

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD APRIL 3RD, 2019.

MEETING CALLED TO ORDER AT 5:00PM BY AUSTIN W. ROBINSON, MAYOR.

ROLL CALL SHOWED THE FOLLOWING PRESENT: AUSTIN W. ROBINSON, MAYOR
MITCH HART, PRES. via telephone
JON D. GOODE
ROBERT M. LAU
SCOTT K. GAMBLES

EXCUSED:

ALSO PRESENT: Mark Steele Alan Skinner, Director
Matt Kunz Tausha Vorwaller, Clerk
Austin & Jackie Robinson Gregg Haney, Attorney
James Roberts
Babe Meyers Chief Scott Shaw II
Chris Gonzalez

The invocation was given by Austin E. Robinson, Mayor Robinson then led everyone in the 'Pledge of Allegiance'.

The previous meeting minutes were presented for review. Councilmember Goode stated he had reviewed both sets of minutes and noted no changes needed, he then moved to dispense with the reading and approve the regular and special meeting minutes of March 20th, 2019. Councilmember Gambles seconded the motion. All in favor, motion carried.

The accounts payable and payroll were reviewed. Councilmember Lau moved to approve the accounts payable dated March 19th thru March 31st and the payroll for March, 2019. Councilmember Goode seconded the motion. Councilmember Goode noted that the Ender's building natural gas bill was consistent and lower than expected for the winter months. A vote on the motion to approve the accounts payable and payroll was called. All in favor, motion carried

(SEE ATTACHED ACCOUNTS PAYABLE & PAYROLL REGISTERS FOR DETAIL)

Director Skinner mentioned the Formation Well project was advertised for the second week and so far no bid packages had been picked up. He expects to receive some bidders at least on the well drilling portion but if no bids are received the City can then reach out and negotiate with qualified contractors.

The ongoing infrastructure and project list was reviewed including a couple of equipment purchases for a service truck and a small dump truck that are in the current year's budget. Director Skinner explained they are still looking for some local options but if none are found they would consider sending a mechanic to view and check the equipment before purchase. The Director also mentioned the UV lamps for the disinfection unit at the wastewater treatment plant were ordered at a cost of \$3500 to \$4000.

Mayor Robinson thanked Mr. Chris Gonzalez for his interest in serving on the Parks and Recreation Commission and administered the oath of office.

Clerk Vorwaller mentioned that Elaine Clegg with Idaho Smart Growth offered to provide a community presentation in conjunction with the Child Pedestrian Safety Grant. The meeting could be used to also invite the property owners along the grant route to explain the need for the improvements and show the project specifications. Director Skinner reported that the project had been surveyed and the engineering and bid package was being worked on.

Director Skinner reviewed a request to move forward with Phase 2 of the 3rd Addition to the Finlayson Subdivision. He explained the original preliminary plat of the 3rd Addition included two cul-de-sacs and was approved in August of 2002. When the final plat was approved in November 2002 the upper cul-de-sac was pulled out and only the cul-de-sac extending 3rd North Street was approved. The Department of Environmental Quality (DEQ) approval of the water and sewer extensions for Phase 1 was received in May of 2004. Director Skinner mentioned the new developers; James Roberts and Babe Meyers were in attendance to answer questions about their request to proceed with developing the upper cul-de-sac which includes 12 lots. Director Skinner explained the City's code allows one year after approval of the preliminary and final plats to move forward with development unless the Council grants an extension. Director Skinner stated he has reviewed the proposed utilities, and the plans have also been reviewed by the Fire Chief and the Water and Sewer Department. The Fire Chief pointed out that fire hydrants would be required at each end of the cul-de-sac and the Water Department suggested looping the water line which would get rid of two dead lines. The water and sewer extension plans will have to be re-submitted to DEQ but it shouldn't take more than 30 days to get approval and the developers would like to get to work as soon as possible. The Council and Staff discussed how the storm water would be handled and Director Skinner mentioned this had been an issue with past subdivisions being accepted without a storm water plan that then became a problem for the City. Babe Meyers detailed an idea to put in a rock filled trench between lots 10 & 11 to hold the storm water. Director Skinner stated the idea would need to be reviewed by the developers engineer and an estimate on the holding capacity be calculated. Mr. Roberts stated he needed to clearly understand the extent of the work and the cost involved in having to loop the water line as requested. The Council discussed the utility extension options and easements. Director Skinner stated there is at least one property owner that would need to be negotiated with for an easement. Councilmember Hart stated he is inclined to allow them to move ahead. Councilmember Lau moved to approve an extension of the one year time limit on the 2002 approved plat to allow the new developers to move forward with development of Phase 2 of the 3rd Addition of the Finlayson Subdivision contingent on final determination of fire hydrant location, how to circulate the water, engineering specifications for storm drainage and DEQ approval. Councilmember Goode seconded the motion. Councilmember Lau suggested working with Director Skinner on the most efficient and feasible way to install the water line in order to get started and get some houses built. A vote on the motion was called. All in favor, motion carried. The Council thanked Mr. Roberts for investing in Soda Springs. Mr. Roberts offered he plans to

build approximately 2000 square feet homes with 3 to 4 bedrooms and 2 to 3 car garages. He is currently working with a few different builders and it will be based on what is marketable for the area.

The Mayor and Council reviewed and considered a request to lease three Industrial Park lots by Shane Davis of Ridge Top Construction. The request detailed the number of employees he has and plans to stock gravel, sand and top soil along with displaying pre-built sheds for sale. He would eventually put up a structure to store his equipment. The Council reviewed the location, and the length and cost of the lease. The Council discussed the lease rate calculation history and agreed to review the lease rates which all felt were unrealistically low. The Council supported the request and would like to revisit the lease rates and approval of the new lease at the next meeting.

During the time for citizen input Dr. Matt Kunz, of Soda Smiles mentioned to the City Council that his contractor recently encountered some problems with the excessive ground water at the location of his new dental clinic that is being built. Director Skinner went over a plan to alleviate the problem by running a gravity flow line in the right-of-way to the current storm drain system in the highway. The Council discussed the large collection basin and size of the discharge outlet and agreed it should be a good solution. The Director stated the City Crews maintain and clean the storm drains in the highway. The Mayor and Council thanked Dr. Kunz for investing in the community.

Director Skinner shared a letter from the Bonneville Power Administration (BPA) regarding an update to the City's power sales agreement. He explained the only potential issue with the agreement change would be if we needed to purchase tier 2 rates and extend our usage above our estimated high usage mark that is forecast through 2022. Director Skinner and Councilmember Hart stated it is their understanding that the City's base rate would stay the same and if a new user needed power above the forecast amount only the additional power would be charged at the higher rate. The Director stated he is currently reviewing the needs of new developments. Councilmember Goode reiterated his high regard for the forward thinking four fathers of the City who invested in the City power system.

Clerk Vorwaller presented last year's and current year's estimated budget for the 4th of July Carnival and asked if the Council wanted her to reserve the inflatables. The Council supported and agreed to continue to fund the carnival. Councilmember Lau mentioned he will have a NASCAR simulator in his parking lot on the 4th also.

Director Skinner reviewed the tentative plans for the 4th of July. The Rotary Club is planning to sponsor a circus on July 3rd, the traditional events on the 4th, and move the foam party to the 5th of July. The Dragon Fyre Faire will be at Hooper Park July 4th through the 6th.

The Council agreed to cancel the regularly scheduled City Council meeting on July 3rd.

Councilmember Goode moved to adjourn the meeting at 5:55pm, seconded by Councilmember Lau. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 17TH DAY OF APRIL, 2019.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk