

MINUTES OF THE REGULAR MEETING OF THE WOOD RIVER FIRE PROTECTION DISTRICT

Call Meeting to Order: Chairman Commissioner Jay Bailet called the meeting of the Wood River Fire Protection District to order on May 21, 2021 at Wood River Fire District Station 3, 11053 State Hwy 75, Bellevue, Idaho at 5:00 PM.

Attendance: Commissioners Jay Bailet, Steven Garman (virtually), Chief Ron Bateman, Office Manager Stephanie Jaskowski

Open session for public comments: None

Action Item: Approve and Sign Meeting Minutes from the Regular Meeting on April 28, 2021.

Commissioner Garman motioned to approve the minutes from April 28, 2021 Regular Meeting, Commissioner Bailet seconded the motion. All in favor, motion carried.

Action Item: Approve and Sign April 2021 Payables. **Commissioner Garman motioned to approve and sign the April 2021 Payables; Commissioner Bailet seconded the motion. All in favor, motion carried.**

Chiefs Report:

ACTION ITEM: Review and approve changes to the Lease Agreement with Option to Purchase 2.46-acre Property between WRFPD and Life Church Wood River, Inc.

DESCRIPTION: Life Church Wood River, Inc. contracted with their attorney Sam Linnet to review the agreement and they came up with changes which were sent to our attorney Cherese McLain and her comments are as follows:

Attached is a redline/amendment of the PSA recently approved by the District Board. The Church's legal counsel has requested that a few additions be made to the agreement. I have extracted the changes from the agreement and highlighted below.

The requested amendments are fairly minimal. The main change is that the option to purchase the property expire on June 16, 2022. This date is indicative of the final day to challenge the May 2022 election results. I believe the idea behind that is in the event the May bond election is successful, there is a timeline for certification of the vote by the County as well as a brief period that a voter could challenge the election results. June 16 would be the final day to confirm that the election results are final, and the District would know whether it has authority to bond for the construction of the District building. Without voter approval, the District does not have an interest to purchase this property. I believe the Church is trying to create a deadline so they may move forward if the District is not going to purchase the property.

These requested changes do not deviate from the general conversations the parties have had regarding this issue. I do not have any major concerns of these requested amendments with the Board's understanding that IF the election results were challenged, the District would have to determine whether to continue purchasing the property during the challenged process or would attempt to renegotiate something with the Church since the June 16 deadline would terminate the current option to purchase. Very few election results are challenged, and I do not see this being a big risk.

Lease. The District agrees to lease said property until September 30, 2022 for a total of Ten Thousand Dollars \$10,000.00. This is amount due immediately upon approval of this agreement by both parties. This Section 1 of the Agreement and the Lease contemplated herein shall automatically expire on September 30, 2022 and the District shall have no right to a month-to-month tenancy.

Purchase and Sale. Subject to the terms and conditions hereof, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller that certain parcel of real estate sketched in Exhibit "A" of approximately 2.46 acres attached hereto and made a part hereof, including, without limitation, any right, title, and interest of Seller in and to adjacent streets, alleys, rights-of-way, easements and any and all tenements, hereditaments, and appurtenances pertaining thereto (together the "Property"). DELETED sentence regarding Buyer providing 60 day notice of option to purchase.

Option to Purchase and Price. The option purchase price ("Purchase Price") to be paid by Buyer to Seller for the Property shall be Eight Hundred Eighty Five Thousand Dollars and Zero Cents (\$895,000.00). The Option to Purchase is agreed to in consideration of the Lease outlined in Section 1, including payment of \$10,000 to Seller and other valuable consideration contained herein. The Option to Purchase shall have a term ("Option Term") beginning upon the full execution of this Agreement by the Buyer and Seller and ending on June 16, 2022. To exercise this Option to Purchase, Buyer shall provide written notice to Seller of Buyer's intent to exercise their Option to Purchase the Property. Buyer shall only have the right to exercise their Option to Purchase during the Option Term. On the Closing Date, no later than September 30, 2022, Buyer shall deliver the Purchase Price to the Title Company, acting as escrow agent, by wire transfer or other form of immediately available funds, payable to Seller at closing, subject to the prorations and adjustments identified in Paragraph 8 of this Agreement, if any. Paragraphs 3-9 only apply if the Purchaser implements the option to purchase.

