

American Falls Community Review

November 12-14, 2008



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A report presented to the City of
American Falls and its citizens by the
Idaho Community Review Program

*The Idaho Community Review Program is a collaboration of
federal, state, tribal and local governments along with the
private sector. It is coordinated by the Idaho Rural Partnership.*

For more information, call (208) 334-3131 or visit www.irp.idaho.gov.



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Part 1: Introduction

This report describes activities, concerns, observations, recommendations and resources associated with the community review of American Falls Nov. 12-14, 2008.

American Falls is the 19th community to participate in the Idaho Community Review program. The American Falls Community Review Visiting Team encourages the community to convene city leaders on receiving this report to discuss its recommendations and set a course of action.

While some members of the Visiting Team are available to help, it is ultimately the community that will determine the most sensible path to positive change.

Description of Idaho Community Review Program

The Idaho Community Review program provides observations, recommendations and information on potential resources to Idaho communities with populations of fewer than 10,000. These communities want to better understand how they might more effectively approach long standing and emerging issues and opportunities. This information is provided by a Visiting Team of 15 to 20 professionals, who have expertise in various aspects of community and economic development.

The Visiting Team spends three days in the community learning about issues through tours, meetings and interviews with community leaders and residents.

The program cannot provide instant solutions, but it has been evaluated as an invigorating, validating, unifying and vision-creating experience by the communities that have participated. Community reviews provide valuable networking opportunities, setting the stage for future resource referrals and follow-up activities. Additional information about the Idaho Community Review program can be found at <http://irp.idaho.gov> or by calling the Idaho Rural Partnership at (208) 334-3131.

Monetary Value and Costs Paid by City of American Falls

While the in-kind value of each community review varies, it is always substantial. It includes hiring 15 to 20 professionals in land use planning, transportation, civil engineering, economic development, arts and other cultural resources, communication, grant funding and other fields of expertise for three 14-hour work days. Pre-review planning, travel, lodging, staff time, report writing and review follow-up are all generously donated to the community by various organizations including state and federal agencies or are underwritten by private industry donations.

The in-kind value is estimated at \$50,000 to \$75,000. For more information on the in-kind value associated with the American Falls community review, please contact the Idaho Rural Partnership. In some cases, this in-kind contribution may be considered by foundations or other funding entities as an example of local investment or match. Likewise, the findings of the review may help demonstrate the need for external investment and support.

As with other community reviews, the direct costs to the city of American Falls were limited to food and transportation for the Visiting Team during the actual review and any city staff time involved with coordination.

Recent Community and Economic Development Efforts in American Falls

In the past three years, two economic development boards have been formed, and an energy company has planned \$2 billion in construction. The project requires 750 to 1,000 construction workers. Construction will take three years, after which the operating work force will total 150 to 200.

A city of 4,200 people, American Falls expects this to have a huge impact on housing, infrastructure and the economy. The city expects inquiries about building sites, the availability of water and sewer service and prospects for business development and expansion.

The city and Power County are currently in the end stages of comprehensive plans.

Community Expectations and Identification of Focus Areas

In response to the anticipated plant, American Falls asked for advice in three areas:

1. Identifying the housing needs for growth of 750 to 1,000 construction workers and how to properly address them.
2. Determining how to plan for infrastructure needs of this growing population.
3. Developing an adequate land use plan so building is done in an organized manner. The city expects rapid residential and commercial growth and must have a plan in place when developers approach building administrators with their projects.

American Falls also asked for advice on diversifying its economy and improving quality of life independent of the proposed plant.

Community Listening Sessions

The Idaho Community Review Steering Committee identified a need for broad-based involvement in the review process. In response, the American Falls Community Review included “community listening sessions.” These open-ended conversations with selected groups in the community, moderated by Visiting Team members, gave voice to American Falls residents and recorded their views. To stimulate discussion, the participants were asked, “What DON’T you want to see in your community?” and “What DO you want to see in your community?”

Community listening sessions were held with:

- High school students
- Senior citizens
- Hispanic citizens
- Civic leaders
- Power County Development Authority

Thank you those who made the American Falls Community Review possible including:

- American Falls Rotary Club
- School District # 318 administrators and School Board
- City of American Falls employees
- Power County employees
- Power County commissioners
- City Council members, city of American Falls
- American Falls Lions Club
- Power County Development Authority
- Great Rift Business Development Organization Board
- Randy Jensen
- Kim Clinger-Power County Advanced Energy Center
- Mayor Amy Wynn
- Commission Chairwoman Vicki Meadows
- City of American Falls Planning and Zoning
- Power County Planning and Zoning
- American Falls Public Library
- Harms Memorial Hospital
- Power County Highway District
- American Falls Chamber of Commerce
- Power County Press

Pre-Review Survey

To gauge their concerns, surveys were mailed to American Falls residents, who responded in writing or online. Detailed answers are in an appendix to this report.

Survey responses mirrored the concerns of city leaders – a lack of housing options, a declining downtown, a need to revitalize the city, a lack of recreational opportunities for youth and a desire for middle-income job opportunities.

American Falls citizens like the closeness of their small community and feel it reflects their values. The area's recreational opportunities and good schools add to the quality of life. However, respondents expressed frustration with lack of economic opportunities and the general town appearance. City and county leaders are aware of the issues facing the community and requested the review take a proactive approach.

The survey also highlighted an issue that arose time and again throughout the review – the divide between the Hispanic and white communities. While racism can be a difficult issue for a community to acknowledge, it is in the best interests of American Falls to begin working to build a more inclusive community.



Visiting Team Members by Focus Area

Administrative Team
Shelby Kerns, <i>Idaho Rural Partnership</i>
Vickie Winkel, <i>Idaho Rural Partnership</i>
Sharon Fisher, <i>Gem State Community Development</i>

Immediate Project Implementation Team
Erik Kingston, <i>Idaho Housing and Finance Association</i>
Marlin Eldred, <i>city of Jerome</i>
Angela Sisco, <i>Rural Community Assistance Corporation</i>
Greg Siebert, <i>Idaho Department of Commerce</i>
Joe Coyne, <i>Converse Area New Development Organization of Wyoming</i>

Long-Range Diversification Team
Brian Dale, <i>U.S. Department of Housing and Urban Development</i>
Jerry Miller, <i>Idaho Department of Commerce</i>
Kathleen Lewis, <i>Southeast Idaho Council of Governments</i>
Zella Johnson
Shannon Madsen, <i>U.S. Department of Agriculture, Rural Development</i>

Listening Session
Shelby Kerns, <i>Idaho Rural Partnership</i>
Kathy Ray, <i>4CASI Economic Development</i>
Tammy Stringham, <i>Lost River Economic Development</i>
Sonia Martinez, <i>Partners for Prosperity</i>

The visiting team also acknowledges the assistance of Kristen Jensen, Randy Jensen, Great Rift Business Development Organization, the city of American Falls and Power County.

The home and visiting teams acknowledge the assistance of the Board -- President Stuart Pankratz, Vice President Mary Leisy, Secretary Dan Hammond and members Rose Elguezabal, Mark Lupo, and Brett Crompton.

Publicity and Public Participation

Appendix E contains news articles that provided publicity for the review and pre-review survey.

For public participation, there was a community meeting the first night and information was gathered through the pre-review survey.

Local sponsors included:

- Great Rift Business Development Organization
- American Falls Rotary Club
- William Thomas Middle School Bridges Program
- Nelson Seed
- Power County
- City of American Falls
- Power County Development Authority
- Refined Energy Holdings
- Doug Ruff
- Mocha Shack



Review Itinerary

Working together, the Visiting Team and the American Falls community created an agenda giving the team the opportunity to experience the city's assets, challenges and opportunities while allowing both planned and informal conversations with residents. Review activities are summarized below. A more detailed review itinerary is included as Appendix E.

Nov. 12

- Visiting Team arrives, lunch and introduction by Mayor Amy Wynn and Commissioner Vicki Meadows
- Visiting Team Orientation
- Presentation and Q&A from Refined Energy Holdings
- Tour P.C. Advanced Energy Center site, general city tour
- Team meetings with community groups
- Dinner
- Community forum

Nov. 13

- Team meetings with community groups
- Lunch
- Work on reports

Nov. 14

- Work on reports
- Refined Energy Holdings-Wrap Up
- Lunch at Senior Center



Part 2: Team Reports

Project Implementation Team

Introduction

The Project Implementation Team was asked to explore how American Falls and the surrounding county can best prepare for the socioeconomic and other changes presented by the possible Southeast Idaho Energy's coal gasification fertilizer plant. The team met with several stakeholder groups to better understand the discussion and planning involved with the project. These groups included elected city officials, city employees, REALTORS®, lenders, small business owners and larger employers. The team also heard a presentation from a Southeast Idaho Energy's public relations representative.

The team noted a perceptual paradox in local discussion of the plant's impact:

1. If a significant number of workers relocate to American Falls, then there is the need for tremendous local investment in infrastructure, recreational opportunities and residential development. Under this assumption, the new residents could generate the revenue needed to accommodate the growth, increasing the net local economic stimulus of the plant. But significant in-migration can also challenge local social and cultural norms with negative consequences such as increased crime for long-term residents and their families. Still there are many positive benefits of the new workers choosing American Falls as their permanent home.
2. On the other hand, most or all of the plant's work force could commute from other locations, living and shopping in Pocatello or other communities as a number of the plant's boosters do. In this case, American Falls would not realize similar short- or long-term economic benefits but would still see increased traffic during peak hours and feel some social and cultural impacts from a commuting work force.

There seems to be a perception among some at the local level that the positives and negatives can be decoupled. The team, however, feels that American Falls receives the economic stimulus **and** the challenges of growth or some other community will. The team would suggest a realistic discussion of probable outcomes and trade-offs. There are also no plans to capture revenue or require additional fiscal partnerships from the new plant or its operations. This leaves the burden squarely on the shoulders of American Falls residents to subsidize the increased capacity.

Disclaimer. This section assumes the completion of the plant as proposed at the time of the review. Several questions remained unanswered at that time including the nature of the partnership among the city, county, Southeast Idaho Energy and the eventual engineering, planning and construction contractor. Critical partners in this process are the community's residents, taxpayers, businesses and service

providers, who have an enormous stake in how this process is designed and implemented.

Recommendations

Southeast Idaho Energy Information and Discussion

Visiting Team Observation #1: At this point, there is insufficient information about the project's impact on the community in relation to temporary and permanent housing, schools, public and private utilities and services, transportation systems, law enforcement, fire protection and health care and emergency medical services.

Proposal

The community should ask the company to prepare an impact analysis, possibly as a prerequisite to county consideration of Tax Increment Financing assistance. This analysis could also be done compatibly with the Front End Engineering Development study the company will conduct in early 2009. The impact study should include analysis and discussion of:

- The number of employees needed to complete construction of the plant and to operate the facility by calendar quarter.
- The existing housing stock by type and number of units, vacancy rates, costs and rental rates. The analysis should include a quantitative evaluation of the number of units by area required to accommodate construction workers and plant operating staff and a discussion of the effects of the proposed industrial facility on vacancy rates, costs and rental rates. Any specific housing programs should be described in detail.
- Transportation facilities including road surfaces, type and rail access and the plant's effect on service levels of roads, haul routes for materials and supplies, rail traffic at grade crossings, noise, dust and intersection of new access roads with existing roads. Existing information gathered by the Idaho Transportation Department and local transportation entities, in conjunction with Southeast Idaho Energy, may suffice, but there should be a contingency plan for emergency use or closure of the road over the river in case of a spill.
- Public facilities and services availability and needs including but not limited to:
 - Facilities required for the administrative functions of city, county and special district offices;
 - Sewer and water distribution and treatment facilities including their capability to meet projected service levels generated by the plant. This may be unnecessary if water and sewer are handled on site. Use of facilities by the plant should be assessed separately from population-related increases in service demand;
 - Solid waste collection and disposal services including the adequacy of landfills. Use of these services by the plant should be assessed separately from population-related increases in service levels;

- Police and fire protection including specific new demands, new facilities, equipment or increases in service levels created by the plant;
- Health and hospital services;
- Social service programs and personnel, their capacity to meet current demand and the problems, needs and costs to meet increasing demand;
- The effect of the plant and the new population on community recreational facilities and programs and urban outdoor recreational opportunities including descriptions of recreational resources, their types and locations; and
- Educational institutions by enrollment per grade, physical facilities and capacity to accommodate the new population.
- The financial impact over the projection period on all local governments and special districts identified by the applicant as primarily affected by the proposed plant including revenue structure, expenditure levels, mill levies and publicly financed services. The analysis may include but is not limited to:
 - An estimate of the sales and use tax revenues, by quarter, to be paid during the construction period.
 - An estimate of the value of plant components for purposes of ad valorem taxation during both the construction and operations periods.
- All environmental impacts including those beyond the purview of the state Department of Environmental Quality like the environmental impact evaluations required for a U.S. Department of Agriculture Rural Development or Idaho Community Development Block grants. The items shall be identified and evaluated as they would exist if the proposed plant were built. Each evaluation should be followed by a brief explanation of the permits issued to regulate them. If the impact is not regulated by the state or federal governments, the study should include proposals for alleviating adverse impacts. This level of analysis will be needed for infrastructure grant applications identified above.
- The procedures proposed to avoid constituting a public nuisance or endangering the public health and safety, human or animal life, property, wildlife or plant life or recreational facilities including:
 - Impact controls and mitigation measures that the applicant will employ to alleviate adverse environmental, social and economic impacts; and
 - Monitoring programs to assess effects of the proposed plant and the overall effectiveness of impact controls and mitigation.

Available Resources

- Companies with experience building large projects in small towns including engineering and construction contractors. CH2M Hill has prepared most impact analyses for Wyoming industrial projects under the Wyoming Industrial Siting Act. There are other consulting firms that do similar work. CH2M Hill, P.O. Box 22508, Denver, CO 80222-0508, 9193 South Jamaica St., Englewood, CO 80112, (303) 771-0900, fax (720) 286-9250. Several impact studies completed by CH2M Hill and others are included as “Permit Applications” found online at the Wyoming Industrial Siting Council’s Web site at <http://deq.state.wy.us/isd/isdnews.htm>.
- Local Highway Technical Assistance Council. Contact: Lance Holstrom, administrator, 3330 W. Grace St., Boise, Idaho, 83703, (208)344-0565, (208) 344-0789, lhtac@lhtac.org, <<http://www.lhtac.org>>.
- USDA Rural Development Rural Business Enterprise and Opportunity Grants. Contact: RBS Program Director, USDA Rural Development, (208) 378-5623, 9173 West Barnes, Ste. A1, Boise, Idaho, 83709, <<http://www.rurdev.usda.gov/id>>.
- Idaho Community Development Block Grant Administration Manual. This document from the Idaho Department of Commerce contains a detailed check list of environmental impacts. Contact: Sharon Deal, community development specialist at (208) 334-2470, <<http://commerce.idaho.gov/communities/grant-administration.aspx>>.

Housing

Visiting Team Observation #2. American Falls has a fairly tight housing market with an acute shortage of work force and market-rate housing for rent or purchase. Building ordinances need to be updated. Current housing diversity appears inadequate to accommodate both the anticipated influx of workers during either construction or operation. Some workers with their own recreational vehicles will be looking for a park and hookups. Others might prefer housing for themselves and their families in or near American Falls and the balance will likely commute from Pocatello or other surrounding communities.

Proposal

- Use the results of the Impact Analysis to determine employment numbers, timeframes and the number and types of housing options required. Compare these numbers to the existing housing stock in various areas to determine any need for new housing stock. If a need for new housing stock is indicated, create partnerships and incentives for residential development. This may involve clarifying and streamlining local permitting processes to make the development process more consistent and transparent.
- Identify compatible sites that make sense from traffic, infrastructure and land use perspectives, then contact landowners to determine the property’s availability.

- Explore dual-use development plans that accommodate both short- and long-term housing needs such as developing an RV park for construction workers that with appropriate engineering and infrastructure can eventually be turned into a residential subdivision once construction is complete. Another example might involve using a structure for short-term high-density occupancy like dormitories that could be converted to a community facility after the construction phase.
- Investigate the availability of federal funds for affordable or subsidized housing.
- The team recommends the cost of developing affordable rental housing be shared by Southeast Idaho Energy and the developers and include in-kind support from the city and county governments.

Available Resources

- Idaho Housing and Finance Association. Contact: IHFA's Housing Resources Coordinator Erik Kingston, erikk@ihfa.org, <<http://www.ihfa.org>>, or toll-free at (877) 438-4472, <http://www.ihfa.org>.
- Rural Community Assistance Corp. Contact: Angela Sisco, asisco@rcac.org, (208) 788-4346, <<http://www.rcac.org>>.
- USDA Rural Development. Contact: Roni Atkins, director, Housing Programs, (208) 378-5630, 9173 West Barnes, Ste. A1, Boise, Idaho, 83709, roni.atkins@id.usda.gov, http://www.rurdev.usda.gov/rhs/common/indiv_intro.htm.
- The city of Montpelier, which has done a great deal of work on housing issues. Contact: Amy Bishop, amybishop@montpelieridaho.info.
- U.S. Department of Housing and Urban Development Seattle Multifamily Hub. Contact: Jimmie Tail, Housing Program manager, U.S. Dept. of HUD, Seattle Multifamily Hub, Jimmie.Tail@hud.gov or (206) 220-5176.

Infrastructure

Visiting Team Observation #3. American Falls is currently leaving several “low-hanging” resources untapped including internal funds such as impact and annexation fees, charges for actual water usage and external funds such as grants.

Proposal

- Use funds from the city's reserve accounts to begin metering all city water users.
- Evaluate impact fees to ensure that new development pays it own way.

Available Resources

- Local Highway Technical Assistance Council. Contact: Lance Holstrom, administrator, 3330 W. Grace St., Boise, Idaho, 83703, (208) 344-0565, or (208) 344-0789, lhtac@lhtac.org, <<http://www.lhtac.org>>.
- USDA, Rural Development. Contact: David Flesher, program director, 9173 W Barnes Drive, Ste. A1, Boise, Idaho 83709, (208) 378-5617,

david.flesher@id.usda.gov, <<http://www.rurdev.usda.gov/id/rus.htm>> or in Blackfoot (208) 785-6600.

- Rural Community Assistance Corp. Contact: Jim Phillips, (208) 841-9714 or jphillips@rcac.org.
- Idaho Department of Commerce. Contact: Greg Seibert, economic development specialist, (208) 334-2650 ext 2131, Greg.Seibert@business.idaho.gov.

Visiting Team Observation #4. Current funding priorities are inhibiting growth and planning and are unsustainable at current levels. The city appears to be subsidizing a golf course and Willow Bay directly and indirectly, which creates liability and puts an additional burden on city budget. While these may contribute to the overall quality of life in American Falls, it may be wiser long-term to increase user fees on recreational activities and focus the city budget on needed infrastructure improvements.

Proposal

Evaluate current costs and revenues associated with the golf course and Willow Bay Recreation Area and reconsider the subsidy and ownership.

Visiting Team Observation #5. Proposed construction and operation at Southeast Idaho Energy will increase traffic through town.

Proposal

Coordinate with the Idaho Transportation Department and law enforcement to assess traffic impacts and management.

Available Resources

- Idaho Transportation Department. Contact: District 5 Engineer Ed Bala (208) 239-3327, 5151 South 5th, Pocatello 83205-4700.
- Power County Highway District.
- American Falls Police.
- Power County Sheriff.

Visiting Team Observation #6. Accident potential involving hazardous materials currently exists and will increase in proportion to additional truck and rail traffic, along with potential for river contamination and bridge damage, which could force closures.

Proposal

- Update response protocols with area hazardous materials teams and first responders.
- Review area emergency management plans for city, county and regional services.

Available Resources

- Idaho Bureau of Homeland Security, <<http://www.bhs.idaho.gov>>, 4040 W Guard St., Boise, ID 83705, (208) 422-5725.

Visiting Team Observation #7. Concentration of work force is likely to require increased law enforcement whether workers are living in or near American Falls or commuting from surrounding communities.

Proposal

- Request partnership from local law enforcement, Southeast Idaho Energy and the engineering-procurement-construction contractors to support additional law enforcement and develop a code of ethics to include drug testing, disciplinary action and community expectations.
- Include local high school representatives in developing strategies to limit student exposure to potential sex- or drug-related crimes.
- Increase communication between city and county law enforcement.

Available Resources

- Explore Southeast Idaho Energy's and its contractors' willingness to contribute to law enforcement salary and benefits or at a minimum to provide employee training and develop a community liaison process to prevent or resolve conflicts.

Visiting Team Observation #8. Wastewater treatment plant appears to be at or over capacity, and water usage is approaching capacity. Current water supply lines to hydrants may be insufficient for fire suppression throughout the community. Failure to add capacity is limiting growth and development and increasing the community's risk and liability. Fires in recent years have destroyed many parts of downtown American Falls. Insufficient water supply is one factor in the increased fire risk. Fire suppression should be a high priority. When volunteer firefighters live far from town, response times are delayed proportionately.

Proposal

- Impose summer water use restrictions beginning in 2009.
- Begin metering all water usage and increase water fees to build reserves and secure additional water rights.
- Consider a development moratorium until capacity is increased.

Available Resources

- Community Development Block Grant. Contact: Sharon Deal, community development specialist, (208) 334-2470, <<http://commerce.idaho.gov/communities/grant-administration.aspx>>.

- USDA, Rural development, Contact: David Flesher, program director, 9173 W Barnes Drive, Ste. A1, Boise, Idaho 83709, (208) 378-5617, david.flesher@id.usda.gov, <<http://www.rurdev.usda.gov/id/rus.htm>>.
- Environmental Protection Agency. Contact: Cyndi Grafe, Water and Wastewater Infrastructure, (208) 378-5771, grafe.cyndi@epa.gov or Maria Lopez, (208) 378-5616, lopez.maria@epa.gov.
- Idaho Department of Environmental Quality. Contact: Lance Nielsen, Drinking Water manager, 1410 N. Hilton, Boise, ID 83706-1255, (208) 373-0291, lance.nielsen@deq.idaho.gov, or Don Lee, (208) 373-0289. Provides 50 percent planning grant for facilities studies, including engineering.
- Rural Community Assistance Corp. Contact: Jim Phillips, (208) 841-9714, or jphillips@rcac.org.

