

**MINUTES**  
**REGULAR BOARD MEETING**  
**WESTERN ELMORE COUNTY RECREATION DISTRICT (WECRD)**  
**245 East 6<sup>th</sup> South, Mountain Home, ID 83647**  
**July 26, 2017 at 6:00PM**

**I. CALL MEETING TO ORDER/ ESTABLISH A QUORUM**

Director Nelson called the meeting to order at 6:00 PM and Administrator Tarl Smith called roll. A quorum was established with all three board members present.

President: Art Nelson  
Secretary/Director: Judy Mayne  
Director: David Kellerman  
Treasurer: Judy Erwin  
Administrator: Tarl Smith  
Legal: Cherese McLain  
Engineer: Amy Woodruff

**II. CONSENT AGENDA**

- A. David Kellerman made a motion to approve the Consent Agenda, consisting of the minutes dated June 28, 2017, June 30, 2017, July 5, 2017 and July 10, 2017, the Treasurer's Report and Bill Payments, without any changes. Director Judy Mayne seconded the motion. All directors voted in favor of approval of the Consent Agenda.

**III. TREASURER**

- A. Judy Erwin stated that the Notice of Public Hearing needs to be submitted for publication this week in order to be 10 full days prior to the Budget Hearing and any desired changes must be made now, but that changes can be made to the actual budget until it is approved.

David Kellerman made a motion to accept the Notice of Public Hearing as written, including disclaiming the right to recover the foregone amount of tax revenue. Judy Mayne seconded the motion and all directors voted in favor of the motion.

- B. Treasurer Judy Erwin stated that she would need a motion that stated specific accounts and monies to be transferred into each CD. David Kellerman asked what, if any, were the risk factors for these accounts. Judy Erwin stated that the accounts are with a Credit Union, not Banks, because NCUA will insure multiple accounts, as opposed to banks which will not.

C. Judy Mayne made a motion for the board to authorize Treasurer Judy Erwin to transfer a total of \$1,225,000.00 from the WECRD account at Bank of the Cascades to Idaho Central Credit Union for five separate CDs, each in the amount of \$245,000.00, for 1 year, at the best interest rate available. Each of the five CDs will be placed under one of the five new, fully approved WECRD EINs. Director David Kellerman seconded the motion and with no further discussion, all board members voted in favor of the motion.

D. David Kellerman made a motion to transfer \$5,000.00 from the matured Westmark CD account into the WECRD checking account and renew the CD for 18 months. Art Nelson seconded the motion, and all board members voted in favor.

E. Art Nelson made a motion that the remaining monies in the Westmark CD be rolled over into into an 18 month CD, at the best interest rate available. Judy Mayne seconded the motion and all board members voted in favor of the motion.

#### **IV. REGULAR BUSINESS**

- A. David Kellerman made a motion to move the September Regular Board Meeting from the 4th Wed. (Sep. 27th) to the 3rd Wed. (Sep. 20th) at 6:00 PM. Art Nelson seconded the motion and it was passed unanimously.
- B. Cheresse McLain reviewed the role of a Hearing Officer in running the meeting agenda, allowing the board to conduct business as usual, with the hearing officer overseeing the conduct of the meeting. This format was a suggestion by ICRMP, changing the format of the meeting to help keep order and to allow public comment. The Hearing Officer guides the agenda, allowing better communication with the board and staff. This will also allow the public to have input within certain guidelines.
- C. Art Nelson made a motion to elect Cheresse McLain to act as Hearing Officer for the WECRD on a trial basis, effective immediately. David Kellerman seconded the motion and the motion passed with a unanimous vote.

#### **V. ADMINISTRATOR**

A. Tarl Smith proposed that the new WECRD logo be installed on the door of the current building as a permanent fixture, which could be removed, but not reused, as a way to identify the building and office space as the WECRD. The cost for the creation and installation of the logo decal would be \$65.00.

B. David Kellerman made a motion to approve the installation of the logo on the door of 245 E. 6th S. street by DDS Signs & Graphics for \$65.00. Art Nelson seconded the motion and all board members approved.

C. Cheresse McLain introduced the topic of the 'Social Media Transparency Project' as a future website project that will include relevant documents associated with WECRD projects, making them available to the public-at-large.

C. Art Nelson made a motion to amend the agenda to include a discussion of the Minor League Dugouts, to be added to the agenda as item 10, D. Judy Mayne seconded the motion, and all board members voted in favor of amending the agenda.

#### **VI. ENGINEER UPDATES**

- A. Amy Woodruff stated that coordination with GeoEngineers and the LIDAR mapping and surveying effort is moving forward, with a meeting to be taking place soon. The submittals for FEMA are contingent upon the LIDAR mapping progress. The end result will reflect a correct picture of the floodway/floodplain and determine if a building can be built on the 20-acre property without cost prohibitive site work.

#### **VII. LEGAL**

- A. Cheresse McLain gave a synopsis of the recall process, stating timelines, number of votes needed and notices. Judy Mayne stated that she has no intention of resigning and that the special election will be handled by the County Clerk office, as verified by Vivian Garcia from the County Clerk's office.

#### **IX. OLD BUSINESS**

- A. Discussion has taken place about the purchase of real property from the Union Pacific Railroad. (UPRR) The 5.45 acre property, known as Railroad Park, was initially offered to the City of Mountain Home who has leased that property for a number of years. The purchase price is \$165,000.00. The WECRD proposes to enter into a Letter of Understanding (LOU) with the UPRR and upon the signing of the LOU, the WECRD would have 60 days to perform its due diligence. This includes an environmental report, which would take three to four weeks, a formal survey and a title report as part of the WECRD board's due diligence. The UPRR does not require earnest money in advance of the purchase.

B. Art Nelson stated that when he learned about the imminent sale of this property and the City of Mountain Home's inability to purchase it, he felt that it needed to be preserved for the community.

C. Cheresse McLain asked the board if they wanted to open this topic up to public comment and the board agreed to do so.

D. A question was asked by an audience member about how this topic came up. Art Nelson summarized that it came up in a casual conversation during the Design Charrette in downtown Mountain Home.

A question was asked about who will maintain the property. Cheresse McLain stated that this will be confirmed as part of the due diligence process and worked out with the City of Mountain Home to continue to maintain the park. Cheresse McLain clarified that per a conversation with the UPRR attorney, the property known as Railroad Park was identified as surplus by the UPRR and put up for sale. It was first offered to the City of Mountain Home, the lessee.

Geoff Schroeder stated that the property was previously leased for a very low rate and then the rate was dramatically increased. The property was then put up for sale. At the Design Charrette on June 13<sup>th</sup>, he, the mayor and others were walking downtown and the mayor made a comment about the park being for sale and the city's inability to buy it. The UPRR's control of this property restricted certain kinds of use and construction but this purchase would lift those restrictions. Cheresse McLain identified two specific restrictions, that the western border must be fenced for safety and that the property may not be used for hospitality purposes.

A question was asked about what sections are included in the purchase and Cheresse McLain and Art Nelson identified the four sections that are included in the sale.

E. A question was asked about whether a recreation facility will be built in the future and concern was voiced about funds that would be available for construction. Cheresse McLain stated that a recreation facility is on the priority list, which is accessible through Facebook or the WECRD.org website. Cheresse McLain further stated that it is a point of fiscal stewardship to ensure that the current 20-acre property can have a building constructed on the property without excessive unnecessary expense. While a building could be built on the property as is, it would be cost prohibitive and a waste of money without determining if a building can be built without unnecessary site work. She further stated that for many years prior to the current board, nothing of real consequence had been done to build a recreation facility and that attempts to raise money for YMCA-like facility had failed.

A question was asked about how the WECRD has changed from its original inception. Cheresse McLain stated that the Transparency Project will show those changes in great detail, but that in short, the financial goals for a building were not fruitful and that the current board campaigned on the philosophy that funds would be spent on recreational opportunities for the community and that while a building is in the future, it will not be the same as previous boards envisioned.

A question was asked about HUD grant money. Art Nelson stated that the HUD monies were spent on the architect at the time and for things of that nature. He also stated that there was a capital campaign, where the YMCA required \$600,000.00 in donations, but the previous recreation district board was only able to come up with \$40,000.00.

Art Nelson made a motion, IAW the WECRD expenditure policy, to enter into a LOU which may result in purchase of the property, contingent upon the due diligence process, including surveys and assessments. Judy Mayne seconded the motion and further stated that this project meets the Expenditure policy requirements, as it is a picnic area and established park and recreational facility. All board members voted in favor.

A. Eric Vogt made a presentation on behalf of the Rocky Top BMX (RTBMX) requesting an estimated \$49,900.00, citing the current state of disrepair of the local BMX track located in Optimist Park. This track is open to the public and available for the use of anyone in the community but due to an individual making major unauthorized modifications, it has been made unusable. Judy Mayne asked if the possibility exists to reclaim some of the loss from the individual who rendered the track unusable. Eric Vogt indicated that this may not be possible. Due to the location of this track, Cherese McLain suggested that the topic be tabled until further consultation with the City of Mountain Home. An RTBMX representative stated that the city council may need to have a MOU with the WECRD to move forward. Cherese McLain asked if the RTBMX had reached out for public donations and Eric Vogt stated that community relations are strained because of previous management. David Kellerman asked if the RTBMX was a registered non-profit organization. Cherese McLain stated that this would be worthy of consideration.

David Kellerman will be consulting with the City of Mountain Home to determine what cooperation with the city is possible on this project and what that would involve. Judy Mayne asked that Eric Vogt develop a letter of support that can be signed by individuals and used to determine public support and interest. This topic will be tabled until a future meeting.

## **X. OTHER**

A. Art Nelson presented the Eagle Scout project of Hawk Lohmeier, with the proposed expenditure of \$687.48 for a 10'x30' concrete pad. Cherese McLain asked for clarification, considering the Mountain Home School District's reluctance to accept WECRD funds for recreational purposes. Judy Mayne stated that she is not interested in supporting this project, which had already been completed without the involvement of the WECRD. David Kellerman concurred.

B. The topic of Youth Basketball was tabled until the next meeting.

C. Cherese McLain read and explained a set of proposed meeting guidelines for public comment, initially suggested by ICRMP. She asked for clarification from the board as to when the public comment would take place in meetings. Public comment will be held at the end of WECRD meetings, under the proposed guidelines.

David Kellerman made a motion to approve the proposed Meeting Guidelines to be adopted as an official WECRD policy. This motion was seconded by Art Nelson and the motion carried with a unanimous vote.

D. Art Nelson presented a proposal to duplicate dugouts owned by the City of Mountain Home at the 'Minor Field,' across from the MHHS. Two informal bids were received, but the only qualifying bid was from C-2 Construction. The mayor has given verbal agreement for city employees to assist with demolition and removal of materials, thereby cutting the cost of the project. This project would be contingent upon an MOU with the City of Mountain Home or a formal acceptance of the project and a construction easement, as clarified by Cherese McLain.

Director Kellerman asked what assurance there would be that the qualifying bid would not go over budget. Director Art Nelson, Amy Woodruff and Cherese McLain restated that the bid is all inclusive, without consideration to demolition and removal of materials, and contingent upon a formal agreement with the City of Mountain Home for those services. Director Kellerman also stated that ensuring that projects are available to all members of the public is a priority.

F. Art Nelson stated that this is not a project that must be completed quickly, but by a rough completion timeframe of baseball season of 2018. Amy Woodruff stated that contractor availability is low at this time and the cost for hurried projects is much higher. Cherese McLain concurred.

**XI. ADJOURN**

A. Director Nelson made a motion to adjourn the meeting and Director Judy Mayne seconded the motion. All directors voted in favor of adjourning the meeting. The meeting was adjourned at 8:13PM.

\_\_\_\_\_  
Tarl Smith, Administrator

\_\_\_\_\_  
Date

APPROVED: \_\_\_\_\_ as written

\_\_\_\_\_ as amended

\_\_\_\_\_  
Art Nelson, President

\_\_\_\_\_  
Date