

Ashton Urban Renewal Agency Meeting Minutes

December 5, 2019

Ashton, Idaho

Chairman Stacey Dexter called the meeting to order.

Attendance:

Board Members: Mark Chandler, Teddy Stronks, Stacey Dexter, Sheila Kellogg and John Kaelberer

Administrative Support: Pauline Johnson from ECIPDA

Welcome

Approval of Meeting Minutes:

Chairman Stacey Dexter asked for a motion to approve the minutes from the October 17, 2019 meeting with two changes; a) Mark nominated Stacey as Chairman, and b) Steve Summers is Michael Summers. Teddy Stronks made a motion to approve the minutes with the two changes and Mark Chandler seconded the motion. It passed unanimously.

Approve Outstanding Invoices:

One invoice was presented to the board. Reynolds Electric for \$16,500.00 for installation of the streetlights on the East end of Main Street. Sheila Kellogg made a motion to approve the invoice as presented and John Kaelberer seconded the motion. The motion passed.

Executive Session

Council went into an executive session at 3:41 PM and back into regular session at 3:55 PM to call DEQ.

Conference Call with DEQ Regarding Texaco Property:

Attendees:

- Mark Chandler
- Teddy Stronks
- Stacey Dexter
- Sheila Kellogg
- John Kaelberer
- Pauline Johnson

DEQ Attendees:

- Kristi Lowder: Boise - UST manager
- Keith Dyarmelt: Boise – Geologist
- Michael Summers: Idaho Falls

- Rensley Owen: Idaho Falls – Remediation Manager
- Adrian Chapman: Idaho Falls – Remediation

Stacey provided an overview of the property in question – Texaco, 362 N Highway 20; Ashton, Idaho 83420.

The owner of the property is Rick Palmer - Contact: (307)-733-5160, PO Box 4158 Jackson WY 83001; rick@thompsonpalmer.com

The Legal Owner is Braveheart LLC – but that LLC has been dissolved.

Property has a large amount of back taxes and the City Council is not interested in taking possession of the property.

DEQ hired a consultant to provide a site status in November of 2018

- They determined that the site has petroleum on top of ground water with fractured rock.
- The consultant produced a feasibility study dated May of 2019. The study concluded that the Pump and Treat is not a feasible way to treat the site. Cost to clean the site is between \$250,000-\$500,000. DEQ will not fund the clean-up.
- The site does not qualify for Brownsfield grant dollars for various reasons.
- Keith with DEQ said they would allow the site to be redeveloped with a lease option from the current owner. DEQ would perform vapor testing as the site was under development.
- DEQ would consider the buildings to be torn down to eliminate slum and blight conditions. Mark Chandler will talk to Fremont County to see if they would still be interested.
- If someone were to buy the site, then DEQ could consider a voluntary clean-up agreement which would have a covenant of not to sue.

Discussion of Future Projects:

Pavilion:

- The pavilion package is onsite and needs to be protected from snowplows.

Mainstreet Trees:

- No recent movement on the status of the trees. The City would still like the URA to participate in replacing the sidewalk or decorative items where the trees have or will be removed.

Streetlights:

- City hall would like to get a price to trade out the other streetlights with the new “heads” that Reynolds Electric just installed and wondered if URA would participate. Stacey was certain the URA had better options to spend their money on.

Christmas Decorations:

- Christmas decorations do not fall under the URA plan.

Asphalt Strips:

- Council discussed new asphalt rumble strips installed by Highway 20.

Teddy will keep communication open with Tom at the City to keep URA informed of events and on goings after he leaves the City as Mayor.

Other Business:

Set Next Meeting Date:

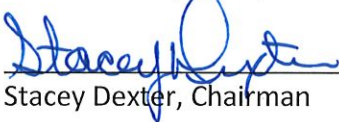
The next meeting date will be Thursday, February 13, 2020 at 4:00 PM.

Adjournment:

Stacey Dexter made a motion to adjourn the meeting and Teddy Stronks seconded the motion which passed unanimously. The meeting was adjourned.

Meeting minutes prepared by Sara Cleverly and Katelyn Bischoff

Minutes Accepted by:



Stacey Dexter, Chairman

