



she has been working on and the groups she is involved with. She is currently updating business recruitment information and has an interested business looking for 4 to 5 acres with infrastructure. She mentioned she attends only one trade show but Bannock Development shares our information at the shows they attend. She spends time talking to small home business start-ups along with helping with writer tours. She explained that work force is one of the major issues and she tries to help promote local development of work force needs within the region. She mentioned the new Idaho Department of Commerce President, Tom Keely would be visiting Southeast Idaho in July. Mrs. Ray requested the City's funding commitment for the State's 2020 fiscal year which is the funding year the 4CASI grant program follows. She reported that Caribou County had committed to their half of the funding. Councilmember Goode moved to approve the 4CASI commitment for 2020 of \$3000, seconded by Councilmember Gambles. Councilmember Hart asked what the other Counties and Cities contribute. Mrs. Ray detailed the list of funding the 4CASI receives. A vote on the motion was held. All in favor, motion carried.

Carl Toupin, MR&E Inc. requested a 3% garbage rate increase and explained he is trying to streamline the containers down to two categories and simplify his rate schedule. The Council reviewed the past increases. Councilmember Goode moved to approve Resolution 2019-1 establishing new garbage rates with a 3% increase. Councilmember Lau seconded the motion. All in favor, motion carried.

(See attached copy of Resolution 2019-1 - original on file.)

The Director presented another request from CenturyLink to install fiber optics in the City's right-of-way along South 3<sup>rd</sup> East and also utilize some City poles. Attorney Haney is currently working on an agreement for the placement approved last meeting. Director Skinner recommended requesting they place this line on the east side of 3<sup>rd</sup> East so it doesn't interfere with the power line easement. The Council discussed franchise agreements and the current pole agreement with Independent Cable at \$6.20 a pole. The Council requested an agreement for use of the poles and also an inventory of poles they currently have phone cable on. Councilmember Goode pointed out that CenturyLink should provide the contract or pay for the cost to draft the agreements. All agreed. The Council will be prepared to approve the construction and agreements next meeting if CenturyLink provides the requested information.

Director Skinner gave an update on the Formation Well project. A preliminary order granting the City's water right was received from the Department of Water Resources. The official certificate of service-water right will follow after a 15 day protest period and the City submitted a withdrawal for the old water right application. A drilling permit will be applied for and Thomas Drilling has started delivering equipment to the site and should be able to start the first of next week. The Engineer's review for the Vaughn Smith quote will be sent out by email and the Director mentioned he is working on getting bids for dirt work, electrical, crane, trucking and small mechanical work to be reviewed next meeting. Councilmember Hart suggested as a courtesy letting the Panting Family know we are beginning construction.

During citizen input, Caribou County Commissioner, Bryce Somsen asked if the City allowed County residents to haul trash to the City's drop off site at the City shop. Staff explained the drop-off site is not monitored to check who is bringing stuff but if someone calls City Hall they are told it is for City residents only and everyone else is encouraged to take their items to the landfill. Councilmember Gambles said he heard lots of good comments and Councilmember Lau stated it was the best organized yard he remembers and the flow was good. Commissioner Somsen reported on the progress of the regional landfill proposal. The parties are still in talks and looking at funding. The cost is higher than he expected but still cheaper than the County having to create our own new landfill. The County only has about 15 years to come up with a new option.

Quotes from three distributors were reviewed for a new proposed pumping system for sewer lift station #3 which is located north of Octagon Park, within the mobile home park, on the east side of North Main Street. Director Skinner detailed the options. For above ground pumps the cost would be \$82,000 to \$99,000. To update submersible pumps to 8hp with new rails and bases and above ground controls would be \$40,000 or if the controls and variable frequency drives (VFD) can fit in the existing box they could do two new pumps for \$18,000. There is \$70,000 in the budget. Director Skinner recommended the submersible pumps which don't get us the above ground unit wanted but it would provide new updated pumps and controls. The station will be able to pump 150 gallons a minute and will run 2 to 3 times an hour which is pretty light duty and should have low maintenance needs. The Mayor asked about vault infiltration and Director Skinner explained only limited inspection was possible with it running. Councilmember Hart moved to approve the recommended approach to upgrade sewer lift station #3 as presented. Councilmember Goode seconded the motion. All in favor, motion carried.

The engineer prints were reviewed for the short sewer line replacement on 1<sup>st</sup> West Street in front of the Caribou County Sun. It is 498 feet of 8 inch pipe and based on last year's contract prices the estimated cost is \$63,000. The intent is to do the job in-house and it should cost far less than that. If approved the crew could start immediately. This project along with another replacement in a back yard between 3<sup>rd</sup> North and 4<sup>th</sup> North on 3<sup>rd</sup> East Street would be completed in place of the larger utility projects we have been doing. Councilmember Hart moved to approve the recommendation of the Director of City Services to move ahead with the sewer line replacement projects on 1<sup>st</sup> West and 3<sup>rd</sup> East as presented. Councilmember Lau seconded the motion. All in favor, motion carried.

Director Skinner mentioned the \$40,000 budgeted for a service truck and \$30,000 for a dump-bed truck. He explained that these types of trucks become available as State surplus but are sold quickly. He requested pre-authorization to purchase the used trucks if something comes available. Councilmember Lau moved to authorize the Director to spend up to \$70,000 for the two trucks if a good used option comes available. Councilmember Gambles seconded the motion. All in favor, motion carried. Councilmember Hart also suggested delegating the job of organizing and holding a surplus equipment auction to Public Works Supervisor, Justin Hansen. The Council agreed.

Director Skinner requested approval to proceed with the annual tree trimming. He explained that \$20,000 is budgeted and they usually spend half in the spring and half in the fall. Councilmember Hart moved to approve the annual tree trimming, seconded by Councilmember Goode. All in favor, motion carried.

The proposed new Industrial Park lease rates were reviewed. Director Skinner reported on his review of property values with the County Assessor. The current leases bring in \$17,800 of revenue; if the lots were sold the City's tax revenue would be approximately \$9,892 a year. The values the City is using to calculate lease rates are a little high compared to the County assessments and a little low compared to actual sale prices of similar properties. On average the City's values are \$20,000 an acre. Councilmember's Goode and Lau pointed out the City should get a fair rate of return on the rental property and not just recoup the property tax revenue lost. Councilmember Goode suggested seriously considering the benefits of auctioning off the Industrial Park property as part of the upcoming budget discussions. He explained his logic behind the idea was based on the original intent of the Industrial Park was to incentivize the establishment of new businesses and employ people. The businesses in the Industrial Park are well established and the park is basically full and the concept of the Industrial Park is no longer valid. Councilmember Lau agreed and suggested if the City sold the property he would like there to be a plan on what to use the funds for. Kathy Ray commented that Industrial Parks are designed to create jobs not necessarily to get a return on investment. They are a place for businesses to reside and the City gets its return by the jobs provided and retention of residents that pay property tax and sales tax in the community. Councilmember Lau noted a lot of the current businesses in the Industrial Park are using the low lease rate lots for storage and not job creation. He also mentioned building owners are having trouble selling their existing assets on the leased land. Kathy Ray suggested if the City chose to sell the property that they reinvest in a new Industrial Park. She also pointed out lenders will lend for existing buildings with a long term lease from the City that matches the funding term. Councilmember Hart expressed concern about the required auction process and pointed out there is no guarantee someone else might not come in and purchase the land out from under current tenants. He also doesn't want to do away with any of the current jobs provided by the current leases. The Council discussed at length and agreed to continue the discussions at upcoming meetings. Attorney Haney noted he was working on the contract for the new lease and suggested a decision on the new rates needed to be made in order to give notice to the expiring lease holders.

Councilmember Hart, as part of the Ender's Building discussion presented an idea posed by a downtown business owner. As an economic development opportunity the City could invite more tour busses to stop here if there was an availability of restrooms. The idea is to locate some portable toilets in the Geyser parking area and bring the tour busses into the down town area where the business owners could then provide services to the tourists and highlight the City's Geyser as a tourist attraction. There are several bus companies coming from Jackson Hole, Wyoming and Soda Springs is a logical stopping point. The cost to the City for the portable restrooms would be approximately \$1500 a month for 8 units or \$6,000 for the four months during the tourist season. The Council discussed and Chief

Shaw stated there might be some pedestrian issues but the Department could work it out. Mayor Robinson recommended trying the idea. Councilmember Goode suggested trying it on a trial basis for the first two months and see how it goes. Councilmember Hart moved to approve providing the toilets in the Geysir parking area for two months and reevaluate how it is working in mid-July, seconded by Councilmember Lau. All in favor, motion carried.

The Mayor and Council reviewed the ideas for how to utilize or dispose of the Ender's Building. The Council previously imposed a six month time frame to come up with a plan on what to do with the building. Councilmember Hart reminded the Council that they have the information needed to set a minimum price and auction the building. He asked if they wanted to continue to reach out to interested parties about leasing or buying the building to operate the hotel and restaurant. The Committee doesn't want to see the historical aspect disappear. Councilmember Hart noted there is no real list of who made all the donations. He suggested partnering with local groups to relocate the items and or display in different manner. Potential lessees want to know if they would be required to maintain the museum rooms. The Mayor asked if anyone had seriously considered relocating City Hall to the building. The challenges were discussed and Councilmember Goode stated he is not favorable to that idea. Councilmember Hart suggested that the City needed to make a decision because it was a valuable asset not being utilized and the summer months will go fast and then the winter maintenance costs will increase. Caribou County Sun News Paper Editor, Mark Steele asked if the City would share the appraised value. Councilmember Hart stated, not at this time.

Councilmember Lau moved to adjourn the meeting at 6:30pm, seconded by Councilmember Gambles. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 5<sup>TH</sup> DAY OF JUNE, 2019.

---

Austin W. Robinson, Mayor

ATTEST:

---

Tausha Vorwaller, Clerk