chair Beaumont advised that the next tax increment around the first of August and should be about \$250,000. Copies of the audit were distributed. It was a clean audit and there were no deficiencies. Ryan Armbruster will deliver a copy of the audit to the State Legislature. A motion was made by Gene Heil to accept the audit report. Parker Massman seconded the motion. Motion passed.
- **Review/Approval of 42nd Street Park Bids:** Chair Beaumont asked Doug Russell with The Land Company to lead the discussion of the bids.

Doug Russell advised that were seven bids received and were opened on June 6, 2008. The water park item was deleted from the bid as the costs were significantly more than originally stated. The original estimate for the park was \$650,000 to build. The low bid was received from King Excavation for \$538,600. The bid includes the base bid and alternates. The alternates include the pathway, the restroom facility, and the picnic shelter. Doug has talked to King and they are ready to proceed as soon as they receive formal notice of award and the contract. They could start the last week of June. Received a call from Rom Tech, the company that is providing the restroom facility kit and they are interested in King getting their contract executed as quickly as possible so that they can put a P.O. on the job.

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Doug was concerned with the cost for Alternate #2 – the restroom facility. King Excavation stated specifically to Doug that they were confident in their bid on that specific alternate. The bid itself was complete and thorough. The timeline for completion is 120 days from the begin date. Chair Beaumont advised that the Chamber of Commerce is planning a 5K Fun Run on October 4th or 5th and one of the beneficiaries is the Boys & Girls Club. If the park is done, it would be great to open the park in conjunction of the run. Doug advised that he would be working with King and getting the contracts completed and he will talk with King about the schedule. A discussion was held on offering a cash incentive to have the park finished before October 1st. Doug will ask King Excavation what the cost would be to complete the park by the end of September . . . is it doable.

A motion was made by Gene Heil to approve Resolution #6-2008 to select King Excavation as the qualified bidder submitting the lowest responsive bid for the 42nd Street Park; adopting statement of findings/ authorizing the approval and execution of an agreement between the Urban Renewal Agency of Garden City, Idaho and King Excavation; authorizing and directing the chair to execute and attest said agreement; authorizing the Chair, or Vice Chair to execute all necessary documents required to implement the agreement; authorizing any technical changes to the agreement, subject to certain conditions; and providing an effective date. Parker Massman seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes, Commissioner Ziegert – absent. Motion carries.

A motion was made by Gene Heil to authorize Chair Beaumont in combination with the architect to approve an increase to \$570,000 to meet the schedule date of September 30, 2008. Jeff Souza seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes, Commissioner Ziegert – absent. Motion carries.

Doug stated that if the increase is offered to complete the project early, then the liquidated damages should be changed from \$150 per day to \$500 per day if he agrees to meet the earlier deadline of September 30th.

Greenbelt Repairs: Chair Beaumont advised the repairs were necessary due to the high water between 45th and 46th near the retaining wall. Bob Ruhl and the Public Works Group have figured out a way to stabilize that area for the future. Bob advised that the estimated cost would be \$4,500 to \$7,500. A motion was made by Parker Massman to approve up to \$7,500 for the greenbelt repair. Jeff Souza seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes, Commissioner Ziegert – absent. Motion carries.

- Jeff Souza moved to enter into Executive Session pursuant to Idaho Code 67-2345, for the purpose of discussing possible property acquisition from which the meeting will adjourn. Jeff Souza seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes;

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Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes,
Commissioner Ziegert – absent. Motion carries.

- Gene Heil moved to adjourn from Executive Session. Parker Massman seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes, Commissioner Ziegert – absent. Motion carries.
- Next Meeting to be held **Monday, July 21, 2008.**

Chair, Pam Beaumont

Date

Secretary, Sherry Atwell

Date