



**COLLEGE OF SOUTHERN IDAHO  
BOARD OF TRUSTEES**

**May 9, 2017**

**EXECUTIVE SESSION**

**10:15 A.M.**

**Taylor Building – President’s Board Room**

**BOARD OF TRUSTEES SPECIAL SESSION**

**11:00 A.M.**

**Taylor Building – President’s Board Room**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MEETING AGENDA: (A) *Chairman Kleinkopf***

**NEW BUSINESS**

**PURCHASE OF PRISTINE SPRINGS PROPERTY: (A) *Jeff Harmon***

**REMARKS FOR THE GOOD OF THE ORDER**

**ADJOURNMENT**

COLLEGE OF SOUTHERN IDAHO  
COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES  
EXECUTIVE SESSION  
TAYLOR BUILDING PRESIDENT'S BOARDROOM  
May 9, 2017

CALL TO ORDER: 10:15 a.m.      PRESIDING: Karl Kleinkopf

ATTENDING:

Trustees: Karl Kleinkopf, Laird Stone, Bob Keegan,  
Jan Middleider, and Jack Nelsen

College Administration: Jeff Fox, President  
Jeff Harmon, Vice President of Finance and Administration  
Curtis Eaton, Special Assistant to the President  
Eric Nielson, Director of Human Resources  
Allen Scherbinske, Physical Plant Director  
Robert Alexander, Board Attorney  
Travis Thompson, Barker, Rosholt & Simpson, LLP

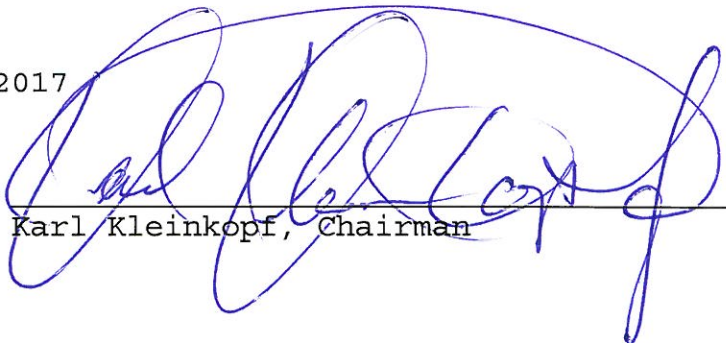
The Board of Trustees entered into Executive Session in accordance with Idaho Code 67-2345 (b) to conduct deliberations concerning personnel (c) to conduct deliberations concerning real property and (f) to consider and advise its legal representatives in pending litigation or where there is a public awareness of probable litigation on MOTION by Bob Keegan. Affirmative vote was unanimous.

BOARD OF TRUSTEE ADJOURNMENT declared at 11:00 a.m.



Jeffrey M. Harmon, Secretary Treasurer

APPROVED: June 19, 2017



Karl Kleinkopf, Chairman

COLLEGE OF SOUTHERN IDAHO  
COMMUNITY COLLEGE DISTRICT  
SPECIAL BOARD OF TRUSTEES MEETING  
May 9, 2017

CALL TO ORDER: 11:07:a.m. Presiding: Karl Kleinkopf

ATTENDING:

Trustees: Karl Kleinkopf, Laird Stone, Bob Keegan  
Jan Middleider, and Jack Nelsen

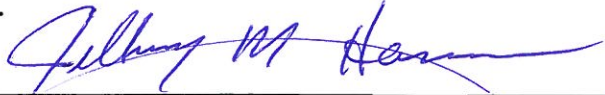
College Administration: Dr. Jeff Fox, President  
Jeff Harmon, Vice President of Finance and Administration  
Curtis Eaton, Special Assistant to the President  
Robert Alexander, Board Attorney  
Travis Thompson, Barker, Rosholt & Simpson, LLP  
Eric Nielson, Director of Human Resources  
Doug Maughan, Public Information Director  
Allen Scherbinske, Physical Plant Director  
Kathy Deahl, Executive Administrative Assistant to the President  
Julie Wooton, Times News  
Shelby Fitzgerald

APPROVAL OF AGENDA: The agenda was approved as amended on MOTION by  
Jan Middleider. Affirmative vote was unanimous.

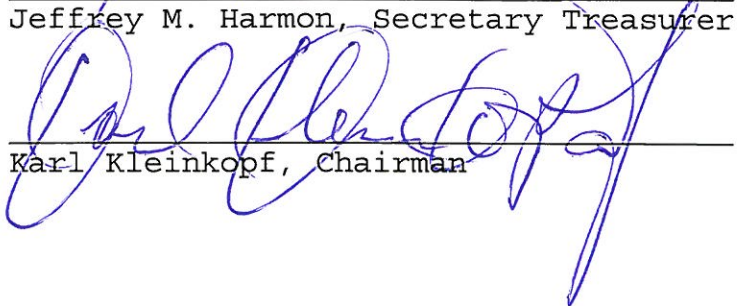
NEW BUSINESS:

1. The Board approved the resolution to purchase Pristine Springs  
from the Idaho Water Resource Board on MOTION by Bob Keegan and  
seconded by Laird Stone. Affirmative vote was unanimous.

ADJOURNMENT declared at 11:20 a.m.

  
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Jeffrey M. Harmon, Secretary Treasurer

Approved: June 19, 2017

  
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Karl Kleinkopf, Chairman

Friday, May 05, 2017

To: All CSI board members  
From: Doug Maughan  
Re: Pristine Springs overview

Pristine Springs is the name of a 400-acre property in Jerome County along the Snake River just west of Blue Lakes Trout Farm. Currently, it consists of a fish-raising facility, farm ground, a mile of riparian land and co-generation facilities. Most recently, it has been owned by the Idaho Department of Water Resources as the result of a settlement between groundwater districts and the Blue Lakes Trout Farm.

A unique attribute of Pristine Springs, and one that is significant to the College of Southern Idaho, is geothermal water. In fact, the hot water at Pristine Springs comes from the same deep aquifer that CSI has used for many years to heat most of the buildings on campus. The management of this geothermal water is not only important to CSI, it is vital to our ability to continue heating our buildings now and into the future. Until now, however, CSI has had no way of managing how much geothermal water is used at Pristine Springs.

Earlier this year, Idaho lawmakers appropriated \$1.2 million dollars to cover half the cost of this purchase. The other \$1.2 million would come from CSI's Plant Facilities Fund that has been reserved for the purchase.

Although subject to a long-term lease, CSI would achieve several important long-term benefits:

- A source of geothermal water and protection of CSI's hot water investment
- A fish production facility that may be used to expand CSI's Aquaculture Program
- 130 acres of hay and pasture land
- A mile of Snake River riparian area that could be used by the CSI environmental science programs
- Outdoor labs for plant and animal science.
- Educational business projects modeling potential uses of the resources
- Income from power cogeneration

CSI has estimated that continued use of the geothermal water on campus is very economical. If that water source were unavailable, an alternative gas heating system would cost more than \$2 million in construction costs alone, not counting the cost of natural gas or electricity. The current geothermal system provides at least \$125,000 in savings on our heating expense each year.

Purchasing the Pristine Springs property and facilities now is a rare and valuable opportunity not only for the College of Southern Idaho's plant facilities but also for our students.

**RESOLUTION**

WHEREAS, the College of Southern Idaho (CSI) executed a Letter of Intent with the Idaho Water Resource Board (IWRB) to purchase certain property and assets in Jerome County, Idaho, also known as the Pristine Springs Property; and

WHEREAS, the Pristine Springs Property includes, among other things, approximately 380 acres, an operating aquaculture facility, two small hydroelectric facilities, and unique geothermal water rights; and

WHEREAS, the Pristine Springs Property includes the most senior water right to the local geothermal aquifer (i.e. Twin Falls Groundwater Management Area) that is presently under moratorium and provides significant benefits to the operations at the college; and

WHEREAS, ownership of the geothermal water rights presents a unique and rare opportunity for CSI to obtain assets that will benefit the college and its future operations; and

WHEREAS, CSI is in a unique position to work with local governments and other entities regarding future operations and uses of the property that will benefit Twin Falls and Jerome Counties, its citizens, and students at the college; and

WHEREAS, CSI obtained an appraisal for the property valued at \$2.4 million, and the Idaho Legislature appropriated \$1.2 million during the 2017 session for the purchase; and

WHEREAS, the College of Southern Idaho Board of Trustees finds that the purchase of the Pristine Springs Property will benefit the college.

NOW, THEREFORE BE IT RESOLVED the Board of Trustees hereby authorizes the college President to execute a Purchase and Sale Agreement for the Pristine Springs Property for the appraised value.

BE IT FURTHER RESOLVED that the Board of Trustees hereby authorizes the college President or his designee to execute all other documents necessary to complete the purchase, including the transfer of all permits, water rights, agreements related to the property.

Adopted this 9<sup>th</sup> day of May, 2017.

  
KARL KLEINKOPF, Chairman