

Jessica Ineck, Friends of the Library Representative met with the Mayor and Council proposing the idea of remodeling the basement restrooms at the Library. The remodel

would maximize space and provide a kitchen area. The Friends of the Library hope to cover the cost through fund raisers and use memorial funds being donated in memory of long-time board member, Mary Sorensen. The Mayor and Council supported the idea and recommended proceeding with a construction plan and cost estimate. All agreed it was a great way to honor Mrs. Sorensen. Councilmember Goode mentioned a concern regarding placing a cooking range in the