

Ashton Urban Renewal Agency
Meeting Minutes
August 15, 2016
Ashton, Idaho

Chairman Mark Chandler called the meeting to order about 4:30 PM.

Attendance

Board Members: Mark Chandler, Mayor Teddy Stronks, Stacy Dexter, Devin Burton and Sara Bowersox

Visitors: Brandon Hoffner (Henry's Fork Foundation), Michelle OMalley, Garth Blanchard, Sheryl Hill, and Christine Dexter

Conference Call: Ryan Armbruster and Meghan Conrad from Elam & Burke

Administrative Support: Katie Cook from ECIPDA

Approval of Meeting Minutes

Mark Chandler asked for a motion to approve the meeting minutes from July 25, 2016. Sara Bowersox motioned to approve the meeting minutes from July 25, 2016, Devin Burton seconded the motion and the motion passed unanimously.

Consideration of Invoices

Katie Cook presented two payments, one which had already been approved in the previous meeting for \$94.16 to the city of Ashton for the water bill. The second invoice is a check from the Downtown District to the Historic High School and City Park District in the amount of \$453.32. All tax dollars were deposited to one account, this being a transfer of funds.

Mark Chandler made a motion to approve the invoice, Sara Bowersox seconded the motion and it passed unanimously.

FY 2017 Budget Hearing

Mark Chandler read the script for the Budget Public Hearing. Mark Chandler asked if there was anyone that would like to comment on the budget. Sheryl Hill made several comments and stated that she would be submitting notes to Katie Cook via e-mail which are included with the minutes. No other comments or questions were made and Mark Chandler declared the Public Hearing for the 2017 Budget closed.

Mark Chandler presented Resolution No. 2016-03 which is a resolution to approve the FY 2017 budget. Mark Chandler motioned to approve Resolution No. 2016-03, Devin Burton seconded the motion and the motion passed unanimously.

Project Discussion

Henry's Fork Foundation

Mark Chandler made a motion to go out of order and call Ryan Armbruster and Meghan Conrad, legal counsel from Elam & Burke to determine how the Ashton URA could participate with the Henry's Fork Foundation. Sara Bowersox seconded the motion and it passed unanimously.

Katie Cook called to set up the conference call with Meghan Conrad and Ryan Armbruster from Elam & Burke. Mark Chandler referenced the renovation of the old hospital that has been purchased by the Henry's Fork Foundation. Ryan Armbruster addressed the renovation plan, when the plan was amended, there was not a specific plan nor funds allocated for restoring or assisting in the restoration of the hospital building. Section 301 of the plan states that the agency proposes to eliminate and prevent the spread of deteriorating conditions by the rehabilitation of facilities and structures.

Ryan Armbruster addressed Attachment 5B for the projection of payment of expenses, which has no specifics for the asbestos and lead paint removal. The agency must allocate funds from other sources and state that the agency is doing this for the best public interest with the purpose of helping prevent disease and eliminating the spread of deterioration in the community. By doing this however, there will be less resources to do other projects such as, lights, water, sewer and other public infrastructures. Brandon Hoffner indicated that the asbestos and lead paint are the highest priority. Ryan Armbruster stated that in order to have this taken care of, there needs to be a worded agreement from both parties to entail details, as to how the agency would pay for it as well as how it would be accounted.

If the agency were to own the property, the asbestos and lead paint could be removed, as well as other concerns could be resolved and the property could later be sold to a private developer. Since the URA does not own the building, they are limited as to how they can help. The Idaho Constitution states the inability of local government to participate indirectly to provide a private entity with public dollars. To best protect the agency in going forward with the asbestos and lead paint removal, Ryan Armbruster addressed the agency to consult with an individual with proper credentials to assess the Environmental Reports for further information and procedures for the renovation. The private entity, in this case the Henry Fork's Foundation, would then have to agree to improve the property and continue the renovation. This would not protect the company a hundred percent however it would help cover the agency's actions if they follow Ryan Armbruster's legal counsel.

Ryan Armbruster asked if the Henry's Fork Foundation has looked into assistance from the Department of Environmental Quality, at times they have money available for environmental remediation and reporting which can be used by the agency in this project. Ryan Armbruster stated that he believed the removal plan would have to be approved by the DEQ. Brandon Hoffner said there will be an environmental auditor present as the removal will take place, to make sure the abatement company is doing everything correctly within the project. A report is believed to have been filed with the Department of Environmental Quality, but it is unclear if it needs to be signed off as of now. This report can be examined and can be used to show that this project is being done with the best public interest. This is listed in possible items for payment assessed by Rocky Mountain Environmental with an estimate of \$21,802.00 for asbestos removal and \$10,825.85 for the removal of the lead paint.

Sara Bowersox addressed Attachment 5B from the Plan, with the concerns that this plan will firmly dictate what the agency can and cannot do. Ryan Armbruster stated that Attachment 5B is only a guideline, it is up to Ashton URA to interpret what is best for its city as well as how they can follow these regulations on current and future projects.

Ryan Armbruster stated that the Pocket Park was talked about when the plan was developed. There was not much detail about the old hospital building. If it can be justified to spend more money on projects, this may be done by the Ashton URA. By 2026 when the district expires, the agency will have to make a decision on what to do with the Pocket Park. Ryan Armbruster stated that once again if the agency can justify more money to be spent on the Pocket Park this can be done.

The estimate for the asbestos and lead paint presented by the Henry's Fork Foundation is \$21,802.00 for asbestos removal and \$10,825.85 for the removal of the lead paint. Devin Burton motioned to provide funding for the cost of \$21,802.00 asbestos and \$10,825.85 for the lead paint removal contingent upon the review of the Environmental Reports by a third party certified individual, stating that this is being done with the best public interest in order to try to safeguard the agency and set this project in motion. Mayor Teddy Stronks seconded the motion and it passed unanimously.

Pocket Park

Park Benches

Park benches have not been ordered yet, the Community Foundation cannot buy the park benches as originally planned. Katie Cook will look into how the Ashton URA is able to receive money to use for park benches. Only the purchase of one bench was approved by the Community Foundation at their last meeting, but there is money for the purchase of two benches. The wording for the benches will be given by the Community Foundation to Lucky Dog Recreation. It was determined that when the benches arrive, they will require installation. The Ashton URA set the installation limit of up to \$2,000 and Sara made a motion to give Katie Cook the authority to add the installation fee to the purchase of the benches and garbage receptacles. Devin Burton seconded the motion and it passed unanimously.

There is a timeframe of four weeks until the benches can be attained, Katie Cook will look into how much the installation fee will be and will get them ordered.

Garbage Receptacles

The URA Board, along with the encouragement from those at the meeting, decided that it is necessary to have garbage cans in the park and it would be nice if they matched the benches. A bid was received from LuckyDog Recreation for the garbage cans totaling \$3,263.50. If the garbage receptacles are purchased with the park benches, the agency will save money on shipping. Sara Bowersox made a motion to purchase three of the garbage receptacles from the same company as the park benches. Devin Burton seconded the motion and it passed unanimously.

Community Concern Regarding Future Pocket Park Use

Most concerns were previously discussed on the conference call with Ryan Armbruster and Meghan Conrad. Several community members were concerned because the Pocket Park did not have trees on the west. Grover Landscapes is fixing the water and will look into moving the tree in Pocket Park, Katie Cook will be following up with them.

Katie Cook addressed Sheryl Hill's concerns which were previously addressed by Ryan Armbruster. Restating that the property was not purchased with the intent to sell it to a private investor.

Other Business

N/A

Public Comment

Brandon Hoffner stated that currently there is no timeframe, but the foundation process is being done. Once the plans are completed there will be a better idea, so far the complete goal is December however with the process of the project, it could possibly be next May when it is finished.

Next Meeting Date

The next meeting date was not set.

Meeting minutes prepared by Florencia Lambert

Minutes accepted by:

Mark Chandler, Chairman