



MEETING MINUTES
MEETING OF THE BOARD OF COMMISSIONERS
Wednesday, October 09, 2013, 7:30am
Meridian City Hall North Conference Room
33 East Broadway Avenue - Meridian, Idaho

1. Call Meeting to Order [Pipal]:

Chairman Pipal called the meeting to order at 7:30am.

2. Roll-call Attendance [Pipal]:

<u>X</u>	Julie Pipal – Chairman	<u>X</u>	Keith Bird – Member
<u>O</u>	Jim Escobar – Vice-Chairman	<u>X</u>	Luke Cavener – Member
<u>X</u>	Dan Basalone– Secretary/Treasurer	<u>X</u>	Dave Winder – Member
		<u>X</u>	Tammy de Weerd – Member [Left at 9:38am]
		<u>O</u>	Eric Jensen – Member
		<u>X</u>	Kit Fitzgerald – Member [Left at 8:45am]
		<u>X</u>	Todd Lakey – Counsel
		<u>X</u>	Ashley Ford – Project Manager

3. Confirm Agenda [Pipal]:

A motion was made by Commissioner Basalone and seconded by Commissioner de Weerd to confirm the agenda.

ALL AYES.

4. Approve Consent Agenda [Pipal]: These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action.

- a. Approve Minutes of September 25, 2013 Regular Meeting**
- b. Accept Project Manager’s Report**

A motion was made by Commissioner de Weerd and seconded by Commissioner Bird to approve the consent agenda.

ALL AYES.

PRESENTATIONS

5. Introductions and discussion with Meridian City Council Candidates [Pipal]

Chairman Pipal welcomed and thanked the Meridian City Council Candidates for attending this morning's board meeting and appreciated the opportunity to get to know each of the candidates as MDC's partnership with the city is one of great importance. She stated that with the exception of two candidates, the roll call would be in alphabetical order. She asked that each candidate introduce themselves and discuss their intentions of how they would partner with MDC should they be [re]-elected. [Note: MDC board members Keith Bird and Luke Cavener, who are running for re-election and election respectively, gave up their time to the other candidates.]

- A. Jeff Hosely – City of Meridian High School teacher. He discussed the importance of a civic center, the need to bring education downtown and training young adults for work after graduation.
- B. Steven Yearsley – Professional Engineer. He believes that URA's play a great role in downtown's and has seen the benefits of URA's in Ketchum and Bellvue where he has worked professionally. He discussed the need to bring employment opportunities and jobs to downtown and believes retail will follow thereafter. He stated that many developers he has spoken to sees opportunities in downtown Meridian but have been waiting on the final completion of the split corridor project. He can envision possible vacation of some streets in downtown for pedestrian oriented opportunities.
- C. Russell Joki – Adjunct Professor. He discussed his commitment to Meridian and would like to see smart growth, leadership accountability, and the protection of schools. He believes Meridian has grown too quickly and appreciates MDC as a vibrant downtown in needed. He is familiar with URA's and was a former City Council member in Coeur d'Alene. He appreciates Destination Downtown and believes civic and retail experiences are needed in downtown Meridian. He is concerned with the new split corridor as it makes it challenging to know what is in downtown now. He also believes a civic center is needed as is signage and branding for downtown.
- D. Michael Long – MDC has a lot of land along the UPRR. In addition, MDC is usurping private property rights. He recognizes that other URA's have created issues for MDC. He believes there is an issue having elected officials on the MDC board. He is concerned about MDC owning property and competing against private property owners in downtown.
- E. Genesis Milam – She is involved in a number of non-profits and is the owner of Anytime Fitness. Her company has thrived in other parts of the Boise Valley but struggles in Meridian. She is running for City Council to give businesses a voice and support. She appreciates the split corridor project and believes parking is a concern in downtown. She has heard from others that there is a lot of "red tape" in locating downtown. She believes public safety, education and recreation are important needs in Meridian. She is a fiscal conservative but believes in spending money when the voters approve.
- F. David Moberly – Mortgage Lender. He is opposed to local-option. There should not be any new property taxes and Meridian should let new growth pay for new services. Meridian is not a destination location only a pass-through. He would like a vibrant downtown and pointed to the Basque Block in downtown Boise as an example. He sits on the chamber's governmental affairs committee and goes to the Harvest Church in downtown.
- G. Curtis Munson – Retired. Former Sugar Beet Factory worker. He believes a URA is a large investment in a community and he would like to work to strengthen economic vitality in downtown. He believes in a strong police department and education system and has the time to do a "complete" job.
- H. Drew Wahlin – He has years of experience in economic development, business, education and many other areas. He believes that MDC has been charged with a tough task. He lives in south Meridian and believes that MDC does not have a vision. His vision for Meridian is to be the city of parks as this will attract new business.
- I. Shaun Wardle – He discussed the City Hall history and the history of the split corridor and how that came to be. He discussed his previous relationship with the city and MDC and that he was integral to Destination Downtown. He believes that the signage

identifying downtown is a positive. He believes there needs to be demonstration projects in downtown. He stated that two challenges for downtown include sidewalk improvements and the perception that parking is limited.