Visiting Team Observation #9. Code enforcement appears to be nonexistent and not understood or supported by many parties throughout American Falls. Conversations with elected officials and staff indicate a reluctance to engage in enforcement because of resistance from non-compliant property owners. Code violations observed by the visiting team pose numerous health and safety threats, discourage community investment, reduce surrounding property values, negatively impact community identity and expose the city to liability.

With the anticipated influx of new residents and potential investors, it is in the city's long-term interest to address these issues. There may be increasing problems with recreational vehicles parked on the street and the large number of informal vehicle lots that may transition to makeshift RV camps if a strategy is not adopted.

Proposal

- Review and update city ordinances with technical assistance from outside legal and code enforcement professionals.
- Enforce codes and provide political support for the code enforcement officer. Communities may contract out code enforcement to reduce local resident conflict and increase compliance.
- Place liens on properties that are out of compliance and clean them up. Condemn as needed to secure compliance.

Available Resources

- The Association of Idaho Cities can provide code enforcement contacts for other communities of similar size. Contact: Leon Duce, 3100 S. Vista Ave., Ste. 310, Boise, ID 83705, (208) 344-8594, (800) 344-8594 or lduce@idahocities.org. The Association of Idaho Cities also has a listing on its Web site. See AIC Programs / Sample Ordinances at <<http://www.idahocities.org>>.
- The city of Boise also has a well-developed code enforcement policy and outreach materials. See examples of various programs from its Planning and Development Services Division at <<http://www.cityofboise.org>>.

- The city of Jerome’s economic development office can provide a copy of ordinances and a code enforcement officer job description, (208) 308-3194.

Economic Development

The Southeast Idaho Energy coal gasification project will provide additional economic development opportunities for the American Falls area. The project is expected to create 750 to 1,000 construction jobs in Phase I followed by 150 to 200 permanent jobs. The facility is slated to add \$400 million to the county property tax base, and it is projected that it will purchase approximately \$6 million a year in local or regional goods and services. How much of that investment will wind up in the American Falls economy is difficult to calculate, owing to the many unknown factors identified in this report. Without development of this project, opportunities will still exist but on a smaller scale.

Visiting Team Observation #10. Increased population and wages will create an increased market for the development of a more diversified retail sector. The downtown core has deteriorated overall although there have been some improvements through the initiative of individual business owners. The downtown needs to be improved in order to achieve maximum benefit from future development.

Proposal

- Promote the capabilities of the American Falls retail sector to current and future citizens of the area.
- Revitalize the American Falls Chamber of Commerce as the publicity and marketing leader.
- Don’t focus on the competition with Pocatello but focus on growing and improving the American Falls retail sector.
- Conduct a downtown revitalization feasibility study that includes analysis of property owner attitudes, physical development plans, infrastructure improvements and financing plans such as urban renewal tax increment financing, grants, local improvement districts and city work crews.

Available Resources

- U.S. Chamber of Commerce, <<http://www.uschamber.com>>, 1615 H Street, NW, Washington, DC 20062-2000, (202) 659-6000.
- Idaho State University, College of Business. (208) 282-3585, <<http://www.cob.isu.edu>>.
- Idaho Department of Commerce Idaho Gem Grant Program, which provides seed money to help develop a downtown revitalization plan. Contact: Jerry Miller PCED, economic development specialist, (208) 334-2470, or jerry.miller@commerce.idaho.gov, <<http://commerce.idaho.gov/communities/idaho-gem-grants.aspx>>.
- USDA Rural Development’s Business Enterprise Grant Program, which can help fund downtown revitalization efforts and often matches up with Idaho

Gem Grants. Contact: Shannon Madsen, (208) 785-5804 ext 118, <<http://www.rurdev.usda.gov/id/rbs.htm>>.

- Idaho Community Development Block Grants, which offer grants up to \$500,000 to communities for addressing downtown slum and blight. Contact: Sharon Deal, community development specialist, (208) 334-2470, <<http://www.commerce.idaho.gov/communities/block-grants.aspx>>.
- Southeastern Idaho Council of Governments. Contact: Kathleen Lewis, (208) 233-4032 ext 26, Kathleen@sicog.org.

Visiting Team Observation #11. Existing lodging facilities are inadequate to support current and future demands of the business community. Demand created by the construction and operation phases of the gasification plant project may provide a dependable market to attract lodging developers.

Proposal

- Complete a survey of current and potential business lodging demand.
- Recruit the Idaho State University Business School to perform a feasibility study for new lodging development.
- If that is feasible, market potential in American Falls to lodging developers.

Available Resources

- Idaho State University College of Business, (208) 282-3585, <<http://www.cob.isu.edu>>.
- USDA Rural Development's Business Enterprise Grant Program, which can help fund downtown revitalization efforts and often matches up with Idaho Gem Grants. Contact: Shannon Madsen, (208) 785-5804 ext 118, <<http://www.rurdev.usda.gov/id/rbs.htm>>.
- Southeastern Idaho Council of Governments. Contact: Kathleen Lewis, (208) 233-4032 ext 26, Kathleen@sicog.org.

Visiting Team Observation #12. There are numerous small businesses that go it alone and would benefit from technical assistance provided by public agencies. A successful downtown revitalization project would enhance the success of existing downtown businesses. Some business owners are already taking steps to enhance curb appeal and invest in their overall appearance and competitiveness.

Proposal

- Sponsor technical assistance workshops to match business owners with support agencies.
- Start a local business improvement group that focuses on developing improved business practices.

Available Resources

- The [Idaho Small Business Development Center](http://www.idahosbdc.org/), is a university-based organization which offers confidential no-cost business consulting and low-cost training to help small businesses and entrepreneurs start and grow. Contact: Region V SBDC, Idaho State University, 1651 Alvin Ricken Drive, Pocatello, ID 83201, (208) 232-4921, dittmike@isu.edu.<<http://www.idahosbdc.org/>>.
- Idaho State University College of Business, (208) 282-3585, <<http://www.cob.isu.edu>>.
- The Small Business Administration, which helps Americans start, build and grow businesses. Contact: 380 East Parkcenter Blvd., Ste. 330, Boise, Idaho 83706, (208) 334-1696, <http://www.sba.gov/localresources/district/id/index.html>.



Policy

Visiting Team Observation #13. As with most small communities with part-time leadership, American Falls faces practical limitations in tackling large and complex projects.

Local leaders and residents have the potential to create an effective force for change but only with a clear and well-informed plan in place. With these elements in place the community can cooperate to achieve specific results.

Proposal

- American Falls is currently participating in the Horizons Program, which features a leadership component, and the team recommends continuing through the entire process.
- Select local leaders and residents to attend leadership training offered by the Idaho Rural Partnership in spring of 2009.

Available Resources

- Idaho Rural Partnership. Contact: Shelby Kerns, (208) 334-3131, Shelby.kerns@irp.idaho.gov, <<http://irp.idaho.gov/>>.
- Southeastern Idaho Council of Government's Regional Council of Government, which offers peer-to peer support for local government and community representatives. Contact: Kathleen Lewis, (208) 233-4032 ext 26, Kathleen@sicog.org.
- Leadership Idaho Agriculture, which is dedicated to preparing leaders in agriculture and rural communities through education and experience. Contact: Rich Waitley, <<http://leadershipidahoag.org/>>, (208) 888-0988, 55 SW 5th Ave, Ste. 100, Meridian ID 83642, rcwaitley@spro.net.
- Idaho Department of Commerce, which offers small grants for peer-to-peer visits. Contact: Gloria Mabbutt, (208) 334-2470, gloria.mabbutt@commerce.idaho.gov.

Visiting Team Observation #14. A perceived lack of consistency and transparency in planning and development services poses a barrier to new residential and commercial development. The community lacks a current comprehensive plan, which limits both short- and long-range planning.

Proposal

- The city should initiate, or follow through on, a comprehensive planning process to include planning and zoning, code enforcement, housing and infrastructure, annexation policies, impact fees, comprehensive land use policy and downtown revitalization.
- Pursue a local Main Street Program or at a minimum use the Main Street on-site consulting services to review American Falls' downtown challenges and opportunities.

Available Resources

- Gem Community Grant. Contact: Jerry Miller, Idaho Department of Commerce, (208) 334-2650 ext 2143, jerry.miller@commerce.idaho.gov).
- Southeastern Idaho Council of Governments, which can provide technical support for comprehensive planning. Contact: Kathleen Lewis, (208) 233-4032 ext 26, Kathleen@sicog.org.
- National Main Street Program, which provides inexpensive materials but implementing the program would involve hiring a full-time coordinator. Contact: <<http://www.mainstreet.org/>>.
- "Idaho Land Use Handbook: The Law of Planning, Zoning, and Property Rights in Idaho." Contact Givens Pursley Law Offices, (208) 388-1200. This publication should be given to every planning and zoning administrator and commissioner as well as every city council member.
- Smart Towns Land Use Planning Handbook and DVD. Contact: Association of Idaho Cities, <<http://www.idahocities.org>>, (208) 344-8594.
- Western Planning Resources "Western Planner" and annual conference. Contact: <<http://www.westernplanner.org>>, (307) 234-9442.
- "Zoning Practice" publication of the American Planning Association. Contact: <<http://www.planning.org/ZoningPractice>>.

Visiting Team Observation #15. The community lacks a clear understanding of impacts on the water, sewer and street systems from the plant project, and there seems to be confusion and uncertainty about land ownership. This information is critical to preparing for and managing growth associated with project construction and operation and subsequent residential and commercial development.

Proposal

- The city should update current infrastructure capacity to determine the need for a full engineering study and identify appropriate areas for development.
- Review county tax assessor records and maps to identify vacant parcels and their owners. Meet with landowners to better understand current and anticipated land use, identify code violations and the need to address health and safety violations and mosquito abatement. This will help in siting residential and other types of development.
- Talk to other entities and public landowners like hospitals, water districts, schools highway districts and fire and irrigation districts and neighboring governments to coordinate growth management, identify best practices and increase efficiency.
- Use acquired knowledge and networks to inform and complete comprehensive land use and capital improvement plans.

Available Resources

- The Southeastern Idaho Council of Governments currently provides a forum for discussion. Contact: Kathleen Lewis, (208) 233-4032 ext 26, Kathleen@sicog.org.
- State Fire Marshall, Division of Department of Insurance. Contact: Mark Larson, (208) 334-4370, <http://www.doi.idaho.gov>.
- Association of Idaho Cities. Contact: 3100 S. Vista Ave. Ste. 310, Boise, ID 83705, (208) 344-8594, <http://www.idahocities.org>.
- Idaho Association of Counties. Contact: 700 W Washington St, Boise, ID 83702, (208) 345-9126, <http://www.idcounties.org>.

Visiting Team Observation #16. Developers and others maintain that current planning and zoning and development policies are inconsistent and unclear. This creates a barrier to development and exposes the city to unnecessary liability and costs. Developers, builders and investors are attracted to clarity and consistency.

Proposal

- Produce a concise development flowchart and supporting outreach materials that clearly specify the steps in the local development process including a complete list of required permits, fees and estimated time to process applications along with key staff positions responsible for each stage of the process.
- Follow and enforce development guidelines consistently.

Available Resources

- The Association of Idaho Cities, which provides information in the programs section of its Web site including sample ordinances. Contact: Ken Harward, director, <http://www.idahocities.org>.
- "Idaho Land Use Handbook: The Law of Planning, Zoning, and Property Rights in Idaho." Contact: Givens Pursley Law Offices, (208) 388-1200. This publication should be given to every Planning and Zoning administrator and commissioner, as well as every city council member.
- Smart Towns Land Use Planning Handbook and DVD. Contact: Association of Idaho Cities, <<http://www.idahocities.org>>, (208) 344-8594.
- Western Planning Resources "Western Planner" and annual conference. Contact: <<http://www.westernplanner.org>>, (307) 234-9442.
- "Zoning Practice." Contact: American Planning Association, <<http://www.planning.org/ZoningPractice>>.
- The city of Boise Planning and Development Services office, which provides a one-stop shop for homeowners, builders and developers navigating the permitting process. Some great examples of meeting user needs include "Who Do I Call? An A to Z Reference to Boise's Ordinances," "Boise's Zoning Districts" and "Design Review." Contact: <http://www.cityofboise.org/Departments/PDS/Documents/page32110.aspx> >.



Long Range Diversification Team

Recommendations

Beautification

Visiting Team Observation #1. Most residents define their downtown as ugly. Some of the downtown buildings do not meet current safety codes. Others are owned by absentee landlords who seem not to have maintained their structures. The dilapidation of downtown is underscored by recent fires that have claimed the city's only bowling alley and movie theater. Some of the city's older homes have fallen into disrepair. A number of trailer homes built before 1976 are scattered throughout the city. One possible consequence of the gasification plant project is a spike in property values. When this has happened in other communities, old mobile homes get displaced by landlords and developers looking to make a quick buck. Entryways into town are not inviting and lack signage.

Proposal

- Commission a downtown revitalization study.
- Establish a revolving loan program to help property owners repair and rehabilitate dwellings and commercial buildings. Emphasis should be placed on energy efficiency since there are programs subsidizing energy saving projects.
- Organize volunteers to help clean up the community. Volunteers could be deployed to assist disabled and elderly residents rake up, paint and complete minor repairs. Citizens are often more likely to get involved in one-day or one-time projects than ongoing ones, so try to organize beautification activities in a manner that doesn't require a long-term commitment.
- Consider using youth groups and jail inmate crews for beautification projects.
- Create a community beautification cooperative, which diverts donations that would otherwise go to youth groups and sports teams to a consolidated fund. Fund trustees list community projects, assigning each a price, and youth groups take on the projects in return for their value in financial support.
- Create a community foundation to help fund long-term projects.
- Consider possible mobile home developments and RV and mobile home parks. One possible consequence of Southeast Idaho Energy coming to town may be a spike in property values, which may displace non-conforming mobile homes built before 1977.
- If one does not currently exist, establish a community service requirement in the middle and high schools.
- Recognize well kept and improved properties. This could take the form of an award for best looking property, most improved property or something similar.

- Aggressively enforce building safety codes for those violators who habitually fail to cooperate with community beautification efforts.
- Create attractive entryways into town. Plant trees and install signs.
- Explore additional federal funding for self-help housing regardless of the plant coming to town. In fact, many of the housing recommendations listed in the Project Implementation Team Section should be pursued.

Available Resources

- Idaho Gem Grants. Contact: The Idaho Department of Commerce Idaho Gem Grant Program, Jerry Miller PCED, economic development specialist, (208) 334-2470, jerry.miller@commerce.idaho.gov, <<http://commerce.idaho.gov/communities/idaho-gem-grants.aspx>>.
- USDA Rural Development's Business Enterprise Grant Program. Contact: Shannon Madsen, (208) 785-5804 ext 118, <<http://www.rurdev.usda.gov/id/rbs.htm>>.
- Idaho Community Development Block Grants. Contact: Sharon Deal, community development specialist, (208) 334-2470, <<http://commerce.idaho.gov/communities/block-grants.aspx>>.
- Pocatello's Paint Fest, which may serve as a good model for organizing a community based housing rehabilitation effort since it matches volunteers with elderly and disabled people to fix up their housing. Contact: Byron Smith, chair, at (208) 397-2513.
- Boise Neighborhood Housing Services, which sponsors both raking and painting programs for low income and disabled residents. Contact: Lynn Cundick, (208) 343-4065, <<http://www.nhsid.org/>>.
- Idaho Department of Lands Community Forestry Program, which assists communities with tree planting and beautification projects. Contact: David Stephenson, community forest coordinator, (208)-666-8621, <http://www.idl.idaho.gov/bureau/community_forestry/contacts/index.h>.
- USDA 504 Housing Program, which helps low-income residents with home repairs. Contact: USDA Rural Development Housing Programs Blackfoot Service Center, (208) 785-5840 ext 4, <http://www.rurdev.usda.gov/rhs/sfh/brief_repairgrant.htm>.
- The Accessibility Improvement Program, which can help pay to make homes handicap accessible. Contact: Mickey Palmer, (208) 232-2747, <<http://www.idaholifecenter.org/>>.
- Idaho Power, which performs energy audits to give property owners energy savings ideas. Contact: <<http://www.idahopower.com/energycenter/energyefficiency/programsSummary.htm>>.
- Southeastern Idaho Council of Governments, which offers low-interest loans to help clean up brownfield properties. Contact: Kathleen Lewis, (208) 233-4032 ext 26.

- The National Arbor Day Foundation, which has a Web site with lots of tips concerning community wide tree planning and beautification projects. Contact: <<http://www.idahobrownfields.org/>>.
- Three Rivers Resource Conservation and Development, which offers resources for environmental restoration and beautification. Contact: Paula Jones, (208) 237-4628 ext 104, <<http://www.3riversrcd.org/>>.
- Idaho Department of Environmental Quality, which can provide an inventory of potential brownfields or sites where redevelopment is hampered by a perception of environmental contamination. State and federal funds are available for the assessment and cleanup of brownfields, and federal funds are available for the development of affordable housing on the sites. Contact: Aaron Scheff, brownfields program manager, Idaho Department of Environmental Quality, (208) 373-0420, aaron.scheff@deq.idaho.gov, <<http://www.deq.idaho.gov/Applications/Brownfields/index.cfm?site=brownfields.htm>>.
- Upper Community Clearwater Foundation. Contact: Debbie Evans, kamiahgrants@msn.com, (208) 935-5375.

Business Development and Attraction

Visiting Team Observation #2. The area's outdoor recreation amenities offer considerable opportunities for tourism. However the potential to develop tourism is limited by a lack of modern motels and the availability of tourism marketing materials. Contrary to their retail counterparts, which face tough competition from the big box stores in nearby Pocatello, health care in American Falls is thriving and could do even better with an updated medical facility.

While large industrial operations such as ConAgra and the proposed Southeast Idaho Energy project are tax and payroll generators, over the long run the health of the local economy lies with the nurturing of diverse home-grown business. In touring the community the visiting team noted a number of vacant properties and raw land ideal for business development. The city's ability to preserve land for business development is suspect. The visiting team was unable to obtain a draft of the forthcoming comprehensive plan and discussions with both the city and the county with respect to planning issues raises concerns that continuity between the American Falls and Power County comprehensive plans is lacking. The community's chamber of commerce's sole purpose is to produce American Falls Days.

Proposal

- Local real estate agents should place available commercial and industrial properties and lands on Idaho's Gem State Prospector Web site. This Web site is free and combines the property listing with maps and demographic statistics that interest companies looking for new locations.
- American Falls should develop marketing materials promoting the area's outdoor and historical amenities. The materials could be placed into the information racks of hotels and visitor centers along the Interstate 15 and Interstate 84 corridors.
- Along with marketing materials, American Falls needs an economic development Web site. This can be a stand-alone Web site or space on an existing site such as the chamber's or the city's. At the very least, this Web site should provide visitors with the contact information for the Great Rift economic development professional as well as a community profile highlighting community statistics such as population, housing stock, utility availability, schools and recreation.
- American Falls should create a visitor's center. This center could take the form of a Kiosk built by a service club, boy scouts or high school shop class. Visitor information could also be located in local convenience and grocery stores.

A national franchise motel should be recruited to the community. A community the size of American Falls has a population and business base to support a nationally affiliated hotel, especially one equipped with meeting and banquet facilities. National franchises bring with them an online marketing presence that could help bring additional visitors to the community.

- A tourism niche worth pursuing is bird watching. According to locals the American Falls Reservoir is one of the nation's best for bird watching yet American Falls does not come up when one searches for bird watching locations on the Internet.
- Participate in the Pioneer Country Travel Council to help leverage tourism resources.
- American Falls and Power County are rich in history that should be leveraged. An event organized around the old town site, when the reservoir is at its lowest, may be a hit. While water levels are unpredictable, the "maybe you will see it, maybe you won't" aspect could be capitalized upon to add an extra element of fun and attraction as long as there is a "plan B" for years when tourists cannot walk on the old sidewalks.
- Be creative in ways to mark tourism in American Falls. Bird watching, the original town site, the fish hatchery and an ice fishing festival are examples of assets to be advertised.
- American Falls and Power County comprehensive plans should align with respect to identifying industrial and commercial zones. Specifically lands

along the interstate should be zoned for commercial and industrial development.

- A revitalized chamber of commerce would go a long way to promote the creation, expansion and retention of home grown business. Activities for the revitalized chamber could include publication of a local business directory and an accompanying Web site, training and mentoring programs that provide career exposure and internship opportunities for high school students.
- Health care offers many economic opportunities for the community. First, the development of a new hospital and health care campus would allow the hospital to offer revenue generating procedures currently unavailable in the existing facility. Second, modern medical facilities will help attract new industry. Third, the construction of a new hospital will free up the current facility to be reused as business incubator or other commercial/light manufacturing use.

Available Resources

- Gem State Prospector, Idaho Department of Commerce Contact: Jerry Miller PCED, (208) 334-2470 ext 2143, <<http://gemstateprospector.com/ed.asp?bhcp=1>>.
- Idaho Department of Commerce Idaho Travel Council, which provides grants for the production of tourism marketing efforts. Contact: Karen Ballard, (208) 334-2470, <<http://commerce.idaho.gov/travel/grant-program/index.aspx>>.
- USDA's Rural Business Enterprise Program, which could fund a study of the feasibility of bringing a motel to town or help with the creation of a local business directory. Contact: Shannon Madsen, (208) 785-5804 ext 118, <<http://www.rurdev.usda.gov/id/rbs.htm>>.
- The city of Jerome, which has an excellent economic development page on its Web site. Contact: The city of Jerome, (208) 324-8189, <<http://www.ci.jerome.id.us/econdev/>>.
- The Boise Metro Chamber of Commerce, which conducts a number of training sessions for small business. The chamber may be willing to mentor the American Falls chamber with the creation of similar programs in American Falls. Contact: <<http://www.boisechamber.org/>>.
- Area service organizations and the chamber, which could put together signs at the entrances to the city listing current events, organizations and businesses. Pocatello and Malad have similar signs. Malad contact: Lance Tripp, lancet@atcnet.net. Pocatello contact: Rebecca Satter, rsatter@pocatello.com.
- Southeastern Idaho Council of Governments, which offers a wide array of loan packages for starting and growing businesses. Contact: Kathleen Lewis, (208) 233-4032 ext 26.

