

**GARDEN CITY URBAN RENEWAL AGENCY**

**MEETING MINUTES  
November 17, 2008**

**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 Heil, Massman, and Souza (arrived late).
- **Changes to Agenda:** Chair Beaumont added item for consideration under “Other Business” of a possible playground equipment at Mystic Cove.
- **Approval of September 15, 2008 Minutes:** A motion was made by Parker Masman to approve the minutes of the meetings. Gene Heil seconded the motion. Motion carries.
- **Treasurer’s Report:** Parker Massman reported that the tax increment was \$3,542.37 . . . expenses of \$117,950.59 most of which was for the park development on 42nd Street . . . with a net ordinary income of -\$114,408.22. Total Assets are \$705,458.80 and total current liabilities are \$3,617.83 for a total equity of \$701,840.97. Attached is a comprehensive listing of all the checks written to date.

Chair Beaumont advised that King Excavation is still owed \$40,000 for which we have not yet been billed. Will enter into a discussion with them about whether or not some money is held back to cover the hydro seeding. Because they were late in applying, the landscaping company has stated that they will come back in the spring and re-hydro seed where necessary including the whole area if needed. There will be a letter from them that confirms that and a second item is to hold back some money just in case something happens. King has been on liquidated damages (about 7 days). King was not happy about that and did not understand why that was being done because everything left was so small. Chair advised that if they were so small why they weren’t done.

Let the record reflect that Mr. Souza just joined the meeting.

As noted before, King has been difficult to work with, they are terrible on paperwork, took 6 to 7 weeks to get a timeline, and keeping them up to date on paperwork has not been easy all the way through this project. Their subcontractors’ workmanship on the project has been

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good, but there are some things on the restroom that were not done properly, just not good finish work. They will not be on the list for any future projects.

A motion was made by Gene Heil to approve the treasurer's report. Jeff Souza seconded the motion. Motion carries.

- **River Front Park Update:** Chair Beaumont advised that there are two items for discussion. First is the access control system and that system is for the restrooms. M2Automation and control is a \$5,000 item that can be programmed to lock the doors to the restrooms at sunset and unlocked at sun rise or whatever times are appropriate. This will enable the police to check the restrooms every night and there is a system that will be in a locked equipment room for the restrooms, there will be a mechanism that will open all doors to allow the police to search them. When they shut the doors they are relocked. This is a standard mechanism for restrooms. This was not in our original estimate, approval is now necessary. A motion was made by Gene Heil to approve up to \$4,900 for control system. Parker Massman seconded the motion. Motion carries.

Second, video cameras. The Boys & Girls Club has four video cameras on the parking lot, but they do not cover the park. Commissioner Heil has suggested that one is needed on the restroom and one towards the playground equipment at a minimum. Talked to Colleen Braga at the Boys & Girls Club and she gave the name of the company who installed the cameras at the Garden City and Meridian clubs. Doug Russell is contacting them. Mike Adams who is the Parks Manager, also has another contact. So we are in the process of exploring video cameras. Will have more information at the January meeting.

- **Park Dedication and Transfer to the City:** The dedication is set for November 18th at 4:00 pm to convey the park to the City. Will be conveying the park to the City, however, the terms for doing the actual paperwork to do that, does not have to be done by the 18th. Everyone received copies of the documents and Commissioner Heil has a question on the deed. Gene asked that deed states that the land can only be used as a park for evermore. Ryan Armbruster, Attorney advised that this change can be made. Another question was when the Agency is no longer in force, and if the covenant is violated . . . to whom would pass as beneficiary to enforce that covenant? Normally this would be the City once the Agency is finished. All other items . . . Warranty Deed, Declaration of Gift, and Resolution 7-2008 were reviewed and no changes were made. A motion was made by Gene Heil to approve Resolution 7-2009 gifting River Front Park and its improvements to the City and that the warranty deed is modified to add a restrictive covenant to restrict the use of the property for public purpose of a public park. Parker Masman seconded the motion.

Roll call vote: Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – yes, Commissioner Souza – yes, and Commissioner Ziegert – absent. Motion passes.

Once the corrections are ready, Ryan will send to Sherry Atwell and she and Chair will meet at City Hall to sign.

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- **Public Safety Building Funding Request:** Chair Beaumont reminded everyone that when the Plan was changed to expand through 2013, the Public Safety Building and property were added. Subsequently when the budgeting was being done, Chief Bensley provided some preliminary budget requests which we tentatively approved subject to them coming to us with a more detailed request. The Agency tentatively approved the project requests that they had for both 2009 and 2010. The first of those is to upgrade or improve the insulation in the police department building and to do a minor remodel to provide space for their records. The cost of project one is \$12,237. The second project for the cinderblock walls . . . inside and outside the building to improve the heating and air conditioning. The cost of project two would be \$21,345.73. A motion was made by Gene Heil to reimburse the City up to the amounts approved . . . \$12,237 for project 1 and \$21,345.73 for project 2. Parker Massman seconded the motion.

Roll call vote: Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – yes, Commissioner Souza – yes, and Commissioner Ziegert – absent. Motion passes.

- **Water and Wastewater Collection CIP:** Chair Beaumont led a discussion regarding the City's Capitol Improvement Plan . . . wastewater treatment, wastewater collection, and water. The Mayor and Council have read the Plan and have had 4 or 5 work sessions on them and another is planned for this week. It outlines what needs to be done in the City over the next 30 years at a cost of \$50 to \$60 million. All the water and sewer lines have been identified, all the wells evaluated, all the lift stations and determined what needed to be done to them . . . whether they need to be upgraded, shut down, or replaced. It also includes what needs to be done in what areas of the City. It is a very comprehensive study. Bob Ruhl was asked for a list of the highest priority projects over the next 5 years. At the January meeting, Bob will have a list of projects for the Urban Renewal area. The Agency will review and see what projects can be accomplished.
- **Other Business:** Chair Beaumont advised that Miracle Recreation Equipment is having a year-end sale on playground equipment. The pocket park on 48th by Mystic Cove could benefit from a small playground. A small set of equipment is priced at \$8,000 to \$9,000 and installation and other finish items would have to be added . . . raising the total to \$10,000 to \$12,000. The last date to purchase is 12/5/08. We would work with the Parks Committee to see if it makes sense to purchase now and install next spring. A motion was made by Parker Massman to approve up to \$20,000 for purchase and installation. Jeff Sousa seconded the motion. Motion passes.
- A motion was made by Gene Heil to adjourn. Jeff Sousa seconded the motion. Motion carries. No Executive Session was held.

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- Next Meeting to be held **Tuesday, January 20, 2009.**

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Chair, Pam Beaumont

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Date

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Secretary, Sherry Atwell

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Date