

**DOVER URBAN RENEWAL AGENCY
MEETING OF THE BOARD OF DIRECTORS
March 13, 2019 4:00 PM, Dover City Hall, Dover, Idaho**

CALL TO ORDER AND ROLL CALL

Chairman Paul Nowaske opened the meeting at 4:00 PM. A roll call confirmed that Jim Haynes and Bill Strand were also present. Staff present was John Austin, Administrator and Will Herrington, Attorney. Guests were John Sletager, Tom Williams, Anne Bagby, Jay Bredl, Cliff Lawrence, Alex Lett, Gloria and Bill Stuble and Wade Engelson.

OLD BUSINESS

Next, the Board considered the minutes of the January 16, 2019 joint meeting with the city. After discussion, the minutes were unanimously approved following a motion by Mr. Haynes and second by Mr. Strand.

Next, Mr. Austin presented the financial report and invoice approval list. Mr. Austin noted again the comparison to the prior year, following a request from Mayor Annie Shaha. The report and invoice approval list was approved, following a motion by Mr. Strand and second by Mr. Haynes. The Board also authorized staff to direct the bank to send cancelled checks and statements to PAC.

Next, Mr. Strand presented a status report on the Water System Improvement project. He said the city was looking to add a chlorine storage facility in the office area and pre-engineering on the water upgrade project is nearing completion. He also discussed the modification of existing intake and completion of control elements and rebuild of the Essex pump station, and that the city would be seeking reimbursement for a portion of the costs incurred, per the agreement. He then stated the city would like to see the joint meeting with the city in April, moved up from May and to discuss the costs to be reimbursed. In response to a question from Mr. Williams Mr. Strand noted all of the projects were in the 2008 Amended Plan and not necessarily for expansion. The issue of expansion of the Syringa Heights Water System was discussed and Mr. Herrington noted that the issue of expansion would be one for the city to answer. He did note that capacity could be used outside the URD if there was an excess of water beyond that required to serve properties within the URD.

NEW BUSINESS

Next, Chairman Nowaske opened a discussion on issues between the city of Dover and Dover Bay Development. Mr. Strand noted one issue is whether there's a conflict of interest from him serving on the Board, because he is a resident of the Urban Renewal District (URD). Mr. Herrington stated since a City Council and Mayor can replace an Agency Board at any time, it would suggest that one or more could possibly reside within a URD. He said he would discuss that issue with the city.

Mr. Strand noted the discussion from Old Business that expansion outside the URD could occur if capacity is in excess of that required within the URD. He noted the city has been approached by Syringa Heights about buying water from the city, and that they will discuss the benefits to the city. He provided a review by T.O. Engineers (attached), which is required by DEQ to ensure the availability of water to all residents. To this point, Mr. Strand noted at most it would likely be a five-year agreement with Syringa, to ensure there's sufficient capacity for all residents. Mr. Strand then clarified other issues about Syringa, including a price for the water, which has not been determined by the city. Mr. Lawrence asked why usage is less in DBD than the rest of the state and Mr. Strand noted it was because there is a separate irrigation system in the DBD and many part time residents with second homes. Mr. Strand noted the issue would be further discussed at the next joint meeting with the city.

Next, the Board considered the election of officers for 2019. Mr. Haynes nominated for Mr. Nowaske for Chairman and it was seconded by Mr. Strand and all members voted yes. Chairman Nowaske then nominated Mr. Haynes for Vice Chairman, which was approved after a second by Mr. Strand. The Board then reappointed PAC as Secretary Treasurer of the Agency.

PUBLIC HEARING

Next, Chairman Nowaske opened the public hearing on the Annual Report to the City. Mr. Austin stated the report was intended to inform residents in layman terms the financial status of the Agency. With no comments Mr. Haynes made a motion to approve the Annual Report to the City. After a second by Mr. Strand the motion passed unanimously.

STAFF COMMENTS

Mr. Austin stated he was pleased to meet with Mr. Strand to flesh out the issues between the city and DBD and thanked the public for attending the meeting.

Mr. Herrington stated he had spoken to Ralph Sletager about the issues under discussion at this meeting. He also noted that the Agency should consider a policy that future public comments should be restricted to three minutes.

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 5:20 pm, following a motion by Mr. Haynes and second by Mr. Strand.