ACTION ITEMS

6. Approval of lease with Treasure Valley Children's Theatre, LLC for the lease of 703 North Main Street and corresponding Resolution 13-022 [Lakey]

Lakey discussed the lease with the board. A motion was made by Commissioner Basalone and seconded by Commissioner Bird to approve the lease at 703 North Main.

ALL AYES.

7. Approval of scope of work and fee for streetscape design and construction bidding services for Main Street between Broadway Avenue and Pine Avenue and corresponding Resolution 13-027 [Ford]

Ford discussed the scope of work and fee for the project. Commissioner Basalone would like the opportunity to make changes to the plans if needed. Commissioner de Weerd would like the engagement of property owners on Main Street to adopt a flower pot as this is a cost to the city to maintain. A motion was made by Commissioner Basalone and seconded by Commissioner Cavener to approve the scope of work and fee for the project.

ALL AYES.

8. Approval of revised Façade Improvement application for FY2014 [Ford/Lakey]

Lakey reviewed the changes in this year's application with the board, primarily the omitting of the CDBG portion and the change in the match requirements. A motion was made by Commissioner Bird and seconded by Commissioner Cavener to approve the FY2014 façade improvement application.

ALL AYES.

9. Approval of ACHD License Agreement for South Broadway Parking and corresponding Resolution 13-035 [Lakey]

Lakey discussed the license agreement provisions. Ford discussed the timing for construction may not work before the weather gets too cold and may be a spring project. ACHD's board needs to approve the license agreement at a formal meeting in October before the project can be put out to bid. Given the timing of formally going to bid, approving the bid and kicking off the project, it will likely be December. A motion was made by Commissioner Bird and seconded by Commissioner Cavener to approve the ACHD license agreement.

ALL AYES.

10. Approval of on-call engineering contract for FY2014 with CH2M Hill and corresponding Resolution 13-028 [Lakey]

Lakey explained that all of the contracts before the board today are contract extensions. An RFP was not needed for the extensions given the firms were selected by RFP's or RFQ's in the past. A motion was made by Commissioner Bird and seconded by Commissioner Cavener to approve a three-year contract extension with CH2M Hill.

ALL AYES.

11. Approval of on-call engineering contract for FY2014 with Forsgren Associates and corresponding Resolution 13-029 [Lakey]

A motion was made by Commissioner Basalone and seconded by Commissioner Winder to approve a three-year contract extension with Forsgren Associates.

ALL AYES.

12. Approval of on-call engineering contract for FY2014 with Keller Associates and corresponding Resolution 13-030 [Lakey]

A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve a three-year contract extension with Keller Associates.

ALL AYES.

13. Approval of on-call surveying contract for FY2014 with Civil Survey Consultants and corresponding Resolution 13-031 [Lakey]

Lakey requested this item be moved to the October 23 agenda as he was unable to finish the agreement prior to this board meeting. A motion was made by Commissioner Winder and seconded by Commissioner de Weerd to move this item to October 23.

ALL AYES.

14. Approval of parking lot maintenance for FY2014 at 700 NE Second Street [COMPASS/VRT Building] with PC Maintenance and corresponding Resolution 13-032 [Lakey]

A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve a one-year contract extension for PC Maintenance.

ALL AYES.

15. Approval of accounting services for FY2014 with Accounts Plus, LLC and corresponding Resolution 13-033 [Lakey]

A motion was made by Commissioner Bird and seconded by Commissioner Winder to approve a one-year contract extension for Accounts Plus, LLC.

ALL AYES.

16. Approval of landscape services for FY2014 with ProVision Landscape at 713 North Main Street and 700 NE Second Street and corresponding Resolution 13-034 [Lakey]

A motion was made by Commissioner Cavener and seconded by Commissioner Winder to approve a one-year contract extension for ProVision Landscape.

ALL AYES.

DISCUSSION ITEMS

17. Downtown Parking and Transportation Committee Update [Escobar]

Ford discussed the committee meeting that was held on Monday including the additions of Councilman Zaremba and Kelli Fairless from VRT. The additions to the committee allow the committee to begin discussions on downtown transit opportunities.

18. Split Corridor Public Art Update [de Weerd]

Commissioner de Weerd stated that the City Council approved an art piece by C.J. Wrench for the south parcel of the split corridor project.

19. Upcoming Committee Meetings [Ford]

Ford reviewed the upcoming committee meetings.

20. Counsel's Report [Lakey]: Counsel Lakey will review legal or legislative topics that need to be brought to the attention of the Board.

No report given.

21. Project Manager's Report [Ford]: Project Manager Ford will review topics that need to be brought to the attention of the Board.

Ford pointed out the new contact list for board members in the packet.

22. Chairman's Report

Bird commended Ford and Commissioners Basalone and Escobar on the upcoming property and business owner's meeting.

23. Public Comment

Former MDC board member Craig Slocum commented on the need for agendas and microphones.

24. Executive Session per Idaho State Code 67-2345: The Board may go into executive session pursuant to Idaho Code Section 67-2345 with the specific applicable code subsection cited as part of the motion to go into executive session.

25. Adjourn the Meeting [Pipal]:

At 9:45am, a motion was made by Commissioner Bird and seconded by Commissioner Winder to adjourn the meeting.

ALL AYES.

Julie Pipal, Chair