

MINUTES
REGULAR BOARD MEETING
WESTERN ELMORE COUNTY RECREATION DISTRICT (WECRD)
245 East 6th South, Mountain Home, ID 83647
December 27, 2017 at 6:00PM

I. CALL MEETING TO ORDER/ ESTABLISH QUORUM

1. Director Kellerman called the meeting to order and a quorum was established all three directors present.
2. Director Pierce made a motion to amend the agenda to include a discussion of the 'Thrifty Building' and also to discuss the previous building design and the plans for a new WECRD building under New Business. Director Gillies seconded the motion and all directors voted in favor of amending the agenda.

The following individuals were in attendance:

President: David Kellerman
Director: Lee Pierce
Director: Dan Gillies
Treasurer: Judy Erwin
Administrator: Tarl Smith

II. MINUTES REVIEW/APPROVAL

1. All directors reviewed the minutes for the Special Board Meetings on December 1, 2017 and December 6, 2017. Director Pierce made a motion to approve the minutes for both meetings as written and Director Gillies seconded the motion. All directors voted in favor of approving the minutes.

III. TREASURER

1. The directors reviewed the Treasurer's Report dated December 21, 2017 and the list of bills to be paid as of that date. Director Kellerman made a motion to approve the Treasurer's Report dated December 21, 2017 and to approve the bills to be paid in the amount of \$7,192.63.
2. For clarification, Judy Erwin asked if the previous amendment to the agenda had included two bills that had been received after the agenda was posted; one for J.J. Howard and the other for GeoEngineers, which she had shown the board prior to the meeting. Director Kellerman reviewed the procedures for amending the agenda after the start of the meeting, stating that an amendment to the agenda could be done as long as the change was made in good faith.
3. Director Kellerman made a motion to amend the agenda to include the additional bills to be paid, to J.J. Howard in the amount of \$1,420.00 and to GeoEngineers in the amount of \$7,254.16. Director Gillies seconded the motion and all directors voted in favor.

IV. ADMINISTRATOR

1. Tarl Smith updated the directors on recent efforts to define the property boundary for the required fencing installation in Railroad Park, stating that he had called J.J. Howard on December 13, 2017 and had discovered that the property pins had been put in on that day. The pins define the property line and will indicate where fencing can be located. He also spoke with the Union Pacific Railroad's Real Estate Manager, Stephanie Tingley concerning the deadline for the fence installation. Ms. Tingley informed Mr. Smith that since there is a fence in place, she did not see the deadline as a problem, but would not want the WECRD to seek an indefinite deadline extension. She also wanted to be informed if the WECRD may go over the 90-day deadline, which is coming up on February 4, 2018.

2. Tarl Smith presented the board with two pricing quotes from Butte Fence for galvanized and black vinyl coated chain link fencing, which the board reviewed. The board discussed the option of going with a four foot tall fence and asked Tarl Smith to get a quote for chain link fencing in that height as well. He will provide that at the earliest possible opportunity.

3. Director Pierce discussed some ideas for Railroad Park, including the possibility of it being purchased by Urban Renewal, with some restrictions on its sale for industrial uses and the stipulation that it be kept a park. He stated that Urban Renewal had already planned on purchasing the park prior to its sale and had planned on doing extensive upgrades. His personal opinion is that the focus should be on the recreation center and leave the parks to the city.

Director Pierce opened up the topic of Railroad Park for public comment:

4. Betty Ashcraft asked if the Urban Renewal project was a new one for the city. Lee Pierce responded and said that he is not sure, but that it was going to be on the agenda for the next City Council meeting.

5. Betty Ashcraft asked if Urban Renewal may pay for the fence, if they were to buy it from the WECRD. Director Pierce stated that it was a possibility and he will be at the next Urban Renewal meeting on January 15, 2018 at "B" Transfer. Frank Marsh stated that he felt that if the WECRD could recuperate all or some of the cost of purchasing Railroad Park, it would be a good idea. Director Kellerman and Director Pierce agreed.

6. Betty Ashcraft asked where the idea for selling the property to Urban Renewal came from. Director Pierce stated that it came about during a discussion.

7. The board decided to pursue the sale of Railroad Park as an option and to continue to gather information on the topic.

V. ENGINEER UPDATES

1. There were no engineer updates, but Tarl Smith relayed a message from Amy Woodruff stating that the primary project being worked on is the floodplain study and she will coordinate more with the consultant after the holidays with the goal of having a summary and action plan for consideration by the Board at the January meeting.

VI. NEW BUSINESS

1. Director Kellerman made a motion to table the discussion of a lease or other options for Railroad Park until a later date. Director Gillies seconded the motion and all voted in favor.
2. Director Pierce reviewed past recreation center construction plans with the board and public, inviting comment and public input. He outlined the Board's desire to revisit building a recreation center but will have to complete a cost analysis with current prices for building materials and construction.
3. Betty Ashcraft asked the board if they had seen the LDS Stake Center and stated that the floor plan was very similar.
4. John Cristobal of C2 Construction stated that with old plans, the design firm will want to redesign and that will come at a significant cost to the WECRD. He stated that even though the WECRD owns the plans, the previous building used a variety of materials and that the cost of materials has risen significantly. Director Kellerman asked Mr. Cristobal what he estimated the current cost to be and Mr. Cristobal estimated an increased material cost of 20% or more. He stated that the previous building plan used a variety of materials and was more expensive because of that. When asked what he felt was the most cost-effective structure, he stated that a large steel structure, aesthetically dressed up with glass and rock was the most cost effective.
5. Frank Marsh asked the Board if the WECRD has the opportunity to recuperate any money in other areas. Director Kellerman stated that this was probably not an option, as the WECRD still owes money that it cannot currently pay, namely to C2 Construction.
Lee Pierce stated that without owning the property, the WECRD cannot pay C2 Construction for their work on the Minor Field Dugouts. The dugouts are unusable at this time and will not be usable in the spring until the project is complete.
Various members of the public commented on the obligation of the WECRD to C2 Construction and working out the issue in cooperation with the City of Mountain Home.
6. Director Pierce presented the purchase of the Thrifty Car Sales building on Airbase Road as a possibility to the Board. He stated that the asking price is 1.2 million dollars and showed the Board and public design layouts directed toward the WECRD that were created by the current owner. He stated that this idea came up in a meeting with the mayor and discussed some of the positive and negative aspects of the property and location with the Board and public.
7. An individual asked if the lot included the property behind Jackson's convenience store and gas station and Director Pierce stated he did not know as the actual property lines and what was for sale with the building had not been clearly defined at this time.
8. Betty Ashcraft stated that the location on 18th Street is ideal and relatively safe. Concerns were expressed by various individuals about the safety of the Thrifty property with the traffic and traffic patterns.

VII. PUBLIC COMMENT

1. John Cristobal addressed the board and stated that he appreciates the Board's efforts and consideration in meeting the financial obligation carried by the WECRD for the work that C2 Construction has completed thus far and avoiding any legal issues.

2. Lee Pierce stated that Tarl Smith and the WECRD will readily accept help with grant writing and that Tarl Smith will coordinate volunteers. He also stated that the WECRD will be working on creating a centralized location within the WECRD website for recreational information and assisting with future events, such as the Air Force Appreciation Day Fun Run and other events.

VIII. ADJOURN

1. Director Kellerman made a motion to adjourn the meeting at 7:55PM. Director Pierce seconded the motion. All board members voted in favor of adjournment.

2. The next board meeting will be a Special Board Meeting, scheduled for January 10, 2018 at 6:00PM.

Submitted by:

Tarl Smith, Administrator

Date

APPROVED: _____ as written as amended

David Kellerman, President

Date