

**GARDEN CITY URBAN RENEWAL AGENCY**

**MEETING MINUTES**

**May 17, 2010**

**Garden City Municipal Building  
6015 Glenwood Street — Garden City, Idaho**

Chair Pam Beaumont called the Meeting of the Garden City Urban Renewal Agency to order at 12:00 p.m.

- **Roll call** was taken and the following were present . . . Chair Beaumont, Commissioners Massman, Souza, and Ziegert.
- **Secretary Certified Meeting Notice:** Sherry Atwell certified that the meeting had been legally noticed in accordance with Idaho Code 67-2343.
- **Changes to Agenda:** No changes.
- **Approval of March 15, 2010 Minutes:** A motion was made by Parker Massman to approve the minutes with the referenced correction. Julaine Ziegert seconded the motion. Motion carries.
- **Treasurer's Report:** Parker Massman reported that from October through April the tax increment revenue is \$492,216; expenses for the same period are \$321,038 (\$310,784 is for public facilities). Net Ordinary Income is \$171,177. Received \$2,207 of other income for a Net Income of \$173,385. Total Assets of \$867,113 and Total Equity of the same amount. He acknowledged that he had reviewed and initialed the checks and bank statement. A motion was made by Julaine Ziegert to approve the treasurer's report. Jeff Souza seconded the motion. Motion carries.
- **Status of Well #13:** Chair Beaumont reported that Parker Massman had taken pictures of the project two weeks ago. The project is progressing a little slower than anticipated, but should be finished by June 1st and ready for landscaping. Once the landscaping is completed towards the end of June, we will have a formal ribbon cutting event with the City Council.
- **Overview of Public Facility Infrastructure Projects — FY 2011 - 2013:** Chair Beaumont noted that this will be the last three years that the Agency will be here . . . she met with Delhie Block and asked her to provide information on the major projects that Public Works will need help with over the next three years. These are all infrastructure projects . . . all having to do with the water and sewer, mostly water. The reason it is mostly water is because the need to improve the water system, the infrastructure in our water system for redevelopment and for fire protection. In the older part of the City including the Urban Renewal Area, there are smaller lines and no water storage so that if there were some major fire issues there would be major challenges. Handouts will explain in more detail.

**Garden City  
Urban Renewal Agency**

---

**Handout Item #1:** Urban Renewal Budget Request — this is the one to look at today, the others are backup. They are not specifically asking for a project at this moment, which will be done when we do our budget in July. The big ticket item is the water storage tank reservoir that is \$1.5 million. This is something that we would have to save money for over the next three years. We do have a location for the storage tank on 46th Street where the old sewer plant was so no land would need to be purchased.

**Item #2:** When Public Works redid Adams, they put in a 10-inch pipe from 43rd to 48th and it was never hooked to anything. Need to a line upgrade from 42nd to 43rd . . . that is the first project at a cost of \$192,844. They will need new lines to hook into the other line.

**Item #3:** The 46th waterline extension would be from where ever they put the storage tank on 46th down to Adams so that they can all connect up. Estimated cost \$191,407.

**Item #4:** The 42nd Street undercut is needed because when they redid Adams, they put the water utility lines directly under a high pressure gas line, this is a significant risk. Then they reduced the line from 12-inches to 6-inches in order to get it under the gas line. These lines need to be corrected. Estimated cost for this project is \$50,000.

**Item #5:** In FY 2012 the following streets . . . Ray, Teena, Bills, and Zinnia that are located near the new well. When the City put those streets in when they were developing years ago, the City put in lines constructed with Poly-butylene pipe. These pipes have become very brittle and are cracking under stress. All the lines need to be replaced and the City is currently paying \$10's of thousands of dollars on maintenance on these pipes. The estimated cost for this project is \$554,000.

These are all estimates right now and when they go out to bid and particularly on the ones that are for 2011, the costs might come in under those estimates.

- **Library Early Literacy Program Funding Request:** Chair Beaumont presented a request from the Library for “Bells for Books” in the amount of \$2,500. A minimum of 50% of the program’s emphasis will be in the urban renewal area with the bus doing pre-kindergarten early literacy. This will bring the kids on the bus, read to them, giving them book, and helping them learn to read prior to going to school. Jeff Souza made a motion to approve \$2,500 for the early literacy program. Parker Massman seconded the motion. A roll call vote was taken . . . Chair Beaumont - yes, Commissioner Heil - absent, Commissioner Massman - yes, Commissioner Souza - yes, and Commissioner Ziegert - yes. No nays. Motion carries.
- **Schedule for FY 2011 Budget Process:** Chair Beaumont will begin the budget process in June and at the July meeting will give the initial presentation on it and give preliminary approval of the budget. A special meeting will be called in August to approve the budget.
- **Other Business:** None.

**Garden City  
Urban Renewal Agency**

---

- Parker Massman moved to enter into Executive Session pursuant to Idaho Code 67-2345(1)(c), for the purpose of discussing property acquisition of property not owned by a public agency after which we will reconvene. Julaine Ziegert seconded the motion. A roll call vote was taken . . . Chair Beaumont - yes, Commission Heil - absent, Commissioner Massman - yes, Commissioner Souza - absent, and Commissioner Ziegert - yes. No nays. Motion carries.
- Adjournment from Executive Session: A motion was made by Julaine Ziegert to move out of Executive Session into regular session. Parker Massman seconded the motion. A roll call vote was taken . . . Chair Beaumont - yes, Commissioner Heil - absent, Commissioner Masman - yes, Commissioner Souza - absent, and Commissioner Ziegert - yes. No nays. Motion carries.
- A motion was made by Julaine Ziegert to adjourn. Parker Massman seconded the motion. Meeting adjourned at 12:50 p.m..
- Next Meeting to be held **Monday, July 19, 2010.**

---

Chair, Pam Beaumont

---

Date

---

Secretary, Sherry Atwell

---

Date