- The Idaho Department of Commerce’s Idaho Community Development Block Grant Program, which could help fund the construction of a new hospital facility. Contact: Sharon Deal, community development specialist, (208) 334-2470, <<http://commerce.idaho.gov/communities/block-grants.aspx>>.
- USDA’s Community Facilities Program, which offers low-interest loans for the construction of health care and other public facilities. Contact: USDA Rural Development Housing Programs Blackfoot Service Center, (208) 785-5840 ext 4, <<http://www.rurdev.usda.gov/id/wwgrant.pdf>>.
- The U.S. Department of Housing and Urban Development, whose Federal Housing Administration’s section 242 program can help communities finance hospital construction and improvement projects. Contact: Jerry Royster, (208) 334-1088 ext 3017, <<http://www.hud.gov/offices/hsg/hsgmove/hotm0515.cfm>>
- National Endowment for the Humanities. Contact: <<http://www.neh.gov>>.
- National Endowment for the Arts: Contact: <<http://www.arts.gov>>
- The Idaho Health Facilities Authority, which offers low-interest loans for health care facilities. Contact: Shelley Shannon, (208) 342-8772, <<http://www.idhfa.org/>>.
- The Pioneer Country Travel Council, which advertises area attractions and recreational opportunities including bird watching. Contact: (888) 201-1063.

Infrastructure

Visiting Team Observation #3. The community’s water and sewer systems need revamping. Many of the city’s fire hydrants are connected to four-inch waterlines. Proper fire flow requires six-inch water mains. The inadequate water distribution system may be contributing to higher insurance rates. Water and sewer are billed on a flat user rate, which fails to promote conservation and locks all users into high fees regardless of actual usage. The absence of meters makes it difficult to pinpoint sections of the system that require repair. The wastewater treatment plant struggles to meet federal requirements and in its current configuration could not accommodate new industrial customers. A recent water and sewer bond was defeated, 60 percent to 40 percent. Sections of town lack sidewalks and safe pathways to parks and schools.

Proposal

- The city should commission an independent study of water rates that explores the impact of a metered system where residents are billed on actual usage. This study may build support for passage of water and sewer bonds.
- The city should charge higher connection fees and user rates for those receiving city services outside of the city limits.
- American Falls should make a second attempt to pass a water and sewer bond. While it makes the most sense to fix both the water and sewer system at the same time, political realities may dictate that the city pursue one project at a time. Given the fire safety issues with the undersized water lines,

the team's recommendation would be to do water first. Having the firefighters go door to door with information about the water project may help pass the bond.

- American Falls should switch from a flat-rate to metered billing for water users to promote conservation, allow residents to control their water and sewer costs through responsible use of the resource and improve the community's chances of obtaining low-interest loans and grants for infrastructure improvements.
- American Falls should build more sidewalks and bicycle pathways.
- The city should consider creating an impact fee that would shift a fair share of new costs resulting from the gasification plant and other projects onto those imposing the new demand for services.
- Local Improvement Districts, where property owners pay for the improvements directly affecting their property, is an appropriate strategy for repairing curbs, gutters and sidewalks or building them in areas where they do not exist now.
- When American Falls does replace its water and waste water treatment lines, the city should consider laying empty conduit for telecommunications. Laying conduit while trenches are open for water and sewer lines will lower the cost of and eliminate the need to rip up streets for installing fiber optic cable at a later date.

Available Resources

- Rural Community Assistance Corp., which can review plans and existing operations and offer cost savings advice. Contact: Jim Phillips, (208) 855-2310, <<http://www.rcac.org/>>.
- The Region X Environmental Finance Information Center, which conducts water and sewer rate studies for communities free of charge. Contact: Bill Jarocki, (208) 426-4293, <<http://efc.boisestate.edu/efc/>>.
- Idaho Department of Commerce, which offers grants for the construction of infrastructure like roads, water, sewer and streets. Contact: Sharon Deal, community development specialist, (208) 334-2470, <<http://commerce.idaho.gov/communities/block-grants.aspx>>.
- Idaho's Local Highway Technical Assistance Council, which offers a number of programs to help communities improve streets and sidewalks. Council planning grants may be used to help create impact fees. Contact: Lance Holmstrom, (208) 344-0565, <<http://www.lhtac.org/>>.
- The Idaho Association of Idaho Cities, which can help cities get the ball rolling with setting up urban renewal districts, impact fees and other funding issues. Contact: Ken Harwood, (208) 344-8594, <<http://www.idahocities.org/>>.
- Bikesbelong.org, which helps communities build pedestrian and bicycle pathways. Contact: <<http://www.bikesbelong.org/>>.
- The Idaho Transportation Department, which has an Idaho Bicycle and Pedestrian Program that can help communities organize and plan sidewalks

and pathways. Contact: Mark McNeese, (208) 334-8272, <http://itd.idaho.gov/bike_ped/>.

- USDA Rural Development, which offers loans and grants for water and sewer projects. Contact: USDA Rural Development Blackfoot Service Center, (208) 785-5840 ext 4, <<http://www.rurdev.usda.gov/id/rus.htm>>
- Rural Infrastructure Resources publication. Contact: Idaho Rural Partnership, www.irp.idaho.gov, (208) 334-3131.
- Driggs urban renewal district. Contact: Mayor Lou Christensen, (208) 354-2362, <http://driggs.govoffice.com/index.asp?Type=B_BASIC&SEC={0618856B-48A4-4FF5-8BA1-AA2A4E718BA2}>.
- Payette urban renewal district. Contact: Mayor Doug Henderson, (208) 642-6024.

Community Involvement

Visiting Team Observation #4. American Falls is struggling to incorporate the Hispanic population into the community. The school district and library do an excellent job at outreach to Hispanics. There is little for the youth to do outside of school activities. American Falls lost its only movie theater and bowling alley to fire and a privately owned swimming pool to bankruptcy. Community leaders expressed frustration at the ability to engage the community and recruit “new blood” into leadership positions.

Proposal

- City government should look to the school district and library as models for engaging the Hispanic community. The school district and library promote programs in both English and Spanish that include the entire family.
- The city, school district, hospital and other public entities that may have regular contact with the Hispanic community should consider offering the Orientation Guide for New Immigrants to Idaho. This document is available free of charge in both English and Spanish on the Idaho Human Rights Education Center Web site and includes basic information on using 911, enrolling children in schools and how basic community services work. This information may encourage the Hispanic community to become more involved in community affairs.
- The city should consider sponsoring cultural awareness opportunities that will bring the Hispanic and Anglo communities together like an event to celebrate and welcome the Hispanic community. This could be organized around Cinco de Mayo or farm worker appreciation day. Hispanic food and culture could also be incorporated into existing community events.
- American Falls should form a mayor’s youth advisory committee to bring a young person’s perspective to community affairs. This could also become an avenue for training new community leaders.

- The community should consider building a skate park. The park could be designed and partially constructed by youth. Involving young people in planning and construction creates a sense of ownership that will help mitigate vandalism.
- American Falls should explore the creation of a recreation center. There are a lot of different models. Some communities build recreation centers under the auspices of a recreation district, others use the Boys and Girls Club format, and still others use a “wellness center” model in cooperation with a hospital or clinic. Using the Boys and Girls Club or “wellness center” models allow cities to leverage grants that are not readily available to simple recreation centers.
- The community should consider creating a recreation district. The district should be stretched beyond the American Falls City limits to include businesses such as Southeast Idaho Energy that will be creating demand for city services.
- American Falls should consider creating an outdoor movie night in the square. The city of Meridian conducts community movie nights during the summer, attracting hundreds to each showing.
- Juvenile crime and incarceration can be a considerable financial drain on a community. One way to reduce that burden is through a juvenile diversion program that steers wayward youth out of the courts and into something more productive such as mentoring and community service.
- Power County in cooperation with the city of American Falls should explore the creation of a Juvenile Diversion Program. In general, regular meetings – such as a study circle or community forum – between the two governments involving community policing and juvenile offender programs might help get the community involved in dealing with its own crime.

Available Resources

- The Idaho Community Action Network, which conducts a number of workshops and training sessions on farm worker and immigration issues. Contact: Leo Morales, (866) 385-9146, <<http://idahocan.org/>>.
- Center for Community and Justice, which works with communities to address education and health care issues and may be able to offer cultural awareness training to both the Hispanic and Anglo communities. Contact: Sam Byrd, (208) 378-1368, <<http://comunidadjusticia.org/index.html>>.
- The Idaho Human Rights Education Center, which offers in both English and Spanish “An Orientation Guide for New Immigrants” as a free download from its Web site. Contact: Amy Hertzfeld, (208) 345-0304, <<http://www.idaho-humanrights.org/>>.
- The city of Caldwell, which sponsors an annual Farm Worker Appreciation Day. Contact: Estella Zamora, (208) 880-2405.
- The city of Eagle, which has a Mayor’s Youth Advisory Council. Contact: Eagle Mayor’s Office, (208) 489-8790, <http://www.cityofeagle.org/index.asp?Type=B_BASIC&SEC={0874CAC4-

[4625-4CCF-83F2-2498FE4FCDFE}&DE={C2823C4B-1A40-434E-A92D-C6279D3C3999}>](http://www.cityofcaldwell.com/page/47727/index.v3page;jsessionid=cpsctqpw7r)

- The city of Caldwell has a Mayor’s Youth Advisory Council. Contact: Caldwell Mayor’s Office, (208) 455-3011, <<http://city.cityofcaldwell.com/page/47727/index.v3page;jsessionid=cpsctqpw7r>>.
- The Association of Idaho Cities, which offers support for communities looking to engage youth into civic life through its “Youth Initiatives in Idaho” program. Contact: Ken Harwood, (208) 344-8594, <http://www.idahocities.org/index.asp?Type=B_BASIC&SEC={40A8148D-55B2-4DE9-932C-F589A5500BD1}>.
- Idaho Department of Commerce’s “Show Me The Money” newsletter, which highlights a number of grants for schools, recreation and library programs. The newsletter is free by sending an e-mail to Jerry Miller PCED, (208) 334-2470, jerry.miller@commerce.idaho.gov.
- The Tony Hawk Foundation, which offers an online guide for developing skate parks as well as construction grants. Contact: <<http://www.tonyhawkfoundation.org/>>.
- Banks, which offer grants to communities for projects that benefit youth and promote the quality of life. Contact: US Bank, Julie Norris, (208) 383-7765, <http://www.usbank.com/cgi_w/cfm/about/community_relations/charit_giving.cfm>; Wells Fargo, Molly Lentz, (208) 393-2256, <https://www.wellsfargo.com/about/charitable/id_apply>.
- Idaho Power, which offers grants for community projects: Contact: Mark Lupo, (208) 236-7730, <<http://www.idahopower.com/aboutus/community/corporateContributions.htm>>.
- Idaho Community Development Block Grants, which can be used to build “Wellness Centers” and “Boys and Girls Clubs.” Contact: Sharon Deal, community development specialist, (208) 334-2470, <<http://commerce.idaho.gov/communities/block-grants.aspx>>.
- USDA Rural Development’s Community Facilities Program, which can help finance a recreation, wellness center or Boys and Girls Club. Contact: USDA Rural Development Blackfoot Service Center, (208) 785-5840, <<http://www.rurdev.usda.gov/id/rus.htm>>.
- City of Nampa, which has a city owned recreation center. Contact: Cody Swander, (208) 468-5777, <<http://www.nampaparksandrecreation.org/reccenter/index.aspx>>.
- Boys and Girls Club Organizations, which could help American Falls get a Boys and Girls Club going. Contact: Magic Valley Boys and Girls Club, Sam Fowler, (208) 736-7011, <<http://www.bgcmv.com/>>; Boys and Girls Clubs of Ada County, Colleen Braga, (208) 376-4960, <<http://www.bgclubidaho.org/>>.

- The Coeur d'Alene Tribal Wellness Center, which is a good example of a community recreation center organized on the wellness or medical model. Contact: (208) 686-9355, <<http://www.bmcwc.com/wellness.asp>>.
- City of Meridian, which hosts a movie night that could be replicated in American Falls. Contact: Colin Moss, (208) 888-3579, <http://www.meridiacity.org/parks_rec/movie_night_in_meridian/index.asp>.
- City of Kuna, which has a successful juvenile diversion program that could work in American Falls. Contact: Zella Johnson, (208) 922-1125.
- Payette County, which has a successful park and recreation district. Contact: Payette Recreation District, 1300 Pennsylvania Ave., Fruitland, (208) 452-3542.



Listening Session Team

Introduction

The American Falls Community Review included five listening sessions – open forums for greater citizen feedback in the review process. To stimulate discussion, participants were asked to think about what they did and did not want to see in their community. Beyond that, they were not prompted to talk about any specific subjects.

Common themes emerged from the discussions, and positive community assets were identified. These included, but were not limited to, the Senior Center, active community groups and engaged citizens who care and give generously.

Recommendations

Visiting Team Observation #1. While American Falls has many high-achieving teens, there are also challenges facing the community's young people. These include a teen pregnancy rate that is more than double the state average, alcohol and drug use.

Proposal

- Determine the underlying cause of the high teen pregnancy rate and look for the best prevention options based on those causes.
- Implement drug and alcohol prevention programs.
- Examine whether city curfew is adequate or should be stricter and whether it is being enforced.
- Involve churches, schools and the local medical community in efforts to address these issues.

Available Resources

- Hispanic Health Projects, Idaho State University Anthropology Department, Elizabeth Cartwright, carteliz@isu.edu, (208) 282-2529, <<http://www.isu.edu/anthro/field.shtml>>.
- Idaho State University, Institute of Rural Health, (208) 282-4436, <<http://www.isu.edu/irh>>.
- Mercedes Munoz, Department of Health and Welfare, Adolescent Violence and Pregnancy Prevention, (208) 334-4970, munozm1@dhw.id.gov.
- Idaho National Guard Drug Demand Reduction Coordinator, (208) 422-3530.
- Idaho Meth Project, (208) 331-2060, <<http://www.Idahomethproject.org>>.
- Center for Community and Justice, which may have some tools and public health strategies that are culturally relevant to the Hispanic community. Contact: Sam Byrd, (208) 378-1368, <<http://comunidadjusticia.org/index.html>>
- Internet charity search Web site. Contact: <<http://www.usa.org>>.

- Cooperative State Research, Education and Extension Service. Contact: <<http://www.csrees.usda.gov>>.
- Community Council of Idaho. Contact: (208) 454-1652, info@ccimail.org.
- Idaho Commission on Hispanic Affairs. Contact: Margie Gonzales, (208) 334-3776, margie.gonzalez@icha.idaho.gov.
- Drug Free Community Grant, American Falls could partner with other communities to apply. <<http://www.ondcp.gov/dfc>>.
- Many communities in Idaho have received Drug Free Community Grants. The grant administrators could act as a resource or potential partner. Contact: Eileen Bresnahan, (208) 589-2204, embedaho@yahoo.com. Contact: Debbie Evans kamahagrants@msn.com, (208) 935-5375.

Visiting Team Observation #2. There is a disconnect between the activities available to youth and what youth want or see as available. Recognize that the existing youth board and youth center may not be an effective tool for reaching out to teenagers.

Proposal

- Create a youth coalition run by youth with a youth-chosen adult advisor to represent their interests to city, county and community.
- Let the youth coalition determine the priorities for youth projects, help find resources and funding and learn to represent their own interests.

Available Resources

- Association of Idaho Cities Youth Engagement Resources, which has a collection of available resources to involve youth in community decision-making and strengthen youth and their families. Contact: <<http://www.idahocities.org/index>>, (208) 344-8594.
- The Tony Hawk Foundation, which funds skate parks. Contact: <http://www.tonyhawkfoundation.org/grant_application.asp>.
- US Bank Foundation, which will fund recreation projects. Contact: Julie Norris, (208) 383-7765.
- Idaho Community Foundation. Contact: grants@idcomfdn.org, (208) 342-3535, <<http://www.idcomfdn.org/>>.
- Ronald McDonald House Charities. Contact: <www.rmhc.com/grant/>.
- Challis City Hall. Contact: Betty Horn, city clerk, (208) 879-2386.
- Lowe's and Home Depot may have programs to donate building supplies.
- USDA National Resource and Conservation Service, Three Rivers Resource Conservation and Development Area. The RC&D councils focus on the environmental, economic and social needs of their areas by assisting sponsors with projects to enhance the quality of life. Contact: (208) 237-4628.
- Self Development of People Grant. Contact: <http://www.pcusa.org/sdop>.
- Women's Sports Foundation: Contact: <<http://www.womenssportsfoundation.org>>.
- Youth Action Net. Contact: <<http://www.youthactionnet.org>>.

- Do Something.org. Contact: <<http://www.dosomething.org>>.

Visiting Team Observation #3. The Hispanic population in American Falls continues to grow. There is a disconnect between whites and Hispanics and between newly arrived Hispanics and those who have been in the U.S. longer. Hispanic students may feel more comfortable with teachers who speak their language and understand them.

Proposal

- Conduct outreach to bring people together and increase understanding, make American Falls a more inclusive community and increase access to the strengths of all residents.
- See earlier team reports for other recommendations and resources to assist in creating a more inclusive community.
- Recruit people from the community, perhaps those already working in the schools, and support them in becoming teachers.

Available Resources

- Idaho Commission on Hispanic Affairs, which can help the city design outreach find a facilitator. Contact: <<http://www2.state.id.us/icha/>>, (208) 334-3776.
- The Presbyterian Committee on the Self-Development of People, which has a Self Development of People Grant to assist citizens with making positive changes in their communities. Contact: <<http://www.pcusa.org/sdop>>.
- Lewis Clark State College PACE Program, which is a resource for individuals to gain teaching certification in a distance delivery format. Contact: <<http://www.lcsc.edu/education/pace/index.shtml>>, (208) 792-2260.
- The College of Education at Idaho State University, which can help identify, recruit and train bilingual teachers. Contact: (208) 282-2783, <<http://ed.isu.edu/>>.
- The Idaho Commission on Hispanic Affairs Hispanic profile 2007, which contains information about the American Falls Hispanic population and rural Idaho Hispanics. Contact: Margie Gonzalez, (208) 334-3776, <<http://webwww2.state.id.us/icha>>.
- “Ethnic Barriers and Biases.” Contact: Michelle Karns, (800) 624-1120.

Visiting Team Observation #4. Services in the community are fragmented and possibly duplicative. Coordinating the many groups providing services would help stretch limited resources and identify opportunities to fill gaps. Community support for local business must be restored to boost community identity and build pride in American Falls. Water and wastewater bonds are failing.

Proposal

- Asset mapping and outside facilitation could help coordinate fragmented resources. American Falls could also benefit from a community resources coordinator to identify resources both inside and outside the community and to research, write and administer grants.
- Start a business directory and a campaign to highlight the quality of services, promote awards by local businesses and use the local paper to highlight outstanding businesses and positive things that are happening.
- Reach out to the Hispanic community, educate it about future needs and engage Hispanics to vote for bonds. Prioritize and do not bond for both projects at once.
- Annexation should be used to increase tax base to include those already utilizing services.
- City officials should split up and talk to community groups about why bonds failed and explain issues.
- Identify members of city council, chamber and downtown business community to ask the town what type of improvements – clean-up, sodding – can be done for a few thousand dollars. Ask local stores for paint and other materials at cost to make affordable upgrades. Enlist kids, senior citizens and community members to do clean-up and other projects. Organize a weeding party two or three times during growing season. Ask for small contributions of \$50 to \$100 from businesses to help with costs.

Available Resources

- Partners For Prosperity, which can assist with asset mapping. Contact: <<http://www.p4peid.org/>>, (208) 785-0059.
- University of Idaho Extension and Horizons Project. Contact: Barbara Petty, (208) 523-4007, bpetty@uidaho.edu.
- The city of Kamiah, which partnered with its school district, community foundation and others to hire a grant writer. Contact: Debbie Evans, kamiahgrants@msn.com, (208) 935-5375.
- Lost River Business Directory, Lost River Economic Development. Contact: Michelle Holt, (208) 527-3060 ext., 11, lred@atcnet.net.
- USDA Rural Development's Business Enterprise Grant Program. Contact: Shannon Madsen, (208) 785-5804 ext 118, <<http://www.rurdev.usda.gov/id/rbs.htm>>.

Visiting Team Observation #5. There is a perception there is not enough parent involvement in the schools despite attempts by the schools through volunteer programs and parent-teacher conferences. The schools report 92 percent attendance at parent-teacher conferences so there is a divide between perception and reality.

Proposal

- Implement parent English as a Second Language program in the school.
- Use the media including any Hispanic publications to highlight how high participation is in the schools, what is happening in schools and positive things that are being done to integrate the cultures.
- Try to distribute this information in Spanish to reach parents who cannot read English.

Available Resources

- The Blackfoot School District partnered with Idaho State University on an English as a Second Language class in the evenings that combines children activities with the language component for the parents. Contact: Virginia Townsend, Irving Kindergarten, (208) 785-8835.
- Partners for Prosperity, which partly funded the program in Blackfoot and has pre-K children literacy kits for partners. Contact: Judy McClanahan, (208) 235-3119, Tom Putnum, (208) 785-0059.
- Tina Farringer from American Falls has expressed interest in such a program in the elementary schools. Christina Alvarez is the migrant school coordinator and is also at Irving Kindergarten.
- Mexican American Legal Defense Education Fund, which initiated what is now Community Education and Leadership Development in 1975 to bring change in Latino communities. Its [Parent School Partnership program](#) offers an extensive course providing parents with the knowledge and tools necessary to advocate for a quality education for their children. Contact: Veronica Reyes, Chicago Parent School Partnership Director, (312) 427-0701.
- Sam Bird, Comunidad y Justicia in Boise, (208) 378-1368, has done several training sessions in southeastern Idaho schools from Saint Anthony to Aberdeen. Funding for these training sessions has come from the school districts through community grants. These training sessions are normally coordinated and organized by the school's English as a Second Language migrant teacher. However, several individuals from school districts have obtained fund training and can teach these classes including former teacher Dora Wheatholtz of American Falls.
- Self Development of People funds minority communities for initiatives that serve capacity building for people in poverty. Sonia Martinez from Partners for Prosperity helped a group of individuals in Blackfoot get a grant from this organization and Self Development of People would like to fund another initiative. The grant is time consuming, and reporting must be done. But if someone is willing to donate grant-writing skills, it is a good grant. Contact: 100 Witherspoon St., Louisville, KY, (502) 569-5677.