Cherese sent this Amended Agreement to us, the Life Church and their counsel mid morning, twenty minutes later Sam Linnet stated:

"Cherese,

My client would be agreeable to amending the Option Term if the election results are formally challenged. We can add a sentence that states something to the effect of: "The Option Term shall be automatically extended if the District's bond election results are formally challenged, and such extension shall continue until the election challenge is finally resolved." Alternatively, the "hand-shake agreement" would be that we all understand that in the unlikely event the election results are challenged, we could work out an amendment.

If your clients have a concern with the June 16th deadline, let me know how you'd like to proceed."

After Chief's conversation with Cherese, they agreed this information is sufficient to go forward with this Amended Agreement as presented. Jay Baillet's signature is sufficient, but since the one in hand has all the commissioners to sign, we will get it signed if this Amended Agreement is approved today.

The Commissioners held discussion.

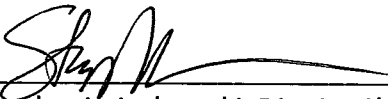
Action Item: Review and approve changes to the Lease Agreement with Option to Purchase 2.46-acre Property between WRFPD and Life Church Wood River, Inc. **Commissioner Garman motioned to approve and sign the Amended Lease Agreement with Option to Purchase 2.46-acre Property between WRFPD and Life Church Wood River, Inc.; Commissioner Bailet seconded the motion. All in favor, motion carried.**

Old Business: None

Any Other Business: None

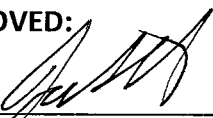
Adjourn: Commissioner Garman motioned to adjourn the regular meeting and Commissioner Bailey seconded the motion for Adjournment at 5:10 pm. All in favor, motion carried.

Meeting Adjourned.

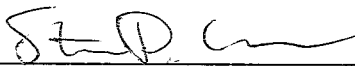


Stephanie Jaskowski, District Clerk

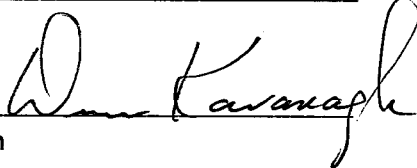
APPROVED:



Jay Bailet, Chairman



Steven Garman

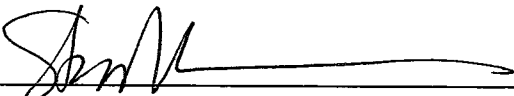
Absent 

Dennis Kavanagh

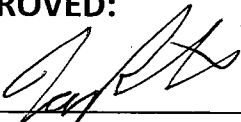
Date: 6/16/2021

Wood River Fire & Rescue – Accounts Payable Report
Register: Mountain West Operations Checking Account & Current Assets
From: 5/1/21 to 5/31/2021


	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Cash & Cash Equivalents	
1100.1 · Mtn West Checking	
1100.11 · Mtn West Sweep	63,801.29
1100.1 · Mtn West Checking - Other	-4,087.07
Total 1100.1 · Mtn West Checking	59,714.22
1100.2 · Mtn West Reserve Ckng	447.34
1100.3 · Local Govt Investment Pool	2,155,265.98
1100.4 · Petty Cash	120.00
Total 1100 · Cash & Cash Equivalents	2,215,547.54
Total Checking/Savings	2,215,547.54
Other Current Assets	
12000 · Undeposited Funds	50.00
Total Other Current Assets	50.00
Total Current Assets	2,215,597.54



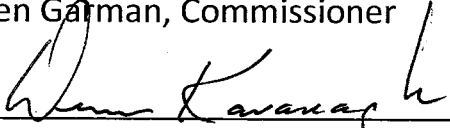
 Stephanie Jaskowski, District Clerk

APPROVED:


 Jay Bailet, Commissioner



 Steven Garman, Commissioner



 Dennis Kavanagh, Commissioner

DATE: 6/16/2021

WOOD RIVER FIRE & RESCUE

6/10/2021 2:53 PM

Register: 1100 · Cash & Cash Equivalents:1100.1 · Mtn West Checking

From 05/01/2021 through 05/31/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/01/2021	24097	BLUE CROSS OF ID...	2200 · Accounts Payable		14,614.53	X		40,237.52
05/01/2021	24098	CITY OF HAILEY / C...	2200 · Accounts Payable		1,754.61	X		38,482.91
05/01/2021	24099	ERICA EXLINE - IN...	2200 · Accounts Payable		1,000.00	X		37,482.91
05/01/2021	24100	NCPERS GROUP LIF...	2200 · Accounts Payable		192.00	X		37,290.91
05/01/2021	24107	BIG WOOD FITNESS	2200 · Accounts Payable		325.00	X		36,965.91
05/01/2021	24108	DELTA DENTAL	2200 · Accounts Payable		1,118.40	X		35,847.51
05/03/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	6,850.00	42,697.51
05/03/2021			1100 · Cash & Cash Equ...	Funds Transfer	6,850.00	X		35,847.51
05/04/2021	ACH	C3 INTEGRATED SO...	2200 · Accounts Payable		320.00	X		35,527.51
05/04/2021	AutoPay3	IDAHO POWER	E · ADMINISTRATION...		330.33	X		35,197.18
05/04/2021			1100 · Cash & Cash Equ...	Funds Transfer -...		X	45,000.00	80,197.18
05/04/2021			1100 · Cash & Cash Equ...	Funds Transfer	24,821.58	X		55,375.60
05/04/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	24,821.58	80,197.18
05/05/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	13,850.00	94,047.18
05/05/2021			1100 · Cash & Cash Equ...	Funds Transfer	13,850.00	X		80,197.18
05/06/2021			-split-	Deposit		X	750.32	80,947.50
05/06/2021	BASE	PERSI	-split-	M040	9,485.72	X		71,461.78
05/06/2021	BASE	PERSI	-split-	M040	1,534.07	X		69,927.71
05/06/2021	E-pay	UNITED STATES TR...	-split-	82-0397612 QB ...	12,727.80	X		57,199.91
05/06/2021	24110	AMAZON.COM	2200 · Accounts Payable		1,236.52	X		55,963.39
05/06/2021	24111	BPA HEALTH	2200 · Accounts Payable		142.35	X		55,821.04
05/06/2021	24112	ELI MCNEES	2200 · Accounts Payable		29.81			55,791.23
05/06/2021	24113	GEM STATE WELDE...	2200 · Accounts Payable		78.44	X		55,712.79
05/06/2021	24114	INTEGRATED TECH...	2200 · Accounts Payable		204.09	X		55,508.70
05/06/2021	24115	MCKESSON	2200 · Accounts Payable		93.33	X		55,415.37
05/06/2021	24116	NATIONAL HOSE T...	2200 · Accounts Payable		3,909.13	X		51,506.24
05/06/2021	24117	NELSON'S AUTO	2200 · Accounts Payable		161.00	X		51,345.24
05/06/2021	24118	O'REILLY AUTO PA...	2200 · Accounts Payable		31.98	X		51,313.26
05/06/2021	24119	SATELLITE PHONE ...	2200 · Accounts Payable		55.76	X		51,257.50
05/06/2021	24120	TREASURE VALLE...	2200 · Accounts Payable	BCES	136.16	X		51,121.34
05/06/2021	24121	UNITED OIL	2200 · Accounts Payable		656.39	X		50,464.95
05/06/2021	24122	VERIZON WIRELESS	2200 · Accounts Payable	565720461-00001	397.56	X		50,067.39
05/06/2021			1100 · Cash & Cash Equ...	Funds Transfer -...	28,166.57	X		21,900.82
05/06/2021			1100 · Cash & Cash Equ...	Funds Transfer- ...	5,168.81	X		16,732.01
05/06/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	43,600.00	60,332.01
05/06/2021			1100 · Cash & Cash Equ...	Funds Transfer	43,600.00	X		16,732.01
05/07/2021			-split-	Deposit		X	24.94	16,756.95
05/07/2021			-split-	Deposit		X	410.56	17,167.51
05/07/2021	ACH	FIRST BANKCARD	2200 · Accounts Payabl		1,144.16	X		16,023.35
05/07/2021			1100 · Cash & Cash Equ...	Funds Transfer	250.00	X		15,773.35

