

***** REVISED *****

Gary Paxton Industrial Park – Board of Directors Meeting

March 13, 2025 3:00 pm

Room 6, Centennial Hall

- A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 4:10 pm following the work session
- B. ROLL CALL**
- Members Present:** Scott Wagner, Mike Johnson, Chad Goeden, Lauren Howard, Casey Campbell
- Members Absent:** None
- Staff Present:** Garry White
- City Representatives:** John Leach, Brooke Volschenk
- Others Present:** Members of the public, Bethany Lowrance (High Output Adventure, LLC)
- C. Review of Minutes – Jan 16, 2025 & February 26, 2025**
- Mr. Goeden noted a misprint of Chad Ystad to be changed to Chris Ystad.
- Motion:** M/S Howard/Goeden to approve the minutes of January 16, 2025 & February 26, 2025 as edited by Chad.
- Action:** Motion Passed (5/0) on a voice vote
- D. Correspondence & Other Information-** None
- E. Changes/Additions/ Deletions to Agenda -** None
- F. Reports –** None
- G. Persons to Be Heard-** None
- H. Unfinished Business –**
- 1. GPIP Haul Out Operations – Highmark Proposal**

Mrs. Howard asked the board to discuss if the building could be put out for competitive bid or if it had to remain wrapped into the proposal with Highmark. Mr. Leach suggested that the board could recommend anything to the Assembly as far as changes or negotiations to the proposal, but it is just a recommendation and the Assembly ultimately decides.

The board discussed at length if the rates associated with the proposal were going to work for the fleet in the future. The board also continued to discuss the risk vs. reward between having a private vs. a government operated haul out, specifically as relates to rates and capital improvements. Discussion continued regarding whether a competitive bid should be open to the general public for the 5,000 SF warehouse space located in the building being used by Highmark.

A motion to accept Highmark's bid, without including the warehouse space was proposed and opened for public comment. The public discussed continued concerns of public vs privately run, lack of use due to rates, and desire to explore other options.

The board then discussed how these are all valid concerns, but an interim operator or haul out run by the city would not get the fleet a functioning haul out by this summer. All board members were given an opportunity to speak on the subject before voting.

Motion: M/S Campbell/Goeden to accept Highmark's bid, without including the warehouse space.

Action: Motion Passed (3/2) on a roll call vote.

The board then discussed if there should be an additional fee to those hauling out to cover depreciation of the travel lift. Mrs. Howard asked if the deficit would come out of GPIF Enterprise Fund. There was a lengthy discussion on if passing more cost onto the user, when the rates were already high was appropriate or necessary, especially if there was the opportunity to make more revenue on potentially renting out the warehouse. This was then opened up to public comment.

Motion: M/S Wagner/Johnson to propose a \$3.00 city fee to cover the depreciation of the travel lift.

Action: Motion Failed (1/4) on a roll vote.

Mr. Leach and Mr. White stated they will have a conversation with Highmark to see if they need to adjust their rates or if they will keep their proposal as is to bring to the Assembly.