

Ashton Urban Renewal Agency
Meeting Minutes
May 9, 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, and Sara Bowersox.

Visitors: Michele OMalley, Shon Shuldberg, Garth Blanchard, Jerry Funk, Sheryl Hill and Josh Grover from Grover Landscape and Design.

Administrative Support: Katie Cook from ECIPDA

Approval of Meeting Minutes

Mark Chandler asked for a motion to approve the meeting minutes from May 2, 2016. Sara Bowersox motioned to approve the meeting minutes from May 2, 2016, Stacy Dexter seconded the motion and the motion passed unanimously.

Consideration of Payment of Invoices

Two new invoices were presented to the board for payment: \$255 to Elam & Burke for legal services and one to the City of Ashton for \$3,625 for the water hook up and permits for the pocket park. Mark Chandler motioned to approve payment of the invoices presented. Sara Bowersox seconded the motion and it passed unanimously.

Bank Account Status

Katie Cook reported to the board that the 5th, Main and US 20 District currently has a bank account balance of \$243,767.04 and that the Historic High School and Park District has a balance of \$4,524.58.

Out of Order on the Agenda

Because Josh Grover was not at the meeting at the time it came to his portion of the agenda, Mark Chandler motioned to go out of order, Teddy Stronks seconded and the motion carried. Josh arrived shortly thereafter and it was motioned by Mark Chandler to return to the agenda as outlined, Teddy Stronks seconded and the motion carried.

Landscaping Services

Grover Landscape & Design

Josh Grover from Grover Landscape & Design was present to discuss the changes in the scope of work that was originally bid. He gave a basic drawing taken from the original rendering given to him (included with minutes). The changes to his original bid will be an additional cost of \$3,188 for changes to the irrigation, planting bed steel edging, top soil, deliveries and labor. The new estimate is \$17,627.90 (included with minutes). Sara Bowersox motioned to approve the changes

to the original design and increase the project costs done by Grover Landscape & Design to \$17,627.90. Mark Chandler seconded the motion and it passed unanimously.

Mark Chandler again expressed that he feels the more money that is put in to the park, the better it will look and will attract people in to the community. Sara Bowersox expressed respect for Mark's opinion and feels that the park is going to look nice keeping in mind that future projects will also require funds. Stacy Dexter expressed concern about the removal of the trash and that will be discussed in upcoming meetings.

Budget for GEMS

The board discussed a landscaping budget for GEMS to be able to purchase shrubs and ground cover in the planting beds that Josh Grover will be defining with steel edging. Mark Chandler motioned to approve a budget of \$1500 for GEMS to purchase shrubs and ground cover, Sara Bowersox seconded the motion and it passed unanimously.

Project Discussion

Pocket Park

There will be 4 benches installed in the park and it is anticipated that they will each be donated by members of the community. Three of the four benches have been committed to, but Teddy and Sara will follow up with those people to confirm and the board will work on getting a fourth donor. The cost of each bench is \$1100 (includes freight and engraving) and they will come from a company out of California called Outdoor Creations, Inc. The benches will need to be set before the sod and landscaping is put in. Due to the time needed to order and get them here, Mark Chandler motioned to order the benches and if donations are not received in time, the Ashton URA will cover the cost of the benches. Teddy Stronks seconded the motion and it passed unanimously.

Future Projects

Henry's Fork Foundation attended the board meeting on April 21, 2016 and presented the idea of the Ashton URA partnering with them on the old hospital building which they hoped to purchase. They have asked for assistance with an environmental hazards assessment, plumbing inspection, an engineering inspection of the roof, and other costs that may be associated with them redeveloping the property. All are in agreement that this is a great project, but more detailed discussions will need to take place with the Henry's Fork Foundation once they have purchased the building. Mark Chandler will visit with Brandon from Henry's Fork Foundation and see when they might want to meet.

Other future projects that were discussed include:

-Habitat for Humanity: Michele OMalley had contacted Mark Chandler via email regarding some lots that the Ashton URA might be able to help purchase and develop for Habitat for Humanity. It turns out that the lots she was referring to are outside the districts, so those particular lots would not be eligible, but there is a possibility for other lots within the district to serve the same purpose.

-City Park: the wood pavilion needs to be restored, some signage could be installed to guide people to the park and additional parking could be installed and the tennis courts restored.

-Parking Issue: Sara Bowersox discussed some possible solutions for parking. The Ashton URA could possibly partner with the Methodist Church to share their parking lot for public parking when they are not needing it or possibly the same concept with the lot adjacent to the opera house. Those particular parking lots are outside the district so it is not a partnership the Ashton URA could do. Another option could be the lot next to the Imperial Club. Another option might be to spruce up the current parking that is available by paving new lines.

Other Business

Katie Cook spoke to Keller and Associates to see where things are at with the site plan and the survey. The survey was done last Friday and the site plan should be completed this week and then the City will have what they need to issue a permit. Teddy Stronks has been in contact with the concrete contractor and as soon as he has the go-ahead he will come back and get the work done.

Mark Chandler asked the board if they would be interested in some training from Elam & Burke since many of the members are new to the board. The board members present indicated that it might be a good thing to look in to. Teddy Stronks will be at a convention in Boise next month where Elam & Burke will be present and he will visit with them about possibly doing a conference call training in the near future.

Public Comment

Sheryl Hill prepared written comment that she sent to the board (included with minutes) as well as read to them at the meeting. She expressed her concern that a lot of training could be obtained for free and gave several websites for the board members to reference and encouraged them to look at them. Sheryl estimated attorney costs from Elam & Burke at \$275/hour and she is concerned that any training from them would be an unnecessary cost (for clarification purposes, Elam & Burke charges \$185/hour for Ryan Armbruster and \$160/hour for Meghan Conrad). She also addressed documents that should be available to all board members: bylaws, contract with ECIPDA, district plans, Idaho Open Meeting Law Manual, meeting minutes, audits etc.

Shon Shuldberg expressed the importance of the Ashton URA and the community supporting the Henry's Fork Foundation and commended the Ashton URA for being willing to participate with them on that project.

Jerry Funk stood and spoke about some attractive small parks that he was able to see on a recent trip of his. He wants to see the pocket park be a really attractive park that catches your eye and makes people want to stop.

Other Business and Next Meeting Date

Katie Cook sent an email to the board on 4/28/16 which was emailed to her from Elam & Burke outlining the changes to Urban Renewals from the 2016 Legislative Session (included with minutes).

The meeting was adjourned at about 5:30pm. The next meeting date was not set.

Meeting minutes prepared by Katie Cook

Minutes accepted by:

Sara Bowersox, Vice Chairman