WOOD RIVER FIRE & RESCUE

6/10/2021 2:53 PM

Register: 1100 · Cash & Cash Equivalents:1100.1 · Mtn West Checking

From 05/01/2021 through 05/31/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/07/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	250.00	16,023.35
05/10/2021			-split-	Deposit		X	49.88	16,073.23
05/10/2021	AutoPay1	CENTURY LINK	E · ADMINISTRATION...		215.21	X		15,858.02
05/10/2021	AutoPay3	INTERMOUNTAIN G...	E · ADMINISTRATION...		263.71	X		15,594.31
05/10/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	1,100.00	16,694.31
05/10/2021			1100 · Cash & Cash Equ...	Funds Transfer	1,100.00	X		15,594.31
05/11/2021			-split-	Deposit		X	47,435.02	63,029.33
05/11/2021	AutoPay1	INTERMOUNTAIN G...	E · ADMINISTRATION...		48.02	X		62,981.31
05/11/2021	AutoPay2	INTERMOUNTAIN G...	E · ADMINISTRATION...		103.45	X		62,877.86
05/11/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	2,400.00	65,277.86
05/11/2021			1100 · Cash & Cash Equ...	Funds Transfer	2,400.00	X		62,877.86
05/12/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	525.00	63,402.86
05/12/2021			1100 · Cash & Cash Equ...	Funds Transfer	525.00	X		62,877.86
05/13/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	4,075.00	66,952.86
05/13/2021			1100 · Cash & Cash Equ...	Funds Transfer	4,075.00	X		62,877.86
05/14/2021			1100 · Cash & Cash Equ...	Funds Transfer	46,589.03	X		16,288.83
05/14/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	46,589.03	62,877.86
05/17/2021	E-pay	UNITED STATES TR...	-split-	82-0397612 QB ...	12,784.16	X		50,093.70
05/17/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	200.00	50,293.70
05/17/2021			1100 · Cash & Cash Equ...	Funds Transfer	200.00	X		50,093.70
05/18/2021			-split-	Deposit		X	99,410.59	149,504.29
05/18/2021			1100 · Cash & Cash Equ...	Funds Transfer	99,417.61	X		50,086.68
05/18/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	99,417.61	149,504.29
05/19/2021			-split-	Deposit		X	24.94	149,529.23
05/19/2021			1100 · Cash & Cash Equ...	Funds Transfer	24.94	X		149,504.29
05/19/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	24.94	149,529.23
05/20/2021	ACH	CITY OF HAILEY / S...	2200 · Accounts Payable		39.30	X		149,489.93
05/20/2021	ACH	CITY OF HAILEY / S...	2200 · Accounts Payable		87.38	X		149,402.55
05/20/2021	BASE	PERSI	-split-	M040	9,803.26	X		139,599.29
05/20/2021	CHOICE	PERSI	-split-	M040	1,571.74	X		138,027.55
05/20/2021	24123	WOOD RIVER FIRE ...	2400 · Payroll Liabilities...		675.60			137,351.95
05/20/2021			1100 · Cash & Cash Equ...	Funds Transfer -...	27,832.21	X		109,519.74
05/20/2021			1100 · Cash & Cash Equ...	Funds Transfer -...	5,467.34	X		104,052.40
05/20/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	57,475.00	161,527.40
05/20/2021			1100 · Cash & Cash Equ...	Funds Transfer	57,475.00	X		104,052.40
05/21/2021			-split-	Deposit		X	24.94	104,077.34
05/21/2021	24124	AIRGAS USA, LLC.	2200 · Accounts Payable		127.73	X		103,949.61
05/21/2021	24125	AMAZON.COM	2200 · Accounts Payable		663.52	X		103,286.09
05/21/2021	24126	ANTHEM BROADB...	2200 · Accounts Payable	18706	114.00			103,172.09
05/21/2021	24127	BOUND TREE MEDI...	2200 · Accounts Payable		474.66	X		102,697.43

