

Eagle Urban Renewal Agency

Tuesday, April 5th, 2016 Regular Meeting Eagle City Hall 660 E. Civic Lane, Eagle, Idaho

1. CALL TO ORDER – The meeting was called to order at 6:03PM.
2. ROLL CALL: BASTIAN, KUNZ, PRESTON, RIDGEWAY, SOELBERG – All present. A quorum was present.
3. PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.
4. ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA – None
5. REPORTS BY BOARD MEMBERS, ATTORNEY AND SECRETARY – None
6. TREASURER’S REPORT – Treasurer Pretty Weasel gave the report.
 - A. Review of vouchers and checks.
 - B. Review of bank statement.
 - C. Review of profit and loss sheet and balance sheet.

7. APPROVAL OF MINUTES – March 25th, 2016 minutes

Stan Bastian made a motion, seconded by Naomi Preston, to approve the minutes. A voice vote was taken. The motion passed unanimously.

8. UNFINISHED BUSINESS:

- A. Discussion and possible action on a funding request from the Beautify Downtown Eagle Committee for planters, flowers and street signs to identify and unify downtown Eagle, presented by Diane McLaughlin.

Jeff Kunz asked commissioners to declare ex parte communications and conflicts of interest. Preston recused herself.

Diane McLaughlin (2070 S. Fox Glen Way, Eagle, ID) introduced Steve Humke (1417 E. Lone Shore Drive, Eagle, ID), who provided the design. Humke explained the design conveys a sense of honesty, integrity, history, age, quality, craftsmanship and identity. McLaughlin summarized the vision, implementation options, the bids received from local suppliers, the proposed sign locations and funding options. The Phase 1 funding request is approximately \$35,000.

Commissioners sought clarifications and requested details on certain design aspects, estimates and bids (including requirements and approaches), installation and maintenance responsibilities and costs, whether all signs will be located in the Ada County Highway District’s (ACHD) right-of-way, a possible reduction in the number and location of signs, the content of each sign and funding options.

McLaughlin requested the opportunity to present at the agency’s regular meeting in May.

9. NEW BUSINESS:

- A. Consideration and possible action on a Request for Proposals (RFP) for engineering services for a right-in, right-out access generally located on the north side of State Highway 44 halfway between N. Eagle Road and Edgewood Lane and a collector roadway connecting the right-in, right-out access to the Plaza Drive extension.

Attorney Todd Lakey introduced the Request for Proposal (RFP) for engineering services, including the project description, the proposed timeline, the possible evaluation criteria and process, the committee

that will review the responses and make a recommendation to the agency regarding which qualified engineering firm should receive the contract, the submittal requirements for proposals and attachments. General discussion followed.

After discussion, the Board decided on these six evaluation criteria and maximum points available:

# Evaluation Criteria	Maximum points available
1. Adherence to RFP instructions	5
2.. Relevant experience and success in the City of Eagle	15
3. Experience working with public entities and/or on public projects	15
4. The number, location and availability of qualified personnel and qualifications of project manager	25
5. Related work – the nature, quality and relevance of recently completed work	25
6. <u>Time of completion of services</u>	<u>15</u>
Maximum possible points available per proposal	100

Craig Soelberg made a motion, seconded by Stan Ridgeway, to approve the Request for Proposals (RFP) for engineering services for a right-in, right-out access generally located on the north side of State Highway 44 halfway between N. Eagle Road and Edgewood Lane and a collector roadway connecting the right-in, right-out access to the Plaza Drive extension, with the six evaluation criteria and maximum points available as defined above. A voice vote was taken. The motion passed unanimously.

- B. Consideration and possible action on a first amended owner participation agreement with Pacific West Communities, Inc., The Charter School Fund – Oro Valley, LLC and TPC Brooklyn Park Investors, LLC for \$702,000 of reimbursable recreational facilities at Eagle Lakes.

Attorney Lakey introduced addendum one to the existing owner participation agreement. He noted the specific terms and conditions of the addendum will govern in cases of conflict with the owner participation agreement. He cited the issues to be resolved include the ownership and maintenance responsibilities of the public recreational facilities and the baseline year to be used to calculate the annual net tax increment reimbursement amounts. He did not anticipate approval of the addendum tonight; rather, this addendum will be brought back after the aforementioned issues have been resolved.

Ridgeway said the ownership and maintenance issues are big issues and the proposal requires a lot of work. Bastian cited Section 1.D. entitled “Ownership and Maintenance” of the addendum: “Agency will not own and is not responsible for the on-going maintenance and repair of the Reimbursable Public Improvements.” Ridgeway expressed his understanding that the city’s Parks & Recreation Department may be asked to assume maintenance responsibilities for the public recreational facilities and that the city does not yet know which recreational facilities will be public versus private and how much maintenance of certain public recreational facilities (such as waterways) will cost.

Kunz clarified that the term “Reimbursable Public Improvements” as used in the addendum refers specifically and only to the reimbursable public recreational facilities proposed at Eagle Lakes.

John Rennison of Rennison Engineering characterized as an “open question” which recreational facilities at Eagle Lakes will be public versus private, where certain recreational facilities will be located and who (either the City of Eagle or Eagle Lakes Homeowners Association, but not the agency) will be responsible for ownership and maintenance of which recreational facilities. He suggested the parties get together and structure the details in collaboration with city officials and staff and to ascertain direction.

Kunz mentioned Attachment 4 of the addendum, entitled “Reimbursable Public Improvements,” currently includes public restrooms and parking facilities, public park improvements and public pathway improvements, but does not currently include waterways and water-related public recreational facilities. He said this list could be subject to refinement. His preference would be to delineate within the

addendum who (the City of Eagle or the Eagle Lakes Homeowners Association) will be responsible for each one of the public recreational facilities.

Bastian expressed concern that public bodies of water can become stagnant and polluted if not aerated and should therefore be subject to applicable standards. Rennison noted the ponds are supplied by groundwater.

Ridgeway said all of these issues, including the types and locations of certain recreational facilities, which recreational facilities will be public versus private, the ownership and maintenance responsibilities for the public recreational facilities and the health, safety and privacy aspects associated with certain recreational features (e.g., waterways and pathway lighting), are important and will need to be resolved. He said that this proposal significantly affects the city and that the ownership and maintenance costs of the public recreational facilities could be very expensive.

The board agreed that the next step should be for the parties to meet and work out details on what the recreational facilities will be, which recreational facilities will be public versus private, where the recreational facilities will be located and who will be responsible for the ownership and maintenance costs. These details could take some time to work through.

- C. Consideration and possible action on a weed control agreement for the temporary parking lot on the former Tri-City Meats properties.

Attorney Lakey introduced the weed control services agreement and its basic terms and conditions.

Ridgeway made a motion, seconded by Preston, to approve Resolution 16-005 and the weed control agreement with Summer Lawns, Inc. for two weed control applications per month (from April through September 2016) for the temporary parking lot on the former Tri-City Meats properties at a total cost of \$1,800. A roll call vote was taken: Bastian: yes; Kunz: yes; Preston: yes; Ridgeway: yes; Soelberg: yes. The motion passed unanimously.

- 10. ADJOURNMENT. Preston made a motion, seconded by Ridgeway, to adjourn. Kunz asked if there was any opposition to the motion. Hearing no objections, the meeting was adjourned by unanimous consent.