Visiting Team Observation #6. Many first-generation Hispanic families do not feel part of the community. There are racial tensions in schools, both among students and between students and administrators.

Proposal

Recognize that the Hispanic community is part of the larger American Falls community. American Falls has created jobs that are attracting workers, and those workers are needed to support the local economy.

Reach out in ways other than written mass media. This could include using interpreters and going into the community rather than inviting the parents to the school. Parents may not feel comfortable in a formal school environment so they need to be approached in their own setting.

Visiting Team Observation #7. Southeast Idaho Energy feels Idaho government officials do not support its project to the extent they support other large-scale projects in the state.

Proposal

Public officials need to be approached about promoting the project and reaching out to company officials.

Available Resources

- For small communities, the Idaho Rural Partnership serves as a liaison with state and federal officials. Contact: Shelby Kerns, Shelby.Kerns@irp.idaho.gov, (208) 334-3131.
- Office of Senator Michael Crapo. Contact: Bob Ford, Bob.Ford@Crapo.Senate.Gov, (208) 334-1776.
- Office of Congressman Michael Simpson. Contact: John Revier, John.Revier@house.idaho.gov, (208) 334-1953.
- Office of Senator Jim Risch. Contact: Matt Ellsworth, Matt.Ellsworth@Risch.Senate.gov, (208) 342-7985.
- Idaho Department of Commerce. Contact: Lane Packwood, Lane.Packwood@commerce.idaho.gov, (208) 334-2470.
- Office of Governor C.L. "Butch" Otter. Contact: Mark Warbis, Mark.Warbis@gov.idaho.gov, (208) 334-2100.



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- * FARM COUNTRY AHEAD VIDEO
- * BIG FARM MACHINES BOOK
- * OLD MACDONALD HAND PUPPET BOOK
- * FARM ANIMALS BOOK
- * COUNTING RHYMES BOOK
- * FARM SOUND PUZZLE
- * ANIMALS IN THE BARN FLOOR PUZZLE



20 Clues to Rural Community Survival: An Annotated List

The Heartland Center for Leadership Development is a non-profit organization based in Lincoln, Neb., that provides various types of publications and training opportunities related to rural community development and community building. For more information, go to <<http://www.heartlandcenter.info/howeare.htm>>. Among other things, it is widely known for these “20 Clues to Rural Community Survival.”

1. **Evidence of Community Pride.** Successful communities are often showplaces of care, attention, history and heritage.
2. **Emphasis on Quality in Business and Community Life.** People believe that something worth doing is worth doing right.
3. **Willingness to Invest in the Future.** In addition to the brick-and-mortar investments, all decisions are made with an outlook on the future.
4. **Participatory Approach to Community Decision Making.** Even the most powerful of opinion leaders seem to work toward building consensus.
5. **Cooperative Community Spirit.** The stress is on working together toward a common goal and the focus is on positive results.
6. **Realistic Appraisal of Future Opportunities.** Successful communities have learned how to build on strengths and minimize weaknesses.
7. **Awareness of Competitive Positioning.** Local loyalty is emphasized, but thriving communities who know who their competitors are and position themselves accordingly.
8. **Knowledge of the Physical Environment.** Relative location and available natural resources underscore decision-making.
9. **Active Economic Development Program.** There is an organized, public/private approach to economic development.
10. **Deliberate Transition of Power to a Younger Generation of Leaders.** People under 40 regularly hold key positions in civic and business affairs.
11. **Celebration of Diversity in Leadership.** Women, minorities, youth and newcomers are welcomed into leadership circles where their ideas are treated as opportunities.

12. **Strong Belief in and Support for Education.** Good schools are the norm and centers of community activity.

13. **Problem-Solving Approach to Providing Health Care.** Health care is considered essential, and smart strategies are in place for diverse methods of delivery.

14. **Strong Multi-Generational Family Orientation.** The definition of family is broad, and activities include younger as well as older generations.

15. **Strong Presence of Traditional Institutions that are Integral to Community Life.** Churches, schools and service clubs are strong influences on community development and social activities.

16. **Sound and Well-Maintained Infrastructure.** Leaders work hard to maintain and improve streets, sidewalks, water systems, and sewage facilities.

17. **Careful Use of Fiscal Resources.** Frugality is a way of life and expenditures are considered investments in the future.

18. **Sophisticated Use of Technology Resources.** Leaders access information that is beyond the knowledge base available in the community.

19. **Willingness to Seek Help from the Outside.** People seek outside help for community needs, and many compete for government grants and contracts for economic and social programs.

20. **Conviction that, in the Long Run, You Have to Do It Yourself.** Thriving rural communities believe their destiny is in their own hands. Making their communities good places is a pro-active assignment, and they willingly accept it.



List of Appendices

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Appendix C: Visiting Team Contact and Biographical Information

Appendix D: Public Meeting Outcomes

Appendix E: Review Publicity

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Appendix G: Information on Coal Gasification and DEQ Permitting Process

Appendix H: American Falls Demographic Information



Appendix A: Results of Pre-Review Survey

AMERICAN FALLS COMMUNITY REVIEW SURVEY—

We Need Your Input! Please Return by October 15 – or complete the survey online at <http://irp.idaho.gov/survey/>.

First, we would like to know a little bit about who has completed our survey. Please complete the following items before returning the survey to us.

Gender: 42 Male 55 Female Age: Average
60.3_____

Ethnicity:**84 Caucasian/1 Hispanic/1 Native American/11 No Answer**
 Years Lived in the Community: **Average 35.3**

Where do you currently live? 88 In American Falls 9 Other Area in Power
 County

Do you commute to work in another city or town? 12 Yes 85 No

If yes, to what city or town to you commute to work in? 9 Pocatello; 3 Aberdeen; 1
Rockland; 1 Twin Falls; 1 Pingree; 1 Blackfoot; 1 various (some put multiple
answers)_____

Listed on the next several pages are community features and resources. Please rate your perception of the quality of these features in your community. Please be absolutely honest in your answer, as it is important to know exactly how you feel. If you don't have an opinion about it, simply do not respond to that item.

Item	Community Feature	Quality Rating – scale of 1 to 7
<i>Transportation and Roads</i>		
1.	City Streets and Roads	4.40
2.	Airport	2.94
3.	Traffic Conditions	4.87
4.	Parking Downtown	5.04
5.	Bicycle and Pedestrian Access	3.55
<i>Community Protection</i>		
6.	Police Protection	4.91
7.	Crime Prevention Programs	4.13
8.	Fire Protection	5.25
9.	Building Code Enforcement & Inspection	3.27
<i>Water/Wastewater Resources</i>		

10.	Water Supply	4.60
11.	Water Quality	4.53
12.	Sewage Collection and Disposal	4.46
13.	Flood Control Measures	3.29
<i>Parks & Recreation</i>		
14.	Community Parks and Playgrounds	4.99
15.	Sufficient Planning for Future Recreational Facilities	2.97
16.	Recreation for Children 12 and under	3.49
17.	Recreation for Teenagers	2.70
18.	Recreation for Adults	3.24
<i>Local Leadership</i>		
19.	Responsiveness of Local Government	3.57
20.	Cooperation Among Local Government and Civic Groups	3.687
21.	Community Involvement in Decision Making	3.53
22.	Cooperation between City and County	4.07
23.	Effective Community Leadership	3.78
24.	Long-Range Planning	3.02
25.	Planning and Zoning of Real Property	3.15
<i>Educational Resources</i>		
26.	Quality of City Library	5.91
27.	Local Arts and Cultural Opportunities	4.01
28.	Condition of School Buildings	5.20
29.	Quality of Elementary Education	4.96
30.	Quality of Junior High Education	4.49
31.	Quality of High School Education	4.52
32.	Vocational Education - Job Training Opportunities	2.96
33.	Higher Education Opportunities	3.28
<i>Health Resources</i>		
34.	Ambulance Service	4.87
35.	Availability of Emergency Care	4.72
36.	Access to Hospital(s)	4.91
37.	Availability of Doctors	4.46
38.	Availability of Mental Health Care	2.45
<i>Housing</i>		
39.	Availability of Homes to Purchase	4.23
40.	Condition of Homes Available	3.28
41.	Availability of Rental Housing Options	2.82
42.	Condition of Rental Housing	2.52
43.	Availability of Affordable Income Housing Options	3.06
44.	Condition of Affordable Income Housing Options	2.89

Community Appearance		
45.	Appearance of Downtown	2.70
46.	Appearance of Public Buildings	4.41
47.	Appearance of Neighborhoods	3.75
48.	Appearance of Gateways into Community	3.16
Social Climate		
49.	Friendliness of Residents	4.95
50.	Progressive Community Spirit	3.93
51.	Welcome Given to Newcomers	3.63
52.	Acceptance of Minorities	4.42
53.	Involvement of Churches in Community	4.97
Jobs and Industry		
54.	Availability of Local Jobs	3.34
55.	Quality of Available Local Jobs	2.97
56.	Variety of Local Industry	3.12
57.	Business Involvement with Community	3.94



Local Goods and Services		
58.	Variety & Quality of Goods in Stores	4.20
59.	Number of Places to Eat Out	3.24
60.	Quality of Places to Eat Out	3.55
61.	Accessibility of Community for People With Disabilities	3.31
62.	Availability of Day Care for Children	3.07
63.	Availability of Senior Programs	3.55
64.	Availability of Drug and Alcohol Treatment Programs	3.03
65.	Banking and Financial Services	5.39
66.	Local Newspaper Service	4.95
67.	Hotel and Motel Accommodations	2.25
68.	High Speed Internet Access & Quality	3.36
69.	Entertainment Options	2.08
70.	Garbage Collection and Disposal	5.30
Overall Perceptions		
71.	Overall Community Quality	4.31
72.	City staff response to challenges in American Falls	3.84
73.	Usability and helpfulness of city website	1.59

Finally, we would like to know your perceptions—in your own words—about what is great about the City of American Falls and how you would like to see it improve. Please share your thoughts on these issues with us.

What are the strengths and assets that make the City of American Falls a special place to work, live, play, and raise a family?

Small - fishing - hunting - marina - golf course;
 quiet city, good neighbors.;
 Nice people, not crowded, not a lot of traffic. Beautiful natural scenery. Good community camaraderie. Not much crime.;
 local unity and friendliness;
 Good, hardworking people live here. It is a family type community. Some of this I believe is because of farming and the LDS influence.;
 nice parks, country atmosphere, good schools in some ways;
 Friendly people;
 Could be a beautiful community - parks, trees, reservoir, quaint small town atmosphere. The reservoir is a draw to tourists and neighboring communities. Close to Pocatello;
 American Falls has deteriorated significantly in the past 25 years. Schools and city functions;
 It is reasonably quiet, peaceful town. You get to know your neighbors. The police force is friendly and helpful. I like it here very much.;
 Being a small community we know and care about our neighbors. If someone is in trouble we all pitch in to help.;
 Small friendly citizens, relaxed living pace;
 Great recreation opportunities - quiet neighborhoods;
 The people here are great. Good hard-working people. Schools are also very strong.;
 The community is very friendly - for the most part. Safe place to raise a family.;
 The city is quiet and peaceful for the most part. We have an excellent library, high schools, and city parks. The crime rate is low. People are supportive to those in need.;

I truly believe that the local business owners and the people in the community are very supportive. I've been in retail sale for a number of years both with my own business and for others, and I feel that for the most part American Falls is the best place.

Small town atmosphere;
Small town, location;
It's small and the people are great.;
Stronger leadership;
Small community, with larger city ideas, good people. Friendly and I like it.;
There is a family orientation towards certain churches. But if you are not a member, you are excluded.;
Low traffic;
I think the City is a great place to raise a family.;
Small town - know lots of people. At times they are supportive in activities that are performed.;
Clean air, small town, good schools, good hospital, outdoor fishing and hunting, boating, cost of living, friendly place;
The people!;
Good schools, library, great churches;
The schools are our assets.;
I feel safe here.;
Small tight knit mostly Christian caring community. A beautiful community. Nice, well kept schools, and churches. Access to a larger city.;
The bike path is an asset that needs publicity;
Small friendly community, fairly low crime rate. Close to outdoor recreations; Schools, golf course, parks, volunteers, library, churches;
Quality of community is good.;
Friendly, family oriented environment;
Excellent education system, recreation opportunities, friendly people;
It's a small town. You can walk or bike anywhere. People are friendly. There is an amazing amount of outdoor recreational opportunities. Plenty of places to hike, ski, snow shoe, fish, watch birds, climb rocks, et.;
Friendly, giving people and beautiful recreational area away from the congestion of a big city.
Also a safe environment for raising children.;
I love living in a small town, however, I feel like we need more dining, more recreation (a movie theater?);
It is a good rural community to live in.;
I wish there was more recreation to offer the family without having to travel elsewhere.;
Friendly people, good schools, boating, fishing, golf, community activities;
Nice compact town, good people, not a lot of crime.;
Cost of living reasonably moderate, good school system, beautiful parks and open spaces, paved streets, curb, gutters and sidewalks, short driving distance to large commerce area, and recreational opportunities.;
Not crowded, access to open space, good outdoor recreation;
Clean up all the old car lots and buildings that are not being used. Most of them are beyond contaminated condition. The town is in a slump for jobs and businesses.;
as a long time resident of the Am.Fls area, I can remember when there were many restaurants, movie house and other things for the residents to do, especially our young folks.;
The small town atmosphere where most everyone knows their neighbors and people at church and in the stores and it's not hurry hurry all the time.;
Water - conserve first. Educate those in need where their shut off valve is located.;
None;
People here are friendly and helpful and have always supported our schools. However, it seems we have no pride, we allow weeds to grow in our streets etc.;
Good schools, some nice neighborhoods, nice golf course, marina and boating, fishing, library, assisted living;
People - small town;
Low crime rate - quality of life;

Golf course, reservoir and river, mountains, beach and marina, rural atmosphere;
The quality of the schools is definitely one of the selling points of the community, as is the friendliness of the community residents. However, for any entertainment, if a person doesn't want to go to a bar, then they must drive to Pocatello.;
The many generations of families that live here.;
Overall friendliness, slow growth which allows easy adaptability, quick response of police and emergency teams.;
Good parks, recreation department, small community feeling safe, good schools, good medical and good hospital;
small town, no congestion;
Its' a great town and the taxes are fair.;
Availability to a university town - good police force - good schools;
Schools, small town environment;
Assets: The reservoir and boating/fishing opportunities. The trees add beauty. the library is an awesome asset. The nearby mountains too.;
Friendly people - generally a clean community;
Location, industry, contentment;
Lots of parks, very good schools, nice community, lots of parking, nice parades, and activities in the parks.;
Friendly helpful people - diversity of religions - quality education;
It is quiet, safe, and uncrowded; has many kinds of local recreation and easy access to amenities we don't have in nearby Pocatello.;
Water recreation - clean parks - good schools;
Small community feel - you know your neighbors - people look out for one another - no major gang violence or problems;
Youth access to sport activities - Hunting and Fishing Access;
Friendly people, small town atmosphere;
Small town - good schools;
Lack of crime - everyone knows everyone and cares about them.;
Climate, proximately to ISU and the reservoir, river, mountains, state and national parks;

What are the problems and challenges facing the City of American Falls in the *short* term?

Poor maintenance of our downtown area.
cleaning up our lots, trailer courts, abandoned buildings and buildings in general
The down town area looks horrible. Water and Sewer.
Buildings need updates. Pocatello commuters may more due to high gas prices.
Kids writing on buildings, gangs, drugs, windows on cars being broken, tire slashing
Jobs, activities for our young people, a new face downtown....too many empty buildings
Too much politics and not working together - schools are falling apart with the lack of teachers, etc. bad management and now people are having to pay but the money is very tight and people cannot cope with the financial burden the city is putting on them i.e. water, sewage, garbage
Lack of pride in appearance in property - both residential and business
High taxes
Minorities are overtaking the town. No enforcement of home maintenance - weeds on sidewalks, abandoned cars, run down and deteriorating businesses, abandoned buildings, junk car lots, no zoning, no enforcement
Street repair, water, sewer
No theatre or recreation for children other than school activities.
Our downtown area needs a lot of help, it needs lot of revamping, and could we outlaw the use of turquoise and flamingo pink paint on business buildings? Demolish buildings that are in very bad repair and a hazard. Do weed control in front, sides, and back of buildings and alleys. Fix up buildings that can be used and maybe someone would either rent or buy them, which would bring in more businesses.
Need restroom fixed and get rid of the porta pottie at the city park.
redo water system - funding for schools - parks - golf course - marina - police. Traffic seems to be growing. Create better traffic flow through more traffic controls (lights, speed bumps etc.).

Events and activities for children of all ages - animal control

The downtown area is declining and has been for years. Many buildings are vacant and in disrepair. Its a giant eye sore driving through that area.

So many people park along the street and without adequate sidewalks, it is dangerous because children can't be seen. It would be nice to have more grocery stores at competitive prices. Many high school kids go to the city park to smoke during their lunch break. Since it is a park where many children play, especially around this time, I would like to see a stop to this since the children don't need to be exposed to the smoke and behavior.

We have no quality entertainment in our home town. Look forward to swimming pool. Could really use another form of entertainment thru the rest of the year.

Controlling graffiti from certain elements. Our library was recently defaced plus other nearby buildings. It's a challenge to stimulate appreciation for our assets here.

There are alot of people that don't want to see change come, and thus hinder the development of our little community.

Not enough businesses

water updating, sewer updating

Appearance of downtown

Money to fund some of the projects needed i.e.. water line from source to town and upgrade the sewer systems.

Need to develop more recreational areas. Better access to continuing education. We need another grocery store.

Water rates going completely out of reason!

The water and sewer are connected together and the problem is they haven't been updated when they needed to be.

I live in the country and I don't see what goes on in the streets and areas.

Water, sewer, roads, housing, old buildings, downtown, weeds every place. Clean up if land owners won't.

Growth and keeping business

Nothing for kids! Need something to draw new business in - another grocery store

We see problems that need to be taken care of but we put them off for 1 year - 5 years or longer.

Get with it!

Tear down Gardner Hotel before some kids get killed in there. Tear down Horseshoe and pink and green building

Drugs and a continuous pattern of disrespect in some of the youth of the community. An unsightly downtown with falling buildings. Not enough people willing to work hard in agriculture.

I see a problem with our down town area. With all the visitors coming into this area, we don't do much about tourism and a common theme like a lot of western towns.

We need businesses in our community and we need more for our children to do.

Getting good people involved in government. Looking at the short term, why not a little foresight? infrastructure must come before parks and recreation. Private industry can not provide infrastructure. Infrastructure must be met ongoing, not as a reaction to failure.

Would like to see more businesses allowed to move into the community so folks wouldn't have to go outside of American Falls for livelihood.

Businesses are leaving downtown - many vacant buildings. Very limited recreation opportunities.

Lack of job opportunities, lack of affordable rentals, high property taxes

It's beginning to look like a run down ghost town. Some areas of town are beginning to look really run down. Lots of cars parking on lawns.

Lack of industry.

Coming into town from either one of our interstate exits, we have some bad appearances: one way there are half painted buildings, the other way a mess with cars for sale. We need to clean up out city.

Need to pass the bond to upgrade water and sewer systems.

Lack of involvement of community

water supply and expansion - sewer plant expansion - rising fuel costs

Graffiti is a growing problem.

Create a plan for long term upgrades to water, sewer, streets, parks. Need a traffic plan for high school traffic, hard to get onto Lincoln Street during school traffic times.

No job diversity - drug and want to be gang problems and giving illegals too much slack

Taxes are way too high. Water and sewer are too out of hand. We don't need all this new water meters and lines. The hospital makes it over the next 10 years, it don't hurt to use what we already have.

Crumbling sidewalks and big trees damage by big roots and trees doing damage to sidewalks, alleys and other stuff.

Maintaining the food service established at an affordable level. Conserve water.

Improving the three entries into the city. The one coming in from the marina is not bad. The downtown area is a terrible eye sore.

Losing our downtown. With everyone moving out of town, we soon won't have one.

There are so many but I've already mentioned some and what good would it do?

The town is a mess! Eye sores every where. The gateway appearance is disgusting. Too many junk car lots, unpainted or poorly painted buildings, weeds, abandoned buildings, no recreation, absolutely no pride shows in this town!

Water - growth - improve gateway to city

very poor condition of some buildings in downtown area and in some neighborhoods; downtown needs a facelift; the entrances into town need beautification; the used car lot by Pizza Hut has to either be eliminated or cleaned up and brought up to standards; the project to replace the waterline to the spring is a huge waste of money that could be better spent on more reliable, cheaper sources of water; the project to upgrade the wastewater plant is much more expensive than it needs to be and is premature based on the available capacity and lack of regulatory drivers.

Finding or building something for the youth to do. They need activities and after-school programs. The city council doesn't plan for long term. They want it now. like our water situation. They want to upgrade the entire city at once, instead of doing it on sections.

Air quality and reassurances of same due to new factory coming soon. After school recreation for students. High costs impeding schooling and all facets of life.

Need new mayor that will listen. Another grocery store and a variety of eating places. Clean up downtown!

weak infrastructure planning by city

sewage

Shopping - only one grocery store

Filling downtown buildings

No where to work out/exercise. We need a "curves" for women.

Empty buildings in downtown area.

New growth, accelerated

empty buildings and need more job

Attract new business - cultural activities and entertainment opportunities

Water storage and supply limits are needing immediate attention. Sewage treatment solutions need more study - proposed solutions are unaffordable to many low and fixed income residents.

The greater part needs to be cleaned up. Main Street is a disgrace. Lack of health care.

Supplying water without taking our savings and living expenses

Lack of Variety in jobs with decent pay. Youth have to move away to make good money if you don't own a farm. They expect a lot of hours working when they need you with little or no benefits with below average income and lay you off.

Housing. I hear there are not many options.

Keeping drugs out, graffiti, water and sewer

Abandoned buildings such as old hotel - and on Main Street - owners should be held responsible. sewer and water

What are the problems and challenges facing the City of American Falls in the *long term*?

Cleaning up

The economy. No enough good paying jobs in Power County.

Good white collar jobs for our children (or they will move away.) Older citizens dying off and younger citizens are moving away.

Places to work and earn a living

Without jobs we are losing our young people. We need to plan opportunities to keep them here.

schools - population growing - not enough teachers and room in the schools - financial burden on residents - not enough grocery stores - jobs for kids

Businesses should understand that residents can easily drive to Pocatello. Inferior quality, service, and high prices don't keep consumers here in town.

Attracting businesses where they speak English. drawing from the potential revenue of tourists, fishermen, etc. Tear down abandoned buildings and make room for quaint tourist shops.

Street repair, water, sewer

Our water and sewer system needs help. A new hospital is also needed.

Getting more new businesses to come to our town. We need some recreational outlets for our children, we need maybe a movie theater, swimming pool, bowling alley, skate board park. Doing things that will keep them here instead of running to Pocatello for everything.

Fix the leaks on free flowing spring water.

Revitalize central business district, get rid of vacant buildings.

Water and sewer - enforcement of city codes (yard and property upkeep).

Growth and planning for it. Hispanic population growth is also something that needs to be planned for.

More sidewalks for biking/pedestrians. Old vacated buildings are an eye sore and should be taken down. There are no local activities for teenagers and children so all business goes to bigger cities.

Children not having something worth while to do. Employment with good pay. Keeping residents in town to work.

Meth addiction seems to be a huge problem. There is a lot of old housing in the old town section which needs repairs or replacement. Would like to see a couple of speed control dips put in the 600 block of Bannock Ave. People exceed speed limit there constantly.

Not enough businesses

water update, sewer update

we need to fill the stores downtown so we don't have to go to Pocatello. And we need entertainment for all ages.

Water -sewer- tax base - look at local sales tax for improvements so everyone pays. 1/2 cent would make a big difference over the years.

All things need maintenance and repair or replacement.

Include all people. No concern over job opportunities. No one cares about our young people moving away.

water, sewer expenses

The cost of everything is so out of place and its going to hit the underprivileged the most.

Not getting along. Its okay to voice opinion but don't have to be negative.

Hospital, schools, gangs, more affordable housing for all groups of people, upgrade trailer courts or don't renew permits.

Keeping up with changes. This is an old town with old water, sewer, and electricity.

Gangs and drugs

Bring down old vacant buildings.

Drugs - businesses leaving - not enough agricultural workers

infrastructure/water sewer etc. - attracting business

Infrastructure, prepare for growth, gangs, medical care

No growth now means death of the community later. The farm industry is beginning to sell off land and folks will begin to move out.

No safe "hang outs" for the kids in town leading to increase in gangs and property destruction.

Outdated sewer and water system

It's in danger of just being relegated to a sleeper community with run down buildings. Increasing pollution by bringing in more factories is not the answer.

Infrastructure.

Water?

Need more recreational activities for all. It was a blow that the Melody Bowling Alley burned down. We need to try and attract some type of recreational activities to town.
Lack of involvement of community
growth, sewer and water maintenance
Water department issues, growth and availability of attracting new businesses
Upgrade infrastructure - water, sewer, streets, park irrigation systems and maintenance. Citizens need to be able to afford fees.
Same as above
Getting enough money to cover everything wanted and for us to have to keep digging out of our pockets, they will soon be empty.
We remember when there were several grocery stores, a hardware store, sporting goods store, clothing and others.
Not losing our small town atmosphere. That is very important to me. If they want big city, they can go to Pocatello.
Getting up to speed on changes as they come.
The growth that we are told is coming.
Pricing of houses. Few jobs
American Falls is too close to Pocatello. If they have to go to Pocatello for one thing, they will get everything they need there. Pocatello offers a better selection of goods and often lower prices.
Having people face reality - fix the water situation, clean up this town, instill some pride in living in this community, clean up or get out or pay in increased and enforced laws. American Falls get a backbone!
Water - growth
How to attract desirable business to downtown and clean it up; there is a lot of potential there with the park and some buildings that would be nice if fixed up; dealing with long-term changes from the proposed Energy Plant; attracting businesses to downtown instead of out by the highway
Economic diversity would make this a more viable and stable community.
They need to make sure that they keep up on maintaining the city. Not wait until we have a major problem on our hands
Tax rates need to be offset somehow and held to a maximum yearly rate. Perhaps interest bearing bonds, tax relief for contributions, city recognitions for contributions etc.
Crime, drugs, jobs for children raise here.
We have problems with the Mexicans.
Shopping - zoning problems - better medical facilities
Competing with Pocatello businesses, need new hospital
There don't seem to be a vision for our city, and the downtown businesses don't take pride in fixing up, painting, their store fronts or even sweeping out in front and removing weeds.
Quality housing, planned growth
keeping facilities current
empty buildings and need more jobs
Attracting new businesses and diversifying the economy
Additional water supply will probably require the purchase of existing water rights. How do we finance this?
Lake of health care. Offer a more attractive town for new businesses
retaining local business, get rid of drug dealers
Sunbeam Spring Line - Wastewater facility - Quality of jobs to keep locals
Keeping drugs out, water and sewer
Attract new businesses to the community

What would you like to see the City of American Falls accomplish in the next five (5) years?

Taking better care of the citizens.
Purchase Indian Springs - not have trailer court for seniors
More programs and events for children and teenagers in the community. Skate Park, Movie Theatre, Bowling Alley, and a skating rink.
Update playground with safer equipment. Sidewalks (would love to not have to push stroller down the middle of the street). No loose dogs! Commuter bus to Idaho Falls, Pocatello, Twin Falls.

A few one way streets to move traffic and watch the speeding
Reface downtown and make it affordable for small business to fill up these empty buildings. The town looks empty and run down. Skateboard park for our kids. This has been talked to death with no results.

Better ways to spend resident's money - streets - being fair and not lax with old town of city.

Pave all the streets with curb and gutter

More businesses - new hospital and medical care - have 2 doctors here full time

Clean up the place! Bring in restaurants and develop marina area. Get another grocery store - competition is good.

Better long range planning - water, street maintenance and higher quality of work, sewer

New hospital and doctors

Recreation for children, clean up downtown, encourage new business.

Cut the grass and dirt from the curb to the sidewalk across from the golf course to the school. It looks bad.

Work on an arrangement with Bureau of Rec to develop Willow Bay and allow water to remain high to bring the boats out. Attract new business.

Skate park - more community activities

Clean up downtown. Knock vacant buildings down or require them to be repaired. They could also develop the marina area more. Pave roads there and improve the beach area to draw more people.

I would like more sidewalks put in and current ones repaired. Some busy streets don't even have sidewalks, which is extremely unsafe. A family-oriented movie theater would be nice.

Closer watch on vandalism in public parks and areas. Community building between races.

More convenient stores (gas stations) on the new developed land on the outside of town

A humane facility for the care of abandoned animals. People move and just leave them to fend for themselves which is cruel. This leaves kind-hearted neighbors to care for them, many cannot afford it but do anyway.

I would like to see an increase of opportunity for young people to work and live in this community and raise their families here.

Growth

another grocery store

Grow a little.

Upgrade downtown - tear old buildings that are vacated and worthless

New businesses in town - growth of town.

Do something to make people want to stay here - not move away. Find some use for all the vacant buildings in town - especially Main Street.

lower taxes - get new mayor

Get on top of everything now because the cost is going up.

Maybe widen the roads between Aberdeen and American Falls. could help get past farm equipment.

Clean it up. Enforce codes in place and add new ones. Old cars, old buildings, junk trailer parks, SUVs parked on streets.

Get the water problem taken care of. No meters. If we have meters, we will have dead yards.

swimming pool - control of cats - clean up town - get the Christmas spirit back (Santa - decorations etc.)

clean up the business district and all the old buildings. This would help the business that is trying to make a profit. Also make property owners clean up their yards and homes.

Motels you can have guests use. Better cafe.

Polish up the downtown. Bring in new restaurants and fast food.

Having this company come in that's making fertilizer across the river brings in jobs but our infrastructure is needing some work. I think dealing with the water and sewer systems will help.

lower taxes, more recreation for children and teens, more competition for groceries so the prices might go down

Look for ways to help business succeed rather than ways to hinder them. Listen, don't just hear. Sustainable growth with a realistic long term plan.

More clothing shops and rec center with theaters and food court; a place for local talent to perform
Encourage development of downtown area. More recreation establishments for kids.
Combine police and sheriff's departments to cut costs
Clean up downtown and develop more bike and nature trails.
I would like to see growth and increased opportunities for employment within the community.
Upgraded parks for recreational activities and better streets.
More job and industrial opportunities to support a family
improve the downtown area by attracting some new businesses. Get a movie theater downtown.
Pave remaining unpaved streets, update development code. Figure out who is responsible for tennis court maintenance; city or school? It needs to be fixed.
Stop all multiple families living in one house. They are paying for only one house taxes, water bill, and house payment. They want everything given to them for nothing at our expense.
somehow we must get rid of our old and dilapidated, empty buildings and need to be replaced.
Maintain peacefulness, keep it clean and well maintained, keep it as crime free as possible, keep your officers in the neighborhoods too as friends not enemies.
Maintain the good lifestyle already here.
Bring this town alive. The Chamber of Commerce is doing nothing. We don't even celebrate the 4th of July with anything except fireworks.
Tear down old buildings and clean up alleys - enforce codes and encourage new business
Clean this town up - have buildings maintained and painted in complementing colors. (fine, tax, or destroy non-compliant) Skateboard park and purchase Indian Springs
Water - control growth
downtown beautification; better ordinances with enforcement to control used car lots, trashy yards, and deteriorating buildings;
A skate park or an arcade for the youth, different career opportunities that are not in the agricultural sector, a revitalization of downtown.
Upgrade some or all of the water lines. NOT ALL AT ONCE. We can't afford it all at once, spread it out over 5 - 10 years fix what can be fixed until then.
Expand headstart to more families, include carnival rides for American Falls day, and institute activities in winter months for children.
Clean up downtown area and tear down some of the old buildings.
Make the fertilizer plant near Lamb Weston a reality. It would be good for American Falls and community . Open Indian springs.
10% increase in population - more done to beautify the city - more recreation facilities
clean up downtown
Buy and fix up Indian Springs or build a swimming pool and offer swimming classes to high school and junior high. Try to clean up downtown. We need a bowling alley.
New hospital and new businesses
access to swimming pool, skating rink
Upgrade the water system, upgrade sewage treatment and better winter snow removal.
Keep taxes as low as possible - the cost of water and sewer services will be all the public should be asked to bare.
New businesses such as a good grocery and drug store. Bring in at least one more doctor.
Nicer restaurants - love to have a subway. Movie theater, build another bowling alley. Tear down old, unsightly buildings. Build a nicer golf clubhouse. Tear down old Gardner Hotel on Roosevelt St, repaint pink building on Fort Hall, make the owners maint
Fix roads in old town - bring some business to town - not farm related
It would be great to have a community swimming pool and a nicer grocery store.
Keep the streets in good repair and more sidewalks.

If you could change one thing in the city what would it be?

Cleaning up the streets and town. Its a disgrace for anyone to see. Weeds in all the sidewalks.
clean up

The down town area. It looks awful. Any other small city you go into promotes travelers. Look at Montpelier, Soda Springs, and Preston. Clean neat looking old fashion towns that promote small local business.

More recreation closer in town for all ages. Programs/classes for babies and toddlers especially in winter months. (such as gymnastics, karate, tumbling, beginning sports) An indoor pool would even be nicer.

Clean up around our homes to make a good looking neighborhood. Also see what could be done around the businesses. Lower taxes.

I would re-invent American Falls. Make it a draw for recreation in the summer. Reface our buildings to reflect old time town. People would visit during the summer while they are boating, camping. Use and build on what we have.

Put money into where it needs to go but do it in a timely order, not all at once. All improvements cannot be done at once. It takes time.

Clean it up! It is so trashy - someone has to own these places. They need to be accountable to clean away trash, debris, and weeds.

We would have a better medical care facility and more MD doctors. So we should not have to go to Pocatello for every little thing or a short stay in the hospital.

Make property owners take care of their property whether its personal or a vacant building.

Weeds are everywhere - it looks like no one cares. Why would someone want to live here?

City council to address problems more expeditiously and stop passing the buck.

More sidewalks and walk ways for children going to and from school.

The mess of the car lot coming into town - not good impression.

Clean up the down town area.

Punish drug pushers and protect our kids. Enforce the law. You don't ride your bike across the cross walk, you walk and push your bike.

Bring prices for gas, groceries etc. in line with other surrounding communities. We go to Pocatello to shop - lower prices make the trip possible. Local shops gouge the local customer.

Poor communication between city community and city hall (mayor - council)

The downtown area. Build a swimming pool as well.

MORE SIDEWALKS!!! Especially on Hillcrest Ave. It is a busy street and needs to be made safer.

Quality entertainment - skate park or/and bike park

Would like to see new businesses in the vacant buildings downtown. American Falls needs to vigorously support responsible pet ownerships and provide a humanely-run animal shelter.

the mayor!

Downtown

The schools to teach English and not so much emphasis on Spanish. If the children want to learn it great, but let's stick to English.

Stop trucks from using highway through town and make them use by-pass

Get a new hospital

The small town attitude. Some say that's what we want. To a certain degree, yes. But this thinking that the world only extends to the city limits will be the death of this town.

Clean up used car lots.

new mayor and city council

You are going in the right direction now but keep it up.

I don't pay attention when I'm in town.

By everyone working together to get things done. Start city council not to turn their heads to what is wrong. Fix it.

Responsibility of property owners.

Stop raising taxes and spending on things we don't really need.

Treat everyone equal.

Old buildings are definitely not safe. Need to be inspected and not with closed eyes.

More shopping and more good national chain fast food restaurants.

The looks of it. I like the trees, I don't like the down lower area, the trashy look coming into town.
Better medical facility and doctors
Need more retail and restaurants
Improve downtown
Correct or mark the dips, like the one by St. Johns, to keep from damaging vehicles. If you don't know they're there, you can damage your car.
How about two things; 1) The loud sound and vibration from car's bass players needs to be drastically reduced and 2) the entry ways need to be cleaned up. (How long is the bargain barn going to look like that?)
Drug and Alcohol consumption.
To have had our water issue addressed years ago before it became such a BIG deal.
We would add an indoor pool.
Unity as a community. There is too much separation and judgment of others towards others.
Add nine more holes to the golf course along the lake.
Change in leadership. do city business at city council meetings. Less micro management from city government. Hire competent people and allow them to do their job.
How the town looks when entering from the east.
Make some one way streets for buses and cars. Look at everything is on the highway. Then you get all the agricultural equipment on it. It's a nightmare.
I would like to see all people treated equally when handing out tickets for cleaning up the weeds and diseased trees and the bugs on their property. If its for sale then the owner or real estate company be responsible.
fill all our empty buildings downtown and get rid of some of our used car lots, our city looks to strangers like one big used car lot.
Encourage people to be good neighbors and help others.
Teach migrates to drive.
A place for our young people to hang out. A decent restaurant to take out to town guests to.
Demolish ALL old buildings
Clean it up! Take a little pride, spray the parks' weeds and grow the flowers planted. "Reward" businesses that comply, fine or tax the ones that won't and get tough.
Appearance of Pocatello Ave - car lots crammed in.
the downtown with nice restaurants and places to visit
Revitalization of downtown.
Food pantry open, SEICCA dispersing food to needy every single month. "Angel ministry" low cost groceries instituted here. Angelministry.com is helpful in other states.
the mayor
Improve driver skills and enforce traffic laws better throughout Idaho
Clean the alleys
Attract more businesses
New hospital, more doctors, broader services
The appearance of the downtown businesses. Maybe develop a theme to attract small shops to our downtown. Make it an attractive place for visitors to come.
The mess as you enter the city from Pocatello Avenue
drugs, sexual permissiveness
add more businesses
Entertainment
the city administrators attitude that they have to make their mark with some new project or program. I'd be satisfied if they just managed current assts and programs professionally.
city government.
We are all equal. Planning and zoning and building departments are biased and only friends get building permits.
Higher wages
We need more sidewalks so children who live in town can walk safely to school. If you live in town, there is no bus route provided for the children.
more sidewalks
Fill all the empty buildings with some new businesses

How could the quality of life in the community be improved?

clean up eye sores

Open up Indian Springs and make use of natural recreation opportunities. Clean up abandoned buildings, get rid of loose dogs, finish sidewalks, more indoor recreation during the winter.

Its unfair to us for a one family home. Some of the Spanish buy one home and several families move in and use the same things as a one home family would. They park on the streets and use all the parking.

Let's continue to clamp down on drugs, gangs, and keep American Falls a safe place for our kids. Let's be known to have no tolerance for crime.

Make renters have to pay the same as homeowners. The Hispanic population needs to help and not get everything free all the time.

Bring back community not just church events. Really support the schools.

Could have more activities for kids like soft ball, swimming pool

We seem to be catering to and accommodating the Hispanic population and they are not going to reinvest in this community or strive to improve it.

Improve parks in various part of the city.

If everyone who owned a dog took full responsibility for same. No running loose at night or barking constantly.

Bringing in new business and recreational facilities.

Quit raising your price on food on American Falls Day.

Make it warmer in the winter! Improve parks. Bring Caucasian groups in line with benefits offered to the Hispanic community.

Great quality of life. they could improve things by adding a swimming pool/YMCA.

More local activities for family, youth and teenagers to keep more business in the community.

Build relationship between different races.

a volunteer service to aid seniors and the handicapped in maintaining their properties. This could be done by a special credit class of juniors and seniors in high school.

I think if everyone took a short time and got to know their neighbors a little better we would have the greatest city in the nation.

Downtown facelift

More activities for the youth. Perhaps a swimming pool, bowling alley, some sort of theater. Also let's do something about the 4th of July.

Get trucks out of town and on truck by-pass.

We need more activities for all ages. More genuine concern for this community and also some business stimulation.

more recreation for teenagers etc. movie theater, swimming, bowling alley

When home activity going on in town makes it nice to have a place to park.

Work harder towards goals. Look around there's plenty to be done.

Our quality of life is really good. If we could just keep up with it and the changes.

People try harder to clean homes and yards up - also clean up Main Street.

Make our community so people moving into town would stay here and not go to Pocatello to live as long-time residents are doing.

Fix up - clean up

If everyone in the community took responsibility for presenting the best first impression at his or her property to the citizens of American Falls and visitors.

Having a community center for adults would be nice. Have coffee shop atmosphere and a place to sit and relax, hear some music that's not a bar.

If there were more things for families to do together. Also more places to eat.

If there were more job opportunity and retail growth, people would spend their dollars in American Falls instead of Pocatello.

More community events - art in the park - a live band - flea market

More recreation for teens and adults.

Something could be done about the loud bass music being played. The town actually vibrates in the summertime from bass from cars.

More family oriented activities.

Communication

People overall to volunteer more. It seems like the same people are always doing the projects.

What about the rest of the community. They need to get involved.

An open mind.

Require the Spanish living here learn English.

Enforce ordinances, i.e. trailers, abandoned cars, etc permanently parked on city streets need to be removed. Citizens should not have to complain, police department should enforce. They took an oath to uphold city codes.

Better shopping, entertainment, and job diversity

By first taking action to clean up what is left of this once great place to live. Buy our needs here and not Pocatello.

Keep an eye out for elderly who might need help with snow or getting their garbage out to be picked up.

Make everyone legal!

More involvement with Hispanic community. Something to make us feel good about our town.

The QUALITY of life here is good - that is up to the individual.

A cleaner downtown, maybe a skate park, having Indian Springs open for swimming, golf, camping, county/city programs, the dog problem definitely needs to be addressed.

Increase activity areas for youth.

more community pride

A diversity of goods and services would increase the amount of local dollars that stay in the community.

I resent the friendliness freely given to the Hispanic members and denied to me in doctor's offices, store, etc. Community and school functions to equalize this would help the entire community i.e. taste of old Mexico potluck dinner etc.

Good paying jobs

Keep thumb on Mexicans 110%

More recreation facilities

youth skate park

More quality entertainment - better hospital

Doesn't need improvement!

More high tech high paying jobs - attracting new industry

Use city personnel and authority to force riddance of junk accumulations, illegal use of the streets for unused vehicles and trailers. Enforce building permit time limits to force project completions.

Improve the facilities we have rather than inflict heavy debt on the people living here.

Work on habitat improvements - water and land - bring back trout fishing by improving oxygen levels below dam. Work with private land owners on restoring Pheasant Habitat (nesting and brooding cover) Our youth deserves what it used to be.

More things for the kids to do. Places to hang out and play games, bowling, video games.

Hopefully with the new company coming to Power County, jobs, businesses etc. will grow also.

Do you have any additional comments about the information on the survey or about the City of American Falls in general? We appreciate any comments or suggestions that you have!

Entering town from the east car lot, entering town from the west old building, entering town from the south trailer court

I would love to not have to go to Pocatello for so much. We need a good grocery store here like Albertsons. Remove snow off roads better.

Need to clean up and make downtown more presentable to the public.

A lot of the corners need to be cleaned up so you can see who is coming up or down the hill. One of these days someone is going to be hit or a child. A lot of property that is not lived in around town is in poor shape. Yards need to be mowed and cleaned up. Old buildings need to be cleaned up or torn down as they are an eyesore. Old Kings, Ken's old store, old hotel, and bars that have been closed, old quick stop, old lumber yard, old junk yards. If a citation is sent to a homeowner to clean up them, a follow up should be done to see that its done. Buses and trailers parked on the street, some for sale and some just parked for long periods of time. We also need to be sure we can see up and down when we come to a stop sign. Dogs and cats running around in our yards and making messes. Children when dropped off at school should be let out of their cars close to the school fence and not dart across the road to get in their parent's cars or run across the road to get on the school grounds.

We can't keep things as they use to be. We need to develop so we have jobs for our kids. We can still keep the small town feel - plan within reason.

We all need to work together to make sure American Falls is the best place to be and quit fighting and treat and pay all of us the same i.e. schools, industry, work, etc

I personally don't want to live anywhere else.

We need to clean up the family areas, limit the amount of cars that can be at one household. In my neighborhood there are so many cars on the street and parked on lawns, that it is hard for two cars to pass each other.

When you patch potholes, use a tack coat to prep and bond the existing surface to the patch.

Review city contracts without losing businesses. Not all our citizens are getting proper benefits for cable, power, etc. Explore city owned power plant or wind generator.

The layout of booths during AF days is confusing.

Owners of property must do a better job of maintaining it for be fined. Vacant buildings should have to be maintained or razed.

I would like to see the marina put in a toy area for the children to play on.

We are a progressive, education minded community. Just look at our beautiful multi-million dollar high school and wonderful library. Let's extend our compassion to taking care of the animals who need it so badly.

Words are nice but how about a contest? Maybe, "What I love about American Falls" or something like that. Maybe whoever wins, reads it in the park with a pie social. We need more than just fireworks.

Overall it probably rates 7 to 8 on a scale of 1 to 10 in overall small town USA.

The Hispanics are taking over our town. We need new business and higher paying jobs for the community.

By lowering taxes.

Same things on the roadway are not in good shape. They've been too easy on them.

We need high paying jobs to replace what we had when FMC closed.

No one wants to be the one to enforce the "laws" of city government. Downtown is a total embarrassment.

We need some shops that are more upbeat, but also allow for local artists to show their wares.

We have two trailer parks that have NEVER been in compliance. Should we let a Pocatello attorney turn American Falls into a slum?

Law enforcement should be allowed to do their jobs and enforce the law and violators should be penalized.

American Falls is a town with potential. It is easily a place that could be marketed to young people who are interested in outdoor recreation such as hiking, rock climbing, skiing etc. American Falls is also one of THE top places in the Northwest for birding. It's also a place that could have a retirement community developed.

Improve bypass - maybe a light or 4-way stop sign.

City needs to condemn Gardner Hotel and follow through with procedure to make something happen. Keep Oregon Trail open through golf course. Do not need an expensive skate board park.

Please take a good look to the people that are here and try to give your people everything you want and not just get by until times get better.

Coming into town on the north, we have new businesses which should make it nice but then you come to the car lot on both sides of the road and shudder.

I like American Falls. I'm glad to live here. I appreciate that most of the people here really care about the community.

Keep up the good work. Recognizing those already providing it. Reward this service when provided.

The city fathers need to "get some balls" - don't just make the rules/laws, enforce them. Don't be afraid of hurting someone's feelings.

Have you ever considered targeting retirees, seniors etc? Why not make this a retiree's paradise. They are the ones with money. We can offer golfing, fishing, boating, a great library, close to ISU, close to groceries, eating establishments, walking, theater, swimming (if Indian Springs were purchased.), American Falls is an untapped gold mine, think outside of the box. Retirees want small, fun and safety. We can do this. The old apartment near the library could be remodeled for retirees. Its close to everything they need.

I think you're doing a good effort here and hope that it all goes somewhere.

AF is a great place to live. The city leaders need to realize that we are a farming community, we don't have as much income as neighboring cities. You do what you can with what you got. Some people feel embarrassed to need/ask for help. There might be a back-to-school or mid-winter (pre Christmas) trade day at the school to bringing/trade coats, clothes for children.

The current water bond is very misleading. In our research the cost the city says it will cost is way out of line. The city has not done their homework since it can be done cheaper. Why haven't they been saving up for this problem?

We need more businesses to keep so many from shopping in Pocatello. Also dining in Pocatello. Good mayor and city council, fair county commissioners

Hopefully this survey will give the city government something to work on for a better town.

Weeds along county highways get over a yard tall, before they mow them down. Unsanitary!

Replace and stain wood slats around tree planters on Idaho Street. Maintain what you have.

Clean up weeds on corner of city park across from Ken's Market and R&B Drive In.

Get employees who care about everyone not just a select few.

Balance - Tough but possible. Education on habitat improvements would be cheap. In as little as two years Pheasant Hunting could be best in the State. It would be great for business and keeping people happy with lower wages. I saw this in South Dakota - a small store the size of what used to be our bowling alley is the WORLD'S leader in shotgun shell sales. Every motel and food establishment was packed. Banners were everywhere welcoming Sportsmen for Pheasants. The same could be true with fishing here if someone would hold Idaho Power accountable for their promise on oxygen levels below the dam. Fishing and Pheasants could help this community immensely and inexpensively. The whole state in South Dakota works at habitat for Pheasants - not just small towns anymore. Because of the amount of revenue it brings in for the expense put out. I know of over 40 people personally close to Power County who travel for at least one week per year to small towns across South Dakota for Pheasants. The local governments will all tell you they depend on it as much as farming and is more profitable for the dollar spent. Believe me, we are missing the mark. You don't have to like hunting and fishing to see these benefits. And trust me, this area could compete across the world for Pheasants, fish, deer and geese. But especially pheasants and fish basically time and education focusing on it as your main expense.

"Thanks" needs to go to the street department for the good work they do.

A good truck stop and motel on the interchange to handle the extra truck traffic.

Appendix B: City of American Falls Application to Community Review Program

Please complete this application and return to:
Idaho Rural Partnership
821 West State Street, Boise, Idaho 83702 -- (208) 334-3131

Idaho Community Review Application A Community Visitation Program

Offered in Partnership by the
Association of Idaho Cities, Idaho Rural Partnership,
Idaho Department of Commerce, Idaho Housing & Finance Association, Boise State University, & U.S. Department
of Housing & Urban Development

Please submit the answers to the following questions to the Association of Idaho Cities, 3314 Grace Street, Boise, ID, 83703. Cities with populations under 10,000 are eligible to apply.

The community review program is an excellent in-kind value for its cost. Idaho Cities such as Heyburn, Jerome, Hayden, Kooskia, Priest River, Weiser, and Buhl have conducted successful community reviews for under \$2,500. Estimated costs for a community review through a private consulting firm, including salary, travel, lodging, site visit, data collection, and report fees, is well over \$20,000 for equivalent expertise from 15-18 community development professionals.

Your community must agree to accept the following responsibilities to ensure the success of the review:

- Arrange for large and small group meeting sites throughout the review with community leaders and citizens
- Appoint a home team leader for each of the three focus areas you identify who is willing to work with the visiting team leaders to plan and coordinate the community review
- Arrange community tours and meeting agendas in the three focus areas you identify
- Pay for group transportation during the community tours and all team meals (many communities have partnered with school districts and civic groups to share transportation and meal costs)
- Make lodging reservations for the visiting team
- Publicize the community review to maximize community participation
- Assist with survey data collection prior to the community review
- Provide one or two individuals during the review to assist with data entry
- Designate at least two community members to facilitate the follow-up process

Community: American Falls Idaho

Main Contact Person: Kristen Jensen, Great Rift Business Development
Organization

Address/City/State/Zip: 550 North Oregon Trail, American Falls, ID,
 83211

Phone, Fax, Email: 208-380-1719, kristenj@sd381.k12.id.us fax 208-226-
 2548

Names/phone numbers/Email addresses of the three Focus Area Team Leaders: Mayor Amy Wynn, 208-226-2569, Vicki Meadows, Chairwoman, Power County Commissioners 208-226-2041, Norm Wright, City Council 208-226-2569

3) Circle, or write in, the three focus areas that your community would like to emphasize. Focus areas might include some combination of the following:

- | | |
|------------------------------|--|
| Local Economic Development | <u>Housing Yes</u> |
| <u>Infrastructure Yes</u> | Community Design & Identity |
| <u>Land Use Planning Yes</u> | Education |
| Health Care | Arts, Historic, and Recreation Resources |
| Seniors and Youth | Civic Life and Community Involvement |

Other Focus Area(s): _____

In the Focus Areas identified, what specific issues does your community want to address?

1.) We need help identifying the housing needs and the ways to address those needs properly as we experience the growth we are anticipating next fall with the arrival of 750 to 1000 construction workers.

2.) We need assistance determining how to plan for infrastructure needs to address the population growth that we are expecting.

3.) We need help with land use planning so that building is done in an organized manner. We expect rapid growth in housing and in business. We need to have plans in place as developers approach our building administrators at both the county and city levels.

What is the best possible outcome resulting from a community review in your town?

The best possible outcome would be an outsider's view of what they see our town's strengths and weaknesses are regarding growth and development. We hope to utilize the groups expertise to help guide us in decision making and planning.

What strategic planning, business development, enhancement, revitalization, clean-up, contracted or consulting efforts have occurred in your community in the last one to three years? (attach additional sheets, documentation, brochures, or report summaries as necessary)

In the past three years two economic development boards have been formed. As a result, there is a 2 billion dollar energy company that will be constructed beginning in the fall of 2008. There will be 750 to 1000 construction workers required to complete the building phase. This phase is expected to last three years, after which 150 to 200 people will be hired. In a city of 4200 people, we expect this to make a huge impact on our housing, infrastructure, and economy. We expect that we will be receiving inquiries about building sites, availability of local services like water and sewer, and will be helping businesses to locate and open. The city and county are currently in the end stages of their new comprehensive plans.

What other projects has your community completed in the last one to three years? (attach additional sheets or information as necessary)

We are currently working on a bike/walking path which connects our schools, we have completed a new campground development at Willow Bay Marina, we have completed a youth center and historical museum housed in the same building, we are currently doing a 2 million dollar library expansion, and the hospital is working on plans for expansion.

Has your community completed and implemented a Gem Plan? If so, please describe to what extent and attach a copy of the Gem Plan to this application.

What possible dates do you propose for a community review?

As soon as possible.

Mayor's Signature:

Amy W. Wynn Date: 10/10/07

Please complete this application and return to:
Idaho Rural Partnership
821 West State Street, Boise, Idaho 83702 -- (208) 334-3131

kristenj@sd381.k12.id.us



**Great Rift Business
Development Organization**

Kristen Jensen
Director
Office: 226-5931
Cell: 380-1719

550 N. Oregon Trail
American Falls, ID 83211
kristenj@sd381.k12.id.us

Appendix C: Visiting Team Contact and Biographical Information

Coordinating Team

Shelby Kerns

Executive Director

Idaho Rural Partnership

821 W. State St.

Boise, ID 83702

Telephone: (208) 343-3131

E-mail: shelby.kerns@irp.idaho.gov

Shelby Kerns was named executive director of the Idaho Rural Partnership in 2008. Before joining the partnership, Kerns was a trade specialist with the Idaho State Department of Agriculture, where she promoted Idaho agriculture products both domestically and internationally, primarily in China, Japan and Korea. She also worked on issues affecting international trade such as biotechnology, transportation and food safety. Kerns has served as the program director for the Idaho Association of REALTORS®, the director of communication for the Washington Wheat Commission and the assistant director of the Idaho Wool Growers Association. She has a bachelor's degree political science from the University of Idaho and a master's degree in business administration from Northwest Nazarene University.

Sharon Fisher

Principal Consultant

Gem State Community Development

450 E. Deer Flat Road

Kuna, ID 83634

Telephone: (208) 922-4248

E-mail: slfisher@gmail.com

Sharon Fisher has a master's degree in public administration and graduate certificates in Community and Regional Planning and Geographic Information Analysis from Boise State University. She has also completed the three-year Northwest Community Development Institute program offered through the Idaho Department of Commerce. She is the author of the Kuna chapter in the forthcoming book, *100 Idaho Cities*, to be published by the Association for Idaho Cities and is secretary of the Ada County Historic Preservation Council. She blogs about technology and the Idaho Legislature at www.newwest.net/StateOfTechnology, and about technology and government at www.daniweb.com/blogs/blog333497.html. Her writing has also appeared in the Boise Journal, 2C, the Kuna-Melba News and numerous other magazines. She was also a member of the visiting team for the Payette community review in the area of arts, history and culture. She is a member of the Pi Alpha Alpha honor society for master's in public administration students and holds an undergraduate degree in computer science from Rensselaer

Polytechnic Institute. She makes her home in Kuna among chickens, ducks, rabbits and cats.

Tammy Stringham

Tourism Manager

Lost Rivers Economic Development

301 S. Custer

Mackay, ID 83251

Telephone: (208) 588-2693

E-mail: tammy.stringham@red.org

Tammy recently retired from the Oregon Air National Guard after 20 years of service, where she was assigned full time to the Counter Drug Support Program. During her time in that program, Tammy worked with students and adults facilitating various drug prevention, mentor and parenting programs as well as facilitating community meetings throughout Oregon to help establish a holistic approach to dealing with an increasing methamphetamine problem. Tammy's work is founded on an experiential-based learning philosophy to promote teambuilding, communication, leadership and problem solving skills.

Immediate Project Implementation Team

Erik Kingston

Housing Resources Coordinator

Idaho Housing and Finance

PO Box 7899

Boise, ID 83707

Telephone: (208) 331-4706

E-mail: erikk@ihfa.org

Erik manages the Idaho Housing and Finance Administration's Housing Information and Resource Center, coordinates fair housing initiatives and assists in strategic planning for housing and community development efforts. He is project coordinator for www.housingidaho.com and co-author of IHFA's "Workforce Housing Toolkit: Simple Steps for Stronger Communities." Erik is a long-time planning member with the Idaho Community Review Team, a graduate and faculty member of the Northwest Community Development Institute and currently serves as a member and Web moderator for the Idaho Fair Housing Forum at <http://www.fairhousingforum.org> and the East End Neighborhood Association's Historic Armory Committee at <http://www.reservestreetarmory.com>. He has more than 25 years of professional experience in the areas of nonprofit management, grant administration, policy support, the performing arts and grassroots community activism. Erik has also spent time driving ill-mannered, thirsty cattle through dry country and working underground in a central Idaho hard rock mine. He really likes his current job.

W. Marlin Eldred

Former Economic Development Director

City of Jerome

152 East Ave. A

Jerome, ID 83338

Telephone: (208) 324-8189

Marlin has worked for Fortune 500 companies, the U.S. government and a cooperative. While working for United Parcel Service, he helped create and implement a total quality management concept and philosophy for the Salt Lake City call center. At American Stores, he cut processing time in half by using technology. While with Emery Telcom, the company purchased two businesses in the marketing/communication industry, and he was responsible to staff, track and grow each business. To round everything out, he has been doing economic development for more than six years. This includes business recruitment, retention, and expansion, which consists of working with businesses in any form or fashion needed. He has done everything from customer service training to work flow diagramming. Peppared in all of this he found time to get a master's degree in business administration from University of Phoenix, become a Certified Community Developer through Northwest Community Development Institute, obtain Council of Development Finance Agency course completion certificates and certification as a nexlevel instructor.

Throughout his life, Marlin has always taken an active role in leadership whether through training or leading. As a Boy Scout, he attended, taught and led Junior Leadership Training for five years. This helped him build a base for training future leaders and being a leader himself. He served seven years in the United States Marine Corps where he learned to lead himself as well as others.

Angela Sisco

Rural Development Specialist Housing

Rural Community Assistance Corp.

E-mail: asisco@rcac.org

Rural Community Assistance Corp. is a nonprofit organization founded in 1978. Program areas include affordable housing, environmental infrastructure such as water, wastewater and solid waste, economic development, leadership development and community development finance. Ms. Sisco has worked as an corporation rural development specialist since 2001. She currently provides technical assistance to Mutual Self-Help Housing Agencies and affordable housing developers in Idaho and Alaska. Ms. Sisco also provides technical assistance to housing counseling agencies in seven states. Her expertise includes acquisition and rehabilitation, Department of Housing and Urban Development housing counseling programs, capacity building, board training and project funding. Before joining the corporation, Ms. Sisco managed the Affordable Rental Housing Program for the city of Boise's Housing and Community Development Division. Ms. Sisco has experience in all aspects of property management, program development and rental practices. She holds a

bachelor's degree in communications with a minor in psychology from Boise State University.

Greg Seibert

Business Development Specialist

Idaho Department of Commerce

700 West State St.

Boise, ID 83720

Telephone: (208) 334-2650 x2131

E-mail: greg.seibert@business.idaho.gov

Greg is a 1972 graduate of Penn State University with a Bachelor of Science degree in community development. Greg served as a VISTA Volunteer in rural Nebraska in 1971 and, after returning to Penn State to complete his degree, he moved to Idaho. Except for a nine-year period from 1981 to 1989 when he managed construction projects in the Southwest during his construction management career, he has lived here ever since. His first professional job was in Twin Falls working for a community action agency, which was responsible for project planning for several social programs including Head Start and senior citizen centers. The next stage in Greg's career was a five-year stint as a land planner for Ada County and the city of Boise. Greg worked on all aspects of growth management including zoning, neighborhood planning, annexation and the first Boise Metropolitan Plan. Greg joined Morrison Knudsen Co. in 1978 and spent 10 years there in the fields of industrial relations and construction management, which required moving his family to California, Colorado, Arizona and New Mexico during his position as project engineer. Greg's duties included handling most of the non-accounting administration for the projects he was assigned including scheduling, contract administration with the owner and subcontractors and suppliers and project cost reporting. In 1990, Greg and his family moved back to Boise, where he was hired as a construction manager for a local general contractor and construction manager. In 1991, Greg was offered a position with the Idaho Department of Commerce and, after several years of coordinating the Gem Community Program is now a business development specialist. His duties include support for the Idaho Rural Economic Development Professional Program, Rural Growth Management, Idaho Industrial Properties Program and general economic development assistance to businesses and economic development organizations.

Greg has been fortunate to work statewide and knows the issues and people well. There aren't too many state highways he hasn't traveled with plenty of dirt road experience too.

Joe Coyne

Executive Director

Converse Area New Development Organization

130 South Third St.

Douglas, WY 82633

Telephone: (307) 358-2000

Fax: (307) 358-3299

E-mail: jcoyne@candowyoming.com

Web Site: <<http://www.candowyoming.com>>

Joe Coyne is the Executive Director of the Converse Area New Development Organization, which is the local economic development agency for the city of Douglas and Converse County, Wyo. Prior to joining the organization in January 2000, Joe served as the research director at the Wyoming Business Council, managed the State of Wyoming's Tourism Information Center program and participated as legal counsel in numerous commercial and real estate development projects.

Joe is a former president and board member of the Wyoming Economic Development Association. He has also served as a board member on the Wyoming State Youth Council and is currently a Steering Committee Board member of the Wyoming Business Alliance and the Wyoming Heritage Foundation. He earned a bachelor's degree from Beloit College in Wisconsin and a law degree from the University of Michigan Law School. Joe and his wife Patty live in Douglas, Wyo, where they are raising nine children.

Long Range Diversification Team**Brian Dale**

Operations Specialist/Faith-Based Liaison

U.S. Dept. of Housing and Urban Development

800 Park Blvd., Ste. 220

Boise, ID 83712

Telephone: (208) 334-1088 x3005

E-mail: brian_dale@hud.gov

Brian has been involved with the Idaho Community Review process since its inception, participating in 12 reviews. He was a team leader for the Ashton, Malad and Payette reviews and co-team leader for the Rexburg review. His current assignments with HUD include serving as HUD's Regional Faith-Based Liaison for Idaho and the rest of HUD Region X; serving on the Steering Committee of the Idaho Community Review; networking with service providers for homeless populations through the Continuum of Care and facilitating the Idaho Fair Housing Forum. Additionally, he has worked with numerous local, regional and national disability councils, advisory committees and coalitions, and he served as executive director of the Utah Statewide Independent Living Council. A certified community developer, Brian has a bachelor's degree from Westminster College in Missouri and attended

Community Builder training at the John F. Kennedy School of Government at Harvard University.

Jerry Miller

Economic Development Specialist

Idaho Department of Commerce

700 West State St.

Boise, ID 83720

Telephone: (208) 334-2650 x2143

E-mail: jerry.miller@commerce.idaho.gov

Born and raised in Des Moines, Iowa, Jerry attended the University of Iowa, receiving an undergraduate degree in history and political science and a graduate degree in urban and regional planning. Since 1992, Jerry has toiled in the fields of community and economic development and is currently employed by the Idaho Department of Commerce as an economic development specialist. Jerry is the co-creator of the Idaho Rural Partners Forums and is editor-in-chief of the “Show Me the Money” funding newsletter. Jerry serves on the board of the Idaho Human Rights Education Center, which is responsible for the Anne Frank Memorial, and will be a class leader at this year’s Northwest Community Development Institute. Jerry’s passions include Iowa Hawkeye sports, dogs, movies, travel, blogging and the performing arts.

Kathleen Lewis

Executive Director

Southeast Idaho Council of Governments

214 E. Center

Pocatello, ID 83201

Telephone: (208) 233-4032 x26

E-mail: Kathleen@sicog.org

Since 1984, Kathleen Lewis has worked in the fields of community and economic development. She is the executive director of the Southeast Idaho Council of Governments, the economic development district for southeast Idaho. Kathleen has been active in many community projects ranging from a Cub Scout leader, the League of Women Voters and the Marshall Public Library Board of Trustees. She is currently working with the library on “Nickelmania,” a fundraising effort for a new bookmobile.

Zella Johnson

Telephone: (208) 922-1125

E-mail: zelttext@msn.com

Having lived in Idaho for more than 20 years, Zella has a passion for people and rural communities and was excited to participate on the American Falls Review Team. She graduated from the Northwest Community Development Institute in Boise. She is a former Kuna City Council member and currently serves on the community’s Charter School Board, Library Board and the city’s Comprehensive Plan Update Steering Committee. As a volunteer, she has been the program Director

for the Kuna Juvenile Justice Council for 10 years. She also works part-time for an attorney. Spare-time delights include Dutch oven cooking, 4-wheeling, hiking and exploring wilderness areas with her family.

Shannon Madsen

Business Program Specialist

USDA, Rural Development

725 Jensen Grove Dr.

Blackfoot, Idaho 83221-1636

Telephone: (208) 785-5840

E-mail: Shannon.madsen@id.usda.gov

Shannon Madsen is a business program specialist with USDA, Rural Development. As a business program specialist, Shannon administers Rural Development's business development and cooperative services programs. Shannon attended Eastern Washington University, receiving a Bachelor of Administration degree in International Business with minors in economics and German. She worked with the Department of Commerce as a trade consultant. She also worked in the private sector for seven years in international business development. She has been with Rural Development for more than two years where she began in its housing programs and recently joined its business programs.

Listening Session Team

Sonia Martinez

Community Development Specialist

Partners for Prosperity

625 W. Pacific, Ste. 1

Blackfoot, ID 83221

Telephone: (208) 785-0059

E-mail: soniam@p4peid.org

Raised in a family of migrant farm workers, Sonia came to southeastern Idaho from Arizona at the age of 5. Her father fell in love with the land and settled his family in Blackfoot. After graduating from Snake River High School, she attended college in Salt Lake City and received an associate's certificate in business law. She later received a bachelor's degree in organizational communications from Idaho State University. Sonia worked for the Department of Labor for six years in the H-2A foreign worker program for farm workers. She has been employed by Partners for Prosperity for the last five years as a community development specialist specifically working with the Latino community on economic development strategies. Sonia has one more year of Northwest Community Development Institute training and is looking forward to taking the examination. She loves to read and travel.

Kathy Ray

Regional Economic Development Specialist
Four County Alliance of Southeastern Idaho
P.O. Box 32
Malad, ID 83252
Telephone: (208) 317-1827
E-mail: fourcasi@hotmail.com

An Idaho native, Kathy was born and raised in Pocatello and received a bachelor's degree in secondary education from Idaho State University. Kathy has been involved in economic development in rural Idaho for 13 years, ever since she served as a VISTA volunteer in 1995. Since then she worked with Malad City/Oneida Economic Development Foundation until last year when she became the regional economic development specialist for the Four County Alliance of Southeastern Idaho. She loves living and working in rural Idaho where the people are down to earth and committed to their communities.



Appendix D: Public Meeting

A community meeting was held on November 14, 2008, at the American Falls Library. The feedback from the community helped the Visiting Team formulate its observations and recommendations. It may also be useful for city leaders.

Notes from Public Meeting at American Falls Community Review November 14, 2008

WHAT WE DON'T WANT TO SEE IN OUR TOWN:

- Difficult size – small tax base but need larger infrastructure
 - How to fund projects?
 - Need more financing options
- Poverty – financial, intellectual, social
- Diversity is good and bad
 - Factions between races, cultures, churches
 - Difficult to get community to move in one direction
- Hispanic divide
 - Language and education barrier
 - No political capital, doesn't participate in "middle class environment"
 - Are organized? Three churches
- Too close to Pocatello
 - Ruins business, retail, how much money sent out of town?
 - Selection, price, habit
 - Also an asset – people can commute for jobs

IF YOU HAD \$5 MILLION WHAT WOULD YOU DO FOR YOUR TOWN.....?

- Skateboard park
- Fix tennis courts
- Healthy options for youth
- More city employees
- Infrastructure
- Fix up downtown
- Help students go to college
- Recreation center
- More police officers
- Indian Springs facility
- Make city entrances nice
- Clean up town – kill weeds

CONCERNS OF THE COMMUNITY:

- Fear is won't grow
- Retail suffers more than service industry
- Lifestyle is selling point and needs to be marketed (small town, schools, athletics, parks, etc.)
- Housing is difficult
- Need more water in reservoir
- School district is great asset and selling point
- Fractured leadership, potential leadership not utilized
- Need more community involvement, need personal contact and invitation
- Not a lot of wireless Internet
- Code enforcement
- If you are going to sell your home, you clean it up
- Can't motivate people to clean up
- Foreclosed homes and absentee landowners
- Hard to deal with out-of-town owners that don't care about community
- One third of teachers live in Pocatello
- Housing – no options
- American Falls hasn't always supported local talent such as teachers; often personal not professional reasons.
- No job for spouses
- Need minimum flows to regulate fisheries
 - Who in the Bureau of Reclamation makes that decision?

ASSETS THAT MAKE AMERICAN FALLS GREAT/UNIQUE:

- Recreations, reservoir
- Bird watching

WHAT WOULD YOU FIGHT TO KEEP?

- Schools
- Library
 - Community use, first in state for Hispanic use, free children's programs, summer programs, welcomes Hispanics, children bring parents, bilingual materials (Why not in grade school?)
- Hispanics spend more money in community – not Pocatello
 - Powerful economic engine
- Willow Bay – 4th of July, June, regatta, fishing derby, American Falls days, salmon fry
- Parks
- Ken's Pharmacy – connectivity, service
- Medical community
- Banks

WOULD LIKE AMERICAN FALLS TO HAVE:

- Tools to create 10-20 year good strategic plan for town – leadership, information, comprehensive plan
- Downtown revitalization
- Promote diversified growth, small local business, grow own business
- Stabilize water levels at a useable level – how?
- Money for chamber of commerce
- Restore community pride, identity, involvement
- Resources for youth
- More involvement by diverse groups
- Maintain identity and rural atmosphere while allowing development
- Funding for evening youth programs
- How to get things done? People working can't do it all.



Appendix E: Community Review Publicity

Community review thanks

To the editor,

On behalf of the board of the Great Rift Business Development Organization I thank all of the individuals involved in the process of making the community review a success. I appreciate all of those who attended the listening sessions and gave their input to the visiting team members. Your insight about our community was valuable.

A special thank you goes out to the City of American Falls, Power County, Nelson Seed, the American Falls Rotary Club, the Mocha Shack, Doug Ruff, the Power County Development Authority, The Power County Press, and School District #381. Without the support of these businesses and entities the review would not have been as successful. Their donation of meals, transportation, and other assistance was very much appreciated.

I look forward to sharing the results of the review in January with the public when they become available from the Idaho Rural Partnership, the agency compiling the review.

Many thanks,

Kristen Jensen, Director

Great Rift Business Development Organization

Open forum targets improving community

An open forum for community members to discuss their ideas for improvements to the city and surrounding area is set for Wednesday, Nov. 12, at 7 p.m. in the public library community room.

The forum will be facilitated by Shelby Kearns, the Executive Director of the Idaho Rural Partnership.

A community survey is being conducted in a joint partnership between the Idaho Rural Partnership and the Great Rift Business Development Organization. The survey depends upon citizen participation and the review of a panel of 15 people from outside the community who listen to citizen comments, read the surveys, listen to presentations from various businesses, and tour the community.

At the end of a three day deliberation, the 15 person panel will make recommendations to community leaders containing what they believe to be the actions to take to improve American Falls and the surrounding area.

Survey will help address issues

The Idaho Rural Partnership is still hoping American Falls residents who received surveys in the mail will fill them out and return them as part of an upcoming community review. The surveys will help local leaders and community development professionals better understand issues important to American Falls residents.

The Idaho Community Review program, coordinated by the Idaho Rural Partnership, provides an opportunity for cities to request outside expertise on issues facing the community. In November, 15 professionals from Idaho and other western states will visit American Falls to hear concerns, observe the community, and offer suggestions and strategies to increase the community's health and vitality.

"The survey is a valuable tool for gathering information on the feelings of community members," says Shelby Kerns, Executive Director of the Idaho Rural Partnership. "It will provide background

on what residents think and feel, and what types of growth and amenities are important to them."

The community review will also include a community forum during which citizens can voice concerns about issues facing American Falls and to help visiting leaders gain a better understanding of the community.

"I would like to encourage residents to return the survey," said American Falls City Council member Kristen Jensen, who also is executive director of the Great Rift Business Development Organization (GRBDO). "Without community input, we can't identify which issues are the

most important or what solutions would be workable."

GRBDO is an economic development organization representing the American Falls and Aberdeen areas which is helping to maintain existing business and develop new business opportunities.

Residents should have received the surveys in the mail, but they may also be completed online at www.irp.idaho.gov/survey/. Hard copies can be returned to American Falls City Hall in person or by mail.

Any questions about the community review or the survey can be directed to the Idaho Rural Partnership at 208-334-3131.

By not coming from American Falls, the review team could analyze the situation without bringing in preconceived notions of the community, said Jensen.

Jensen put together many different groups of local citizens to meet with the reviewers. These included groups as diverse as local business leaders, government officials, and senior citizens. Each group came and met with the review team, expressing their needs and expectations of the community.

Possibly over 80 people met with the reviewers, Jensen said. Community turnout for the meetings was excellent, she said. She coordinated the meetings at the public library, attending one meeting herself as a city council member.

The results from previous community reviews, with the outcome of the changes in the community, can be found on the Idaho Rural Partnership website.

For example, Rexburg received a community review in 2004. The review focused on challenges, such as the weakness of the city infrastructure in Rexburg's case, to the city's strengths, like Rexburg's land use planning.

Additionally, Rexburg's review featured top priorities, including improving communication across community groups. And lastly, the review recapped improvements made by the city since the community review, such as hiring a planning consultant jointly with Sugar City, Madison County, and BYU-Idaho.

Recently completed community review will open doors for A.F.

American Falls should expect greater grant opportunities and support of government agencies after a recent community review, said Kristen Jensen, who coordinated the review.

"We can look forward to some great input," said Jensen, director of the Great Rift Business Development Organization (GRBDO).

Sponsored by the Idaho Rural Partnership and the GRBDO, the community review featured 15 visitors from around Idaho and Wyoming. The visitors toured the community and discussed possible improvements with locals for 2 1/2 days, from Nov. 12-14.

Jensen has applied for a similar meeting to occur in Aberdeen. With a long waiting list, the actual meeting in Aberdeen could be several years down the road.

In mid-January, the group will return to American Falls, with suggestions for community growth. By the middle of February, a booklet will be available that outlines the recommendations by the review team. The plans outlined will also be available on-line at the Idaho Rural Partnership website at www.irp.idaho.gov.

Individuals experienced in many community development objectives made up the team, including representatives from various organizations such as HUD and Partners for Prosperity. One individual from Wyoming came from a community that dealt with manufacturing plants similar to the coal gasification plant planned near American Falls.

Community input sought as leaders seek resources to address local issues

American Falls city leaders, as well as the Power County Commissioners, are working with a diverse group of experts from federal and state agencies, as well as private industry, to identify creative solutions to issues facing the American Falls and Power County community.

As part of the Idaho Community Review program, 15 leaders from across the state will visit American Falls Wednesday through Friday, Nov. 12 to 14 to hear concerns, observe the community, and offer suggestions and strategies to increase the community's health and vitality.

"This is an opportunity for a set of fresh eyes to look at issues facing the community and help identify solutions of which city leaders may be unaware," said Shelby Kerns, Executive Director of the Idaho

Rural Partnership. "The community review team is able to offer a wealth of knowledge, expertise and resources but before they can do their job, they need to hear from the people in the area."

A community forum will be held Wednesday, Nov. 12, from 7 to 8:30 p.m. at the American Falls Public Library. The forum is an opportunity for citizens to voice concerns about issues facing American Falls and to help visiting leaders gain a better understanding of the community. Citizens from throughout the area are encouraged to attend.

"It's important that we hear from as many concerned citizens as possible," said Kerns. "Without community input, we can't identify which issues are the most important or what solutions would be

workable."

"We're excited to work with people who want the best for American Falls," said Kristen Jensen, Director of the Great Rift Business Development Organization, which represents the American Falls and Aberdeen area. "We're looking at issues ranging from housing to economic development to infrastructure, as well as preparing for the building of the coal gasification plant. The expertise this group brings to the table in handling those issues will be an asset to our planning strategies for the future."

A presentation and full report of the group's observations and recommendations, as well as a list of resources, will be presented to the community at the beginning of January.

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Missing Stories

Beavers season

American Falls High School Beavers opened their football season this week with a new coach and attitude. After their first game loss at home, they came out on their first game and first for head coach Steve Deeg against the Tigers. Read page six.



Surveying the community

Volunteers from Idaho and surrounding states descended on American Falls last week to take part in a community survey. During the survey, the economic development professional toured the American Falls area, then met with a mix of more than 80 people of varying interests. They questioned those people about what they thought were the community's strong and weak points, what they would like to see more of and what they

could do without. After two long days of meetings, the group of outside volunteers gathered and discussed their findings. Pictured above were members of the American Falls city government talking with the economic development professionals. A complete report will be put together by the outside group, listing what they see as the direction American Falls might need to take.

Appendix F: Detailed Itinerary

American Falls Community Review Schedule

Wednesday 11-12-08

Meeting Place: AF Library Community Room

- 12:00 to 1:00 Visiting Team arrives, lunch with AF Rotary Club
(Housing Authority 290 Tyhee)
Introduction by Mayor Amy Wynn and Commissioner Vicki Meadows
- 1:00 – 2:30pm Visiting Team Orientation/Meet with Home Team/Introductions
- 2:30 – 3:30pm Presentation and Q&A from Refined Energy Holdings
- 3:30 – 5:00pm Tour P.C. Advanced Energy Center site, general city tour
Transportation for bus tour provided by PCDA
- 5:00 - 6:00 Project Implementation Team –Farmers
Long Range Planning Team – Planning and Zoning
Listening Session Team – High School Students
- 6:00 to 6:45 Visiting Team Dinner High School Commons Area
Dinner Provided by School District Bridges Program
- 7:00 – 8:30 Community Forum at the Library Community Room**
- 8:45 Depart for Pocatello-Visiting Team

Thursday 11-13-08

Meeting Place: AF Library Community Room

- Breakfast on your own at Ameritel Inn- Visiting Team
- 7:30am Depart Pocatello-Visiting Team
- 8:00 – 9:00am Project Implementation Team –City employees
Long Range Planning Team –Real estate industry/bankers
Listening Session Team – Senior Citizens
- 9:00 – 10:00am Project Implementation Team –Business Owners
Long Range Planning Team –County employees
Listening Session Team – Civic Organizations/Lions,Rotary

10:00 – 11:00am	Project Implementation Team –Large Employer Representatives Long Range Planning Team –County elected officials Listening Session Team – Hispanic Organization
11:00 – 12:00	Project Implementation Team –City elected officials Long Range Planning Team –School Administration Listening Session Team – PCDA
12:15 – 1:00	Lunch for Visiting Team Catered by O'Gradys Sponsored by the City of American Falls
	Work on reports: Project Implementation Team – Long Range Planning Team – Listening Session Team -
5:30 – 6:30	Dinner for Visiting Team at the Fairview Inn Sponsored by Power County
6:45	Depart for Pocatello

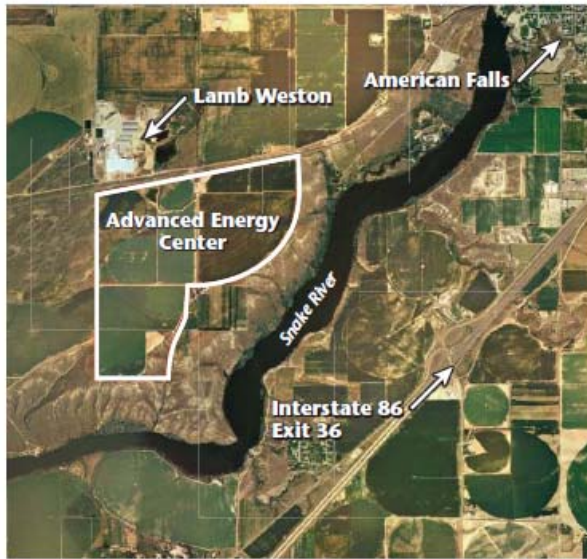
Friday 11-14-08

Meeting Place: AF Library Community Room

	Breakfast on your own at Ameritel Inn-Visiting Team
7:30am	Depart Ameritel-Visiting Team
8:00 – 12:00	Work on reports: Project Implementation Team – Long Range Planning Team – Listening Session Team -
9:00 – 9:30	Refined Energy Holdings-Wrap Up
12:00 to 1:30	Lunch at Power County Senior Citizen Center Sponsored by Nelson Seed Accompanied by Mayor Amy Wynn

Appendix G. Coal Gasification and the DEQ Permitting Process

Power County Advanced Energy Center



SIE has an option on more than 450 acres for the Advanced Energy Center. The site is attractive because it is zoned for heavy industry, and rail service is readily available.

An Overview for the Community

Southeast Idaho Energy (SIE) LLC plans to build a \$2 billion agricultural products and energy facility called the Power County Advanced Energy Center. It would be located two miles southwest of American Falls and immediately south of Lamb Weston on a 450-acre site zoned for heavy industry. Using advanced clean-coal gasification technology, it would produce fertilizers in Phase 1 and transportation fuels in Phase 2.

SIE has applied to the Idaho Department of Environmental Quality (IDEQ) for an air permit, which is necessary to begin construction. Completion of the permitting process is expected in 2008.

The Center would be built in two phases over six years. Each phase would employ 750 to 1,350 construction workers. Completion of Phase 1 is expected in 2012 and Phase 2 in 2015. SIE plans to begin Phase 1 construction in the summer of 2009.

Power County Advanced Energy Center Schedule

April 2008	Revised Air Permit Application to IDEQ
4th Quarter 2008	Air Permit from IDEQ
August 2008 – 2009	Major engineering study
Summer 2009	Groundbreaking
2009 – 2012	Phase 1 construction
2012	Phase 1 startup
2011 – 2015	Phase 2 permitting and construction

Power County will benefit from the facility.

The facility will boost the local economy - and diversify it as well. Besides supporting 750-1,350 workers during construction, the Center will hire about 200 employees to operate the facilities - 150 employees for Phase 1 operations, and 50 more for Phase 2. These jobs will pay well, generating an annual Phase 1 payroll of \$7.5 million. Because we are committed to hiring locally, we will develop a local workforce training program.

- We are committed to purchasing supplies and services – about \$6 million annually – from local businesses. We will also provide a significant amount of additional business for the Union Pacific Railroad.
- New businesses are likely to develop to support our operations.
- Certain road improvements will be necessary as construction begins. These improvements will increase safety and highway access.
- We expect to pay a substantial amount in local taxes.



Gasification allows the U.S. to use coal cleanly and efficiently.

Coal reserves in the U.S. can produce about as much energy as the petroleum reserves in the Middle East. Gasification technology makes it possible to produce energy from coal more cleanly than ever before.

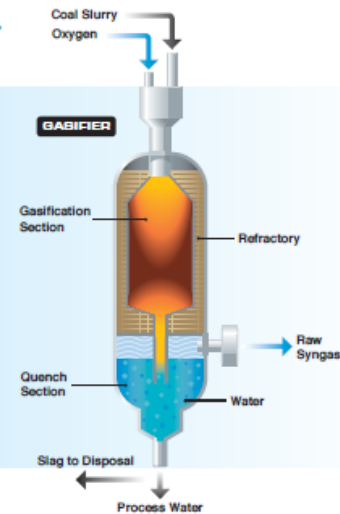
Emissions from a gasification plant typically are 80 percent less than from a pulverized coal plant producing the same amount of electricity.

Equally important, through gasification we can use coal to manufacture most of the

industrial and consumer products that we traditionally make from natural gas and petroleum. These products include gasoline, diesel, fertilizers, plastics, detergents, and even pharmaceuticals.

Coal gasification is a proven technology that has been around for almost a century. Major advances in recent years have pushed it to the forefront in producing energy and industrial products economically while protecting the environment.

A gasifier fed a combination of coal, water, and oxygen will create hydrogen, carbon monoxide, and carbon dioxide, which will then be used to manufacture fertilizers. Coupled with closed-loop systems, gasification is the cleanest way to use extensive U.S. coal supplies.



The Center can reliably supply fertilizer for Idaho agriculture.

In the 1990s, the U.S. went from being the world's largest exporter of nitrogen-based fertilizers to the biggest importer. The Power County Advanced Energy Center will produce 3,500 to 3,900 tons per day of fertilizers. The total includes up to 500 tons per day of ammonia, 1,800 tons of granulated urea, and 1,600 tons of urea ammonium nitrate (UAN) for sale. We expect to market these products to wholesalers that will, in turn, sell them to retail customers in Idaho and surrounding states. In Phase 2, we will focus on producing diesel or other transportation fuels.

The Center will operate well within stringent air quality standards.

We are required to demonstrate to the IDEQ that we will meet standards that are set by federal and state governments to protect people, the environment, and crops. Benefits of gasification include extremely low levels of sulfur oxides, nitrogen oxides, and particulates. Gasification is also extremely effective at keeping mercury out of the environment. Because we will meet government standards by using the latest in environmentally friendly technology, impacts from our facility will be minimal.

SIE plans to use some wastewater for cooling.

Water is always an important consideration, especially in Idaho. We have secured senior water rights to meet Phase 1 and 2 requirements. In Phase 1, we expect the Center to use about two million gallons per day, primarily for cooling. We are investigating the use of advanced cooling technologies with reduced water requirements. In addition, we are exploring options for obtaining wastewater. We plan to design the facility for zero water discharge from operations to the Snake River.

SIE has the funding to develop the Center.

SIE is a wholly-owned subsidiary of Refined Energy Holdings, which was created specifically to pursue gasification projects throughout the country. Through REH, SIE has secured the equity funding to obtain necessary permits and to initiate construction. After successful permitting, we will seek a lender to complete the financing.

We will work with the Community.

If you have comments or ideas that will help us make the Power County Advanced Energy Center an even more positive and productive addition to the community, we want to hear from you. Please call us with your ideas or questions, or contact us by e-mail.



To discuss the Power County Advanced Energy Center, Contact:

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Power County Advanced Energy Center

This computer-generated rendering shows the proposed Power County Advanced Energy Center, which will use coal gasification technology to manufacture fertilizers. The plant will operate well below limits that protect human health and air quality. The only visible emissions will be water vapor. SIE is installing advanced technology to prevent any offsite odors.



Air and Water Quality Information for the Community

Southeast Idaho Energy (SIE) LLC plans to build the Power County Advanced Energy Center two miles southwest of American Falls on 450 acres zoned for heavy industry. Using advanced clean-coal gasification technology, the Center will manufacture fertilizers when Phase 1 construction is completed. A second phase will focus on transportation fuels. Phase 1 will support 750 to 1,350 construction workers and cost \$1 billion. When operations begin in 2012, the Center will provide 150 well-paying jobs. The facility is expected to pay a substantial amount in local taxes.

We understand that our neighbors will want information about the facility. If you have questions that we don't answer here, please contact us. In addition, our Air Permit Application is on the Idaho Department of Environmental Quality (IDEQ) website.

Emissions from the Center will be below IDEQ "Significant Contribution" Levels

IDEQ and the U.S. Environmental Protection Agency (EPA) use the concentration in the air of each emission to determine whether it reaches "Significance." Computer models mandated by IDEQ and EPA, and run by SIE, show that concentrations from the Center will not reach what IDEQ calls "Significant Contribution Levels." EPA uses the term "Levels of Significance." IDEQ will review and verify SIE's work. The low concentrations mean that the Center will not exceed National Ambient Air Quality Standards (NAAQS). These standards protect people, air, crops, and the quality of the environment.

For particulates (PM₁₀), for example, NAAQS allows an average annual concentration of 50 micrograms per cubic meter of air. Based on the computer models, the average annual concentration from the Center will be less than one microgram per cubic meter, or only 1.4 percent of the limit.

Concentrations of carbon monoxide, nitrogen oxides and sulfur oxides, other emissions for which the EPA has developed NAAQS, will be similarly low. They range from less than one to slightly more than three percent of the NAAQS limits. Because they are very low,

the air in Power County, which meets air quality standards now, will continue to do so once the Center operations begin.

In most cases, the highest calculated concentrations – 3.2 percent of NAAQS or less – are at the boundary of the Center. Beyond five miles from the Center, the concentrations will be even lower. Compounds come out of the Center in very low concentrations. Then they quickly mix with large volumes of air, which significantly diminish the concentrations even further. In American Falls or nearby neighborhoods, for example, the highest concentrations of sulfur and nitrogen oxides, particulates, and carbon monoxide range from less than one to less than two percent of the NAAQS limits.

Total annual emissions from the Center will be about 234 tons of carbon monoxide, 127 tons of nitrogen oxides, 32 tons of sulfur oxides, 67 tons of particulates, and 5 tons of ozone-related ("volatile organic") compounds. These emissions are typical of clean, modern industrial facilities. The quantity of carbon monoxide is about equal to the output of 475 cars and 250 trucks traveling 12,500 miles per year. Annual emissions of nitrogen oxides, sulfur oxides, and particulates will be about the same as the emissions from a base-load 150-megawatt gas combined-cycle plant, a small plant generally regarded as clean. An analysis by federal land managers shows that the Center will not have an adverse impact on air quality or visibility at nearby federal parks and protected areas.



The Center will operate well within stringent air quality standards.

The health and safety of our employees and neighbors is very important to us. Consequently, we are designing the Center to operate well below limits set by government agencies to protect human health and the environment. The Air Permit Application that we submitted in April to the IDEQ contains extensive details on emissions. The application is on line at the IDEQ website: http://www.deq.idaho.gov/air/permits_forms/permitting/pcaec/index.cfm.

Along with the Occupational Safety and Health Administration, IDEQ and EPA will provide strict oversight of our operations. These agencies have spent decades studying health, safety, and environmental issues. The knowledge from these studies is the basis for their standards and regulations.

Technological advances and BACT ensure low emissions.

Modern plants that use coal and produce a variety of products are far different – and much cleaner – than plants built even 10 or 20 years ago. Improvements such as the catalytic converter have made cars more environmentally friendly, and a host of advances have also made industrial operations cleaner. To ensure that new facilities implement these technological improvements, EPA has a Best Available Control Technology (BACT) requirement. Based on a BACT assessment, for example, SIE is installing a \$2.5 million “thermal oxidation” system to reduce carbon monoxide emissions. SIE will use another technology to greatly reduce nitrogen oxides.

SIE will go beyond what is required to provide a clean facility.

We will do better than BACT. We will do more than the regulations require. For example, to reduce particulates, we will voluntarily spend an extra \$50 million to completely enclose our coal handling operations. We could meet IDEQ and EPA requirements without spending this money. We recognize that in the past, particulates have been a problem in the area. We want to be certain that they do not contribute to future problems.

SIE is seeking to use carbon dioxide from the Center in a positive way.

We recognize that many people are concerned with the potential environmental effects of CO₂. The Center will be built to capture most of the 2.3 million tons per year of CO₂ that it produces. In a separate project, we are exploring with natural gas pipeline companies the possibility of building a pipeline that would carry CO₂ to western oil fields to help recover oil from older wells. Using CO₂ for what is called enhanced oil recovery is a well established technology. It also represents an excellent way of sequestering CO₂.

Trace emissions of mercury will be too low to measure accurately.

In a gasifier, mercury is turned into a gas, which can be easily captured and removed by a filter system that uses activated carbon. This system is at least 95 percent efficient. Because of its physical properties, mercury will condense as the synthesis gas is cooled. This mercury becomes “trapped” in processing equipment. Periodically, it will be removed during maintenance. Finally, “guard-beds” in front of the ammonia and urea synthesis loops capture any remaining mercury before the syngas is processed into the Center’s final products. There are few pathways for mercury to reach the environment. SIE is committed to disposing of the captured mercury in accordance with applicable regulations. Given the Center’s controls and mercury’s physical properties, more than 99% of the mercury is expected to be removed.

The Center will be designed for zero wastewater discharge.

SIE has obtained senior industrial water rights to meet Phase 1 requirements of about two million gallons of water per day. Approximately the same volume is used now, on an average daily basis, to irrigate the 450 acres where SIE will build the Advanced Energy Center. No wastewater from manufacturing processes will be discharged. The Center will employ an advanced zero liquid discharge system that provides for maximum water reuse and evaporates water that can no longer be recycled. Occasionally, storm water will be discharged.

We will work with the community.

If you have ideas that will help to make the Advanced Energy Center a positive addition to the area, we want to hear from you. We recognize that some individuals may want more detailed information than we can present in a single fact sheet. Please call us with your requests, ideas, or questions, or contact us by electronic mail.

A gasifier cleanly uses coal, water, and oxygen to create hydrogen, carbon monoxide, and carbon dioxide, which will be used to make fertilizers. Gasification is the cleanest way to use U.S. coal supplies, which can produce about as much energy as Middle East petroleum. The Center will be 80 percent cleaner than pulverized coal plants that recently received air permits.

The diagram illustrates the gasification process. At the top, 'Coal Slurry' and 'Oxygen' are fed into a 'GASIFIER' chamber. The chamber is lined with 'Refractory' material. Below the main chamber is a 'Quench Section' where 'Water' is added. The bottom of the chamber is labeled 'Slag to Disposal'. 'Raw Syngas' exits from the side of the chamber. 'Process Water' is shown at the very bottom.



To discuss the Power County Advanced Energy Center, Contact:

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Power County Advanced Energy Center Frequently Asked Questions

Question: *Where will the Center be located?*

Answer: It will be built on approximately 450 acres in the heavy industrial zone two miles southwest of American Falls. The site is on the east and west sides of Lake Channel Road and south of Borah Road and the Lamb Weston facility.

Question: *What will the plant produce?*

Answer: The Center will be built in two phases, each costing about \$1 billion. In Phase 1, it will produce up to 3,900 tons per day of nitrogen-based fertilizers – ammonia, urea, and urea ammonium nitrate (UAN). Phase 2 will focus on transportation fuels, possibly a combination of diesel and gasoline.

Question: *Where will you get the coal for the plant?*

Answer: The “feedstock” for the Center will be a combination of coal and petroleum coke, or “petcoke,” a byproduct of petroleum processing. Colorado will be the primary source of coal; small amounts may come from Utah and Wyoming. Montana is the most likely source of petcoke.

Question: *Will the coal arrive by rail?*

Answer: Yes. The Center will use an average of 2,000 tons per day of coal, petroleum coke or a mix of the two feedstocks. That’s enough to fill 20 rail cars. The Center will receive a trainload every four to five days. Typically, the coal is sprayed with an oil-like substance to limit dust.

Question: *Why are you building the Center here, rather than closer to the source of coal?*

Answer: We have received strong encouragement from the Power County Development Authority to locate the Center here. And building it here makes good economic sense. This area is in the heart of the Northwest market for nitrogen fertilizers, which typically have come from the southeastern U.S. or overseas. We will ship 3,900 tons per day of fertilizers; we will receive 2,000 tons per day of coal. It makes good economic sense to ship the larger volume, the product, over a shorter distance.

Question: *Will the plant have a big pile of slag like we’ve seen at other facilities?*

Answer: The plant will produce 100-200 tons per day of slag, or aggregate. This material is not hazardous, toxic, or radioactive. A number of companies are interested in using it for road fill or for making cement. We expect it to be removed daily. We plan to store 30 days’ worth at most. It will be kept in an area with walls 130 feet long and 33 feet high on three sides.

Question: *Where are operating coal gasification plants?*

Answer: Around the world, 142 gasification plants are in operation. In the U.S., six use coal or petcoke as a fuel, or some combination of the two. They are the Polk Station near Tampa, FL; Wabash River near Terra Haute, IN; Dakota in Beulah, ND; Eastman in Kingsport, TN; Coffeyville Resources in Coffeyville, KS, and Delaware Clean Energy in Delaware City, DE. A number of Power County residents recently toured the Polk Station, which generates electricity, and the Coffeyville plant, which produces ammonia and UAN. Those who visited one or both plants include Ron Funk, Ken Estep, Bob Steinlicht, Doug Glasscock, Gary Aldous, Kent Rudeen, Brett Crompton, Ben Strand, Kristen Jensen, Norm Wright, and Stuart Pankratz.

Question: *In the past, industrial plants have caused a lot of air pollution in our area. Will your plant be any different? Using coal makes us concerned.*

Answer: Because of the past, we understand why this question seems to be on the minds of many Southeast Idaho residents. Our plant will have insignificant environmental effects. Consequently, the air in Power County and the region will continue to meet air quality standards and support a high quality of life. The Center will use 21st century advanced technology, and it will be far cleaner than plants built previously. Technology advances have made cars cleaner and medical care more effective. They have also made industry



Southeast Idaho Energy

420 Hillcrest Ave ■ American Falls, ID 83211

much more environmentally friendly. Here are several points to put emissions from our plant in perspective:

1. The U.S. Environmental Protection Agency and the Idaho Department of Environmental Quality (IDEQ) have set limits on emissions to protect the health of individuals, environmental quality, and crops. These limits are based on concentrations of the emissions, usually stated in micrograms of a substance per cubic meter of air. **Concentrations resulting from our operations will be very, very low – no more than 3.2 percent of what is permitted.**
2. Emissions from the Center will be a small fraction of the emissions from the types of industrial facilities built in Idaho and in the region in the 1940s and 1950s. Emissions of sulfur oxides (SO₂) and particulates will be especially low by comparison. SO₂ is important because in high concentrations, it can cause odors. High concentrations of particulates can reduce visibility. SO₂ and particulates emissions from the center will reach concentrations of only 3.2 percent or less of what is permitted under National Ambient Air Quality Standards.
3. An analysis reviewed by federal land managers shows that the Center will not have an adverse impact on air quality or visibility at nearby federal parks and protected areas such as Craters of the Moon and Yellowstone National Park.
4. Center emissions will be below a threshold IDEQ calls "Significant Contribution Levels." Being below the threshold is a good indicator of how clean the Center will be.

Question: Is there any chance that emissions from your plant will harm crops?

Answer: We understand that agriculture is the heart of the local economy, and protecting crops is very important. Because emissions will be far below state and federal limits, the Center will not harm crops. It also will not affect Good Agricultural Practices analyses and scores. Overall, emissions from the Center will be similar to those from the Lamb Weston facility.

Question: Will there be odors from the Center?

Answer: No. The advanced technologies we are using to limit emissions will ensure that there are no offsite odors.

Question: How much water will you use, and will your water use harm farmers?

Answer: We know how important water is to Idaho agriculture. We will use about two million gallons per day, which is about the same amount of water, on an average daily basis, used now to irrigate the 450 acres where we will build the Center. We have obtained senior industrial water rights from 1949 and 1951 to meet our water requirements. In addition, we are looking at the possibility of using wastewater. We are evaluating technologies in an effort to keep our water use as low as possible.

Question: When will you start hiring?

Answer: We will begin some local hiring for construction early in 2009. Anyone interested in joining our team should submit a resume to our American Falls office.

Question: Will you hire locally, or bring in workers from outside the area?

Answer: We plan to hire locally as much as we possibly can. We expect the bulk of our construction force to come from Southeast Idaho. For our operations position, we plan to develop a training program with ISU. We believe there is a lot of excellent talent in the area.

Question: What about noise?

Answer: We understand that noise is a concern for our nearest neighbors. We currently have a study under way to identify primary sources of noise in our operations so that we can minimize their effects offsite. We plan to take steps so that, for the homes closest to the Center, noise levels will be consistent with the requirements of the Power County Development Code, or possibly lower. Details on meeting these requirements will be determined in a year-long engineering study we expect to complete in the summer of 2009.




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Appendix H. Demographic Information on American Falls

IDAHO COMMUNITY PROFILES



AMERICAN FALLS

		Power County			
POPULATION					
		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2004</u>
CITY		2,769	3,626	3,757	3,985
		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2005</u>
COUNTY		4,864	6,844	7,086	7,753
COMMUNITY AGE GROUPS					
		<u>1980</u>	<u>1990</u>	<u>2000</u>	
Under 5 years		375	316	392	
5 to 19 years		1,035	1,064	1,109	
20 to 44 years		1,242	1,255	1,272	
45 to 64 years		624	669	836	
65+ years		350	453	502	
Median age		27.9	30.8	30.5	
HOUSING					
COMMUNITY		<u>1980 & 1990 Census</u>		<u>1990 & 2000 Census</u>	
Percent Built Between		9.1%		9.9%	
		<u>1980</u>	<u>1990</u>	<u>1990</u>	<u>2000</u>
Total Housing Units		1,396	1,453	1,453	1,557
Median Value of Owner-Occupied Housing		41,300	47,600	47,600	84,600
Median Rent		154	196	196	388
COUNTY		<u>1980</u>	<u>1990</u>	<u>1990</u>	<u>2000</u>
Total Housing Units		2,558	2,701	2,701	2,844
Median Value of Owner-Occupied Housing		41,700	50,400	50,400	89,000
COUNTY INCOME/PAYROLL (In Dollars)					
		<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>1999</u>
Median Household Income		9,341	17,126	24,771	32,226
		<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>2003</u>
Per Capita Income		4,073	8,884	15,840	19,903
Personal Income Total (000)		19,827	59,618	112,990	146,446
		<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>2004</u>
Avg. Monthly Wage		566	1,057	1,719	2,304
Annual Payroll (000)		14,489	42,625	71,479	89,933



Idaho Commerce & Labor
P.O. Box 83720, Boise, ID 83720-0093
(208) 334-2470
<http://www.idahoworks.com>

COUNTY LABOR FORCE DATA

Nonfarm Employment		2004	Civilian Labor Force		2004	2005
Total Nonfarm Employment		2,872	Total Labor Force		3,836	3,793
Manufacturing		962	Total Employment		3,610	3,615
Food Products Mfg		*	Total Unemployed		226	178
Wood Products Mfg		0	Percent Unemployed		5.9%	4.7%
Computer & Electronics Mfg		0	Farm Employment		817	807
Construction		173				
Information		31				
Trade, Utilities & Trnsp.		676				
Retail & Wholesale Trade		355				
Transportation		317				
Financial Activities		62				
Professional & Business Services		91				
Educational & Health Services		33				
Leisure & Hospitality		88				
Other Services		45				
Government		712				

* -- indicates no employment or suppressed data

REGIONAL LABOR COSTS *

Average Hourly	1st Quart.	Median	3rd Quart.
Business & Financial	\$ 12.49	\$ 20.34	\$ 27.60
Computer & Math	15.45	27.53	37.59
Architecture & Engineering	17.80	30.10	40.72
Healthcare Practitioners & Technical	12.40	20.01	26.27
Sales & Related	6.47	9.03	14.11
Office & Administrative Support	7.49	11.09	14.14
Construction & Extraction	9.24	15.25	22.01
Production	8.07	12.12	16.73

* Idaho contains six wage survey regions.

Community specific wages may differ from regional averages.

LARGEST EMPLOYERS/MANUFACTURERS

<u>Name</u>	<u>Product or Service</u>	<u>Employees</u>
Lamb-Weston, Inc.	Potato Processing	474
Double L Manufacturing	Machinery	168
Art's Manufacturing	Build/ Market Equipment	30

TRANSPORTATION

MAJOR HIGHWAYS

<u>Jurisdiction</u>	<u>Route Designation</u>	<u>Direction (Route)</u>	<u>Miles To Access</u>
Federal Interstate	I-86	E-W	0
Federal Interstate	I-84	N-S	40
Federal Interstate	I-15	N-S	26
State Highway	37	N-S	0
State Highway	39	N-S	0

AIR SERVICE

	<u>Navigation Equipment</u>	<u>Runway Length</u>	<u>Miles To Downtown</u>
American Falls	TRIL RWY 21	4,900	2
Pocatello Regional Airport	ILS, NDB, VOR	9,056	12

	<u>Scheduled Passenger Flights</u>		<u>Freight Flights</u>		<u>Local Charter Service Available?</u>
	<u>Carriers</u>	<u>Flights per day</u>	<u>Carriers</u>	<u>Flights per day</u>	
American Falls	0	0	0	0	yes
Pocatello Regional Airport	2	11	5	7	yes

RAIL SERVICE

Railroads Serving the Community	Union Pacific		
Freight Service Available	yes	Distance to Nearest	0 mi
Passenger Service Available	no		

COMMUNICATIONS

	<u>Yes</u>	<u>No</u>	<u>Distance to nearest</u>	<u>Telephone Systems:</u>	
				<u>Yes</u>	<u>No</u>
Radio Broadcast Station (local)		X	25 mi		
Television Broadcast Stations (local)		X	25 mi	Digital Switching Available	X
Cable/CATV/Satellite TV Companies	X		1 mi	Electronic Analog Switching Available	X
Number of Local Daily Newspapers	0			Universal One-Party Service	X
Number of Local Weekly Newspapers	1				

MEETING & LODGING FACILITIES

	<u>Public Owned</u>	<u>Private Owned</u>
Number of Meeting Facilities	4	0
Number of Meeting Rooms	4	0
Total Seating Capacity	130	0
Seating Capacity of Largest Room	50	0
Number of Lodging Rooms		50

HEALTH CARE FACILITIES

Number of Hospitals	1
Distance to Nearest	0 mi
Number of Beds	10
Ambulance Service Available	yes
Number of General Clinics	3

MUNICIPAL SERVICES

Water System

Maximum Plant Daily Production	5.6 mgd
Maximum Daily Usage	5 mgd
Average Daily Usage	1.9 mgd
Storage Capacity	1 mg

Sewer System

Treatment Plant Design Capacity	.9 mgd
Average Daily Usage (% of capacity)	45 %
Largest Main Line Capacity (diameter)	19 inches

Regulatory System	<u>Yes</u>	<u>No</u>
Comprehensive Plan	X	
Zoning Ordinance	X	
Building Permit System	X	
Subdivision Ordinance	X	
Territory Covered by Zoning Municipality	X	
County	X	
Number of Public Libraries	1	

Fire Protection System

Rating by Idaho Surveying & Rating Bureau (1 = best; 10 = worst)	6
Number of Paid and Volunteer Firefighters	18

Police Protection

Number of Full-Time Officers	9
Part One Crimes* Per 100,000 Population	3,642 (2004)

* Part One crimes are the 8 most serious crimes as defined by the FBI.

COMMUNITY GOVERNMENT REVENUE

Typical Property Tax Rate	2.588250900 %
Total Net Market Value 2005	84,053,213

EDUCATIONAL FACILITIES

PUBLIC SCHOOLS

<u>District Name</u>
American Falls Joint District #381

PROFESSIONAL-TECHNICAL SCHOOLS

<u>Public Secondary Programs (by District)</u>
American Falls Joint District #381

PRIVATE SCHOOLS

	<u>(all grades)</u>
Number of Schools in County (*Not all private schools report)	0

Post-Secondary

	<u>Distance (in miles)</u>
College of Southern Idaho Professional-Technical	24
Idaho State University Professional-Technical	89

COMMUNITY COLLEGES

	<u>Distance (in miles)</u>
College of Southern Idaho	69

FOUR-YEAR COLLEGES OR UNIVERSITIES

	<u>Distance (in miles)</u>
Idaho State University	24
Boise State University	210

ENERGY

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	CUSTOMER-OWNED GAS TRANSPORT FEE
NATURAL GAS	\$ 85.49 (75 therms/mo.)	\$ 438.58 (400 therms/mo.)	\$ 88,984 (100,000 therms/mo. Direct Sale)	\$ 5,983 (100,000 therms/mo.)
ELECTRICITY	\$ 63.72 (1,000 KWH/Mo.)	\$ 4,174.71 (300 KW, 90,000 KWH/Mo.)	\$ 15,557.91 (1 MW, 400,000 KWH/Mo.)	

WEATHER/CLIMATE

TEMPERATURE	<u>Degree</u>	<u>Month</u>	ELEVATION
Lowest Average Daily Minimum Temperature	16.8	January	4,415 feet
Highest Average Daily Maximum Temperature	87.8	July	
Hottest Month	July	Coldest Month	January
Driest Month	July	Wettest Month	May
PRECIPITATION		HUMIDITY	
Average Annual Total Precipitation	10.42 inches	Average July Afternoon Humidity	24 %
Average Annual Snowfall	30.3 inches	Average January Afternoon Humidity	71 %

RECREATIONAL OPPORTUNITIES

	<u>Distance</u> (miles)		<u>Number</u>	<u>Acres</u>
State Parks (within 50 miles)		City Parks	5	160
Massacre Rocks	9			

	<u>Distance</u> (miles)		<u>Number</u>
National Forests (within 50 miles)		Golf Courses	1
Caribou	20		
Sawtooth	25		

National Parks, Monuments, Recreation Areas and Major Natural Amenities (within 100 miles)	<u>Distance</u> (miles)	Downhill Ski Areas (within 100 miles)	<u>Distance</u> (miles)
Willow Bay Recreation Area	2	Pebble Creek	37
Great Rift National Landmark	22	Pomerelle	50
Fort Hall Replica	25	Grand Targee	80
Shoshone Falls	89		
Craters of the Moon National Monument	100		

LOCAL & REGIONAL ECONOMIC DEVELOPMENT ORGANIZATIONS

<u>Name</u>	<u>Contact</u>	<u>Phone (208)</u>	<u>E-Mail Address</u>
City of American Falls	Amy Wynn, Mayor	226-2569	adm@dcdi.net
Southeast Idaho Council of Governments	Kathleen Lewis, Exec Director	233-4032	kathleen@sicog.org