



Agenda: September 23, 2015, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

1. **Consent Agenda** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.

- A. Minutes from August 26th, 2015
- B. August 2015 payables
- C. August 2015 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

2. **Public Comment for items *not on agenda*:** Three minute limit

3. **Announcements**

4. **Election of Board Chair – Bill Belknap**

With the resignation of Chair John McCabe it is necessary to elect a new Board chair for the remainder of the 2015 calendar year until annual elections can occur on the first meeting in January of 2016 in accordance with the Agency Bylaws.

ACTION: Elect a new Board Chair for the remainder of the 2015 calendar year.

5. **MURA Financial Account Authorized Signature Update – Bill Belknap**

There have been several recent staff and Board officer changes that require an update to the persons who are authorized to sign for financial transactions upon the MURA financial accounts. Bill Belknap has assumed the position of Executive Director, Jeff Spellman is replacing Joelle Dinubilo who has left the employment of the City finance department, and Chair McCabe has resigned from the Board. Staff is requesting the Board to approve the authorization of Bill Belknap, Don Palmer, Jeff Spellman and the newly elected Chair as authorized signers on the MURA financial accounts.

ACTION: Authorized Executive Director Bill Belknap, Treasurer Don Palmer, Accounting Specialist Jeff Spellman and the newly elected Chair as authorized signers on the MURA financial accounts.

6. **Sixth and Jackson EPA Brownfield Cleanup Grant Application Amendment – Bill Belknap**

In early 2013 the MURA applied for and received an EPA Brownfield cleanup grant in the amount of \$115,317.00 to assist in funding the environmental remediation of the 6th and Jackson property. At that point in time it was thought that the contaminant of concern on the property was herbicides in shallow

soils in selected locations upon the property. Since that time, the nature and cost of the remediation effort has changed significantly, with the new constituent of concern being nutrients in the soils located at depths of up to 15 feet below ground surface as well as shallow groundwater nutrient contamination. As such, the cost of remediation is now estimated at approximately \$187,000. EPA has indicated that an additional \$84,683 in funding is available to assist in the additional cleanup cost. In order to acquire the additional funding, the MURA is required to submit a request along with an updated work plan detailing the scope of the new remediation effort. No additional match is required as the Agency previously requested and received a local match waiver to reduce the local match requirement to \$28,923 which includes \$14,200 in cash match and the remainder in kind. Staff has prepared a revised grant request and work plan for the Board's approval. Once approved it will be transmitted to EPA for the official grant award.

ACTION: Approve the proposed revised grant request and work plan and authorize the Executive Director's signature thereon; or take other action as deemed appropriate.

7. Sixth and Jackson Remediation Project Phase I Bid Award, Land Application Memorandum of Agreement, and Construction Management/Observation Services Agreement – Bill Belknap

The public comment period upon Assessment of Brownfield Clean up Alternatives (ABCA) for the Sixth and Jackson site closed on Friday September 11th. No comments were received, so the Agency can now begin to move forward with the environmental remediation activities. There are four components to the first phase of the remediation effort including the construction bid award, land application site Memorandum of Agreement, construction management/observation services, and geotechnical observation and testing services.

ACTION: Staff recommends the following actions:

1. Approve and authorize the Chair's signature upon the proposed Memorandum of Agreement between the Moscow Urban Renewal Agency and the Developers of the Palouse for the land application and treatment of the 6th and Jackson site soils; and
2. Accept and award the bid from Germer Construction in the amount of \$73,763 for Phase I remediation activities; and
3. Accept the professional services proposal from Terragraphics Environmental Engineering Inc. in the amount of \$2,362.22; and
4. Accept the professional services proposal from Strata for earthwork observation and testing in the amount of \$1,925.00.

8. Redevelopment Association of Idaho (RAI) Report – Gary Riedner

9. General District Updates – Bill Belknap

- Legacy Crossing District
- Alturas District

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.