WOOD RIVER FIRE & RESCUE

6/10/2021 2:53 PM

Register: 1100 - Cash & Cash Equivalents:1100.1 - Mtn West Checking

From 05/01/2021 through 05/31/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/21/2021	24128	COX COMMUNICAT...	2200 · Accounts Payable		227.33			102,470.10
05/21/2021	24129	GREAT AMERICA FL...	2200 · Accounts Payable		93.00	X		102,377.10
05/21/2021	24130	HENRY SCHEIN	2200 · Accounts Payable		334.45	X		102,042.65
05/21/2021	24131	INTEGRATED TECH...	2200 · Accounts Payable		245.85	X		101,796.80
05/21/2021	24132	MCKESSON	2200 · Accounts Payable		668.65	X		101,128.15
05/21/2021	24133	MSBT LAW	2200 · Accounts Payable		1,777.60			99,350.55
05/21/2021	24134	NCPERS GROUP LIF...	2200 · Accounts Payable		192.00			99,158.55
05/21/2021	24135	ST LUKE'S MEDICA...	2200 · Accounts Payable		256.82			98,901.73
05/21/2021	24136	STRYKER MEDICAL	2200 · Accounts Payable		124.00	X		98,777.73
05/21/2021	24137	UNITED OIL	2200 · Accounts Payable		565.27	X		98,212.46
05/21/2021	24138	VALLEY COUNTRY ...	2200 · Accounts Payable	123811	20.67			98,191.79
05/21/2021	24139	WAXIESANITARY S...	2200 · Accounts Payable		100.89	X		98,090.90
05/21/2021	24140	WEIDNER FIRE, INC.	2200 · Accounts Payable		317.81	X		97,773.09
05/21/2021	24141	WSCFF EMPLOYEE ...	2200 · Accounts Payable		500.00			97,273.09
05/21/2021	24142	WHITE CLOUD	2200 · Accounts Payable		6,662.36	X		90,610.73
05/21/2021	24143	IDAHO STATE POLI...	2200 · Accounts Payable		100.00			90,510.73
05/21/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	750.00	91,260.73
05/21/2021			1100 · Cash & Cash Equ...	Funds Transfer	750.00	X		90,510.73
05/24/2021	ACH	Mt. West Bank	B · CONTRACTURAL:...		20.00	X		90,490.73
05/24/2021	WIRE TR...	STRYKER MEDICAL	9950 · Capital Expenditu...		25,249.78	X		65,240.95
05/24/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	25,375.00	90,615.95
05/24/2021			1100 · Cash & Cash Equ...	Funds Transfer	25,375.00	X		65,240.95
05/25/2021			1100 · Cash & Cash Equ...	Funds Transfer	0.84	X		65,240.11
05/25/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	0.84	65,240.95
05/26/2021	AutoPay1	IDAHO POWER	E · ADMINISTRATION...		230.69	X		65,010.26
05/26/2021	AutoPay2	IDAHO POWER	E · ADMINISTRATION...		67.71	X		64,942.55
05/26/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	300.00	65,242.55
05/26/2021			1100 · Cash & Cash Equ...	Funds Transfer	300.00	X		64,942.55
05/27/2021	ACH	STATE TAX COMMI...	2400 · Payroll Liabilities	000230196	3,976.00	X		60,966.55
05/27/2021	24109	WHITE CLOUD	2200 · Accounts Payable		42.00	X		60,924.55
05/27/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	1,250.00	62,174.55
05/27/2021			1100 · Cash & Cash Equ...	Funds Transfer	1,250.00	X		60,924.55
05/28/2021	AutoPay3	CENTURY LINK	E · ADMINISTRATION...	Station 3	78.93			60,845.62
05/28/2021			1100 · Cash & Cash Equ...	Funds Transfer		X	13,125.00	73,970.62
05/28/2021			1100 · Cash & Cash Equ...	Funds Transfer	13,125.00	X		60,845.62
05/31/2021			4200 · Other Revenue:4...	Interest		X	0.01	60,845.63
05/31/2021			4200 · Other Revenue:4...	Interest		X	5.32	60,850.95
05/31/2021			B · CONTRACTURAL:...	Service Charge	12.00	X		60,838.95
05/31/2021	24181	ZOLL MEDICAL CO...	2200 · Accounts Payable		1,124.73			59,714.22