

MINUTES
SPECIAL BOARD MEETING
WESTERN ELMORE COUNTY RECREATION DISTRICT (WECRD)
245 East 6th South, Mountain Home, ID 83647
January 10, 2018 at 6:00PM

I. CALL MEETING TO ORDER/ ESTABLISH QUORUM

Director Kellerman called the meeting to order at 6:02PM, and a quorum was established with all directors present. The following individuals were present:

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

II. APPROVAL OF MINUTES

1. All directors reviewed the minutes dated December 27, 2017. Director Gillies made a motion to approve the minutes as written, and Director Pierce seconded the motion. All directors voted in favor of approving the minutes.

III. NEW BUSINESS

1. Tarl Smith administered the oath of office for Douglas Meyer, and he was sworn in as the Western Elmore County Recreation District (WECRD) Director for SubDistrict three.
2. Director Doug Meyer made the motion to appoint Dan Gillies as WECRD board President. Director Lee Pierce seconded the motion. All directors voted in favor of the appointment.
3. Director Gillies made motion to appoint Lee Pierce as Vice-President of the WECRD board. Director Meyer seconded the motion and all Directors voted in favor of the appointment.
4. Director Meyer made a motion to authorize the WECRD board President, Dan Gillies to do business for the WECRD. Director Pierce seconded the motion. The motion passed unanimously.
5. Director Meyer made a motion for Judy Erwin to be appointed to continue as the WECRD board Treasurer and Tarl Smith to continue as the WECRD board Secretary. Director Lee Pierce seconded the motion.
6. President Dan Gillies made a motion to keep the Regular WECRD Board Meeting on the fourth Wednesday of each month at the WECRD building at 6:00PM.
7. Director Pierce presented the information that Urban Renewal Agency (URA) commissioners had given to the board concerning Railroad Park for the board to review before making a presentation to the URA. He outlined the information that was collected by Tarl Smith, which the URA requested in reference to the park, outlining what the covenants, conditions and restrictions are currently. Director Pierce stated that he would like to see the WECRD recover all or the majority of the cost of Railroad Park by selling the park to the URA. Director Gillies responded that he would also like the WECRD to recover the expenses that the WECRD had incurred in relation to the purchase of Railroad Park. Director Gillies stated that if all of the board attends the URA meeting on the 15th of Jan at 6:00PM 205 N 3rd E, it amounts to a meeting, so a special meeting would need to be called, although no decisions will be made and no action taken. The WECRD board of directors and Tarl Smith will attend the meeting and present the information to the URA at that time.
8. Director Pierce made a motion to amend the agenda to include a discussion of community groups and subcommittees for the purpose of creating partnerships within the community. Director Meyer seconded the motion, and all directors voted in favor of the motion.

9. Director Pierce stated that in the past, subcommittees would be formed from members of the community to assist in construction planning, to draw on the experience of the community and to foster community involvement. These committees would report back to the board concerning their area of responsibility and inform the WECRD board of what they had discovered. Director Gillies stated that in terms of construction, he would prefer to contact an architectural firm and get their expertise, because the previous plans may not be able to be used.

Martha Grohs stated that Amy Woodruff is not an architect and that rather than go to a committee, which may make things more complicated than necessary, consulting an architect may be a better route to consider.

Betty Ashcraft provided a redrawn plan of the previously proposed building drawn by Nate Turner of LCA Architects, which cut out square footage and reduced the cost..

Tarl Smith stated that although it was scheduled to be discussed later in the meeting, it seemed appropriate considering the current topic to discuss a conversation he had with Mike Berard of Kreizenbeck Constructors. He outlined the conversation with Mr. Berard concerning the previous design of the WECRD building, stating that the previous site had some salvageable work toward the construction of the previous building, but that the cost would be another 10-20% above the cost of the last 4.2 million dollar design of the building. He stated that Mr. Berard outlined some cost saving options but that LCA Architects would need to be re-hired to draw up updated plans, taking into account current building codes and that engineers would need to recalculate the feasibility of the plans, also at additional cost. David Kellerman asked if the previous plans included the parking lots and Tarl Smith did not know if that was included in Mr. Berard's estimate.

Betty Ashcraft stated that the 4.2 million dollar build was the larger building design which included the parking lot and that Nate Turner's redesign reduced the building cost by \$400,000.00. She also stated that Mr. Turner estimated that based on his redesign, it would cost \$50,000.00 to create construction documents from that redesign. Putting the building out for bid and requests for proposals may be required, but that is not known at this time.

10. Director Pierce proposed that the WECRD assist with the AFAD 5K Fun Run event. Director Meyer stated that if involvement incurs cost, then the WECRD cannot participate and that the injunction prevents funds from being spent for anything other than a building. Vivian Meyer stated that if it is not for a building, then the WECRD should not be involved. Jim Bird stated that if there is no reciprocity, it is not a legitimate pursuit. Betty Ashcraft stated that the WECRD's involvement in AFAD was primarily a public relations move that assisted with the capital campaign. Other members of the public stated that the WECRD needed to do address their reputation in the community. Jim Bird stated that an article stating that the WECRD is seeking architectural expertise to build a building would do a great deal to repair the reputation of the WECRD.

Tiffany Belt from the City of Mountain Home Recreation Department stated that their organization is interested in partnering with the WECRD on the fun run and getting the community involved and participating in activity. She stated that assisting with the run could be done without incurring cost. David Kellerman stated that if there was a cost, people could take it out of our own funds and he was willing to do that. Director Pierce stated that the WECRD cannot legally spend money on recreational events, but that the WECRD can gather volunteers who have experience with this type of event, to partner with the community and to assist with the AFAD Fun Run to make it more successful. The WECRD's involvement would also help with the public image of the district. Director Meyer stated that as long as any funds that are necessary come from personal contributions and not the WECRD, he has no problem with being a part of the event. Betty Ashcraft suggested that the WECRD can coordinate sponsorships

from the community and that the Realtors group may already have that in hand. Director Pierce stated that the WECRD and Tarl Smith could assist with registration.

Tiffany Belt asked if there are already volunteers to be a part of the committee, because she has had difficulty organizing committees in the past. Director Pierce stated that he has some individuals in mind and that the WECRD could be a focal point for registration and information. Dan Gillies asked Lee Pierce could talk to Jim Steelsmith of the Realtors group and the City, and get together a group of volunteers for the AFAD run, which he agreed to do. He further stated that he sees the WECRD as an excellent focal point for an event such as this, without spending any extra money.

11. Lee Pierce stated that he used to volunteer with the Boys and Girls Club, but it has no presence in the area. He would like to see a partnership with their organization. Dan Gillies suggested that it be tabled until the WECRD has a building built and Director Meyer agreed.

IV. TREASURER

1. Judy Erwin reviewed the budget hearing, budget approval and tax documentation. She presented the board with the Tax Revenue history and other historical tax information. Last years projected tax revenue was \$280,000.00.
2. She explained steps to raise tax revenue and reviewed the amount of taxes that the WECRD can collect, the maximum rate being .0006%. The current rate is .0003%. Lee Pierce stated that the reason he asked Judy Erwin to collect the tax information is that when a building is built, it will be hard to build and run a recreation facility on the current tax revenue. Director Gillies and Director Meyer agreed that the tax revenue did in fact need to be raised to accommodate future plans.

V. ADMINISTRATOR

1. Tarl Smith reviewed the latest quote from Butte Fence Company for four foot high chain-link fencing. He stated that it is residential grade fencing but it would suit the requirements of Union Pacific at a lower cost. Vivian Meyer asked if it met the needs of the URA. Director Pierce stated that the board will wait until after the meeting with the URA and the rest of the board concurred and agreed to table the matter until after the meeting.

Tarl Smith outline his efforts to identify an acceptable document software and stated that Foxit Phantom PDF is the software that he would like to purchase for the WECRD as it will streamline various processes for the WECRD both in the office and on the WECRD website.

Doug Meyer made a motion to allow Tarl Smith to purchase Foxit Phantom PDF for the WECRD office. Director Pierce seconded the motion. All directors voted in favor of the motion.

VI. ENGINEER UPDATES

1. Tarl Smith stated that although Amy Woodruff is not in attendance, she has made her intentions known to attend the Regular Board Meeting on January 24, 2018 along with Ryan Carnie of GeoEngineers, to provide an update on the newly defined floodway and floodplain.

VII. LEGAL

1. Director Gillies asked the board if the board sees any reason to continue with the appeal. After some discussion on the matter and review of the 'Order Denying Plaintiff's Motion to Strike' and Order Denying Motion to Reconsider,' Director Pierce stated that he is not opposed to dismissing the appeal and Director Meyer agreed. WECRD counsel, Cherese McLain, was called at 7:37PM, and the board notified her that the WECRD would like to drop the appeal.

VIII. OLD BUSINESS

1. Director Pierce stated that the dugout project was started by the WECRD, but that the WECRD cannot spend any money on the project. He suggested that the WECRD organize a group of volunteers to facilitate the completion of the project in partnership with the City of Mountain Home. Part of the process would be getting the plans from C-2 Construction, which would be at the request of the WECRD. David Kellerman offered to fabricate the metal parts to be completed.

Lee Pierce made a motion that the WECRD be authorized to coordinate volunteers to assist with repairs that will effect the completion of the Dugout Project. Doug Meyer provided a second to the motion. All directors voted in favor of the motion.

2. David Kellerman stated that he had recently spoke with Brian Bethel concerning the Thrifty building and offered various details concerning modifications and building renovation that could render the building a very capable recreation center with a swimming pool. The price for the building is 1.8 million dollars. He estimated that for less than three million dollars, the WECRD could have an operational recreation facility in less than a year.

Martha Ralphs stated that the best feature of the building plan for the WECRD location on 18th Street, was the accessibility to the schools and the walking accessibility for families. David Kellerman stated that after talking with the Recreation Department of Mountain Home, bussing children to the Thrifty location would be very possible. He also stated that the adjacent section may also be available for purchase or donated if the WECRD were to buy the Thrifty building. Tiffany Belt stated that the Parks and Recreation Department has spoken with Caldwell Bus Transportation and they would be willing to establish a route from the grade schools to that side of town. Vivian Meyer stated that in Twin Falls, the Boys and Girls Club has a bus transportation system that is very effective to get individuals to the club.

Jim Bird stated that an architect could assess whether the building could be renovated to meet the needs of the WECRD. Director Gillies stated that Brian Bethel, who is selling the building, has done some good planning on how this building could fit the WECRD and does not seem to be simply selling the building, but is actually interested in recreation for the community. Betty Ashcraft reiterated that the cost of the building does not include any renovations and David Kellerman stated that even with that being taken into consideration; he still felt that an operational building could be ready for three million dollars. Director Gillies stated that the mandate from the original charter to acquire a facility is the guiding principle and that this building could fall within the original mandate and is worth discussing.

Director Meyer made a motion that the WECRD should contact LCA Architects to arrange an assessment of the Thrifty building and its suitability as a recreational facility. Director Pierce seconded the motion and all directors voted in favor.

IX. PUBLIC COMMENT

1. Tiffany Belt, the Recreation Superintendent for the Mountain Home Parks and Recreation Department addressed the board. She stated that as a longtime resident of Mountain Home, she was not only asked to come to the meeting on behalf of the City of Mountain Home, but has a vested interest in recreation for the community. She outlined how running recreational programs such as basketball burden the schools greatly. She stated that she did not feel that a 20,000 square foot building was large enough of a facility for Mountain Home and stated that as an example, Jerome's recreational facility is 32,000 square feet. She asked that the WECRD consider that when acquiring a recreational facility and offered to meet with the WECRD to discuss the matter in greater detail.

She also stated that a pool is very expensive to run and that the cost for 36 seasonal staff members for 86 days of operation was \$76,000.00. She also stated that even after taking steps to limit expense, the pool ended the season and lost money. She stated that the City of Mountain Home's pool is aging and would

not realistically be able to operate for another ten years. Her vision was to turn the pool area into a splash pad, which was estimated at \$120,000.00. She also stated that a ultraviolet filter would need to be a consideration, especially for a splash pad, as it already is a requirement in some states. Another option was a competitive swimming pool, which would be an estimated \$250,000.00. Director Pierce asked what the daily cost was to operate the pool and she was unable to provide that, because of the change to a saline system and the salt needed to maintain it which was unpredictable. She stated that a partnership with the WECRD would be highly favorable, considering the great expense that a aquatics incurs and the benefit to the community. She further stated that it was not feasible to run two separate aquatic facilities and that collaboration between the City and the WECRD could be the remedy for that problem.

2. Jim Bird stated that it was a pleasure to see the WECRD board at work, and that the support staff is doing a great job. He also suggested that the board consider a replacement of the legal representation for the WECRD from the local community. The board agreed to consider the matter and talk about the matter at a later meeting.

3. Vivian Meyer offered to help the WECRD as a public relations representative and to assist the WECRD with their public image. Director Pierce stated that could be a possibility, but that oversight would need to be a part of the process.

4. Tiffany Belt suggested that a letter from the directors to the public on the WECRD website could be a great public relations tool.

X. ADJOURN

1. Director Meyer made a motion to adjourn the meeting and Director Pierce seconded the motion. All directors voted in favor adjournment. The meeting adjourned at 8:21PM.

2. The next Special Board Meeting will be the when the WECRD Directors and Administrator attend the Urban Renewal Agency meeting at the Chamber of Commerce on January 15, 2018 at 6:00PM..

3. The next regularly scheduled board meeting will be January 24, 2018 at 6:00PM at the WECRD building.

Submitted by:

Tarl Smith, Administrator

Date

APPROVED: _____ as written as amended

Dan Gillies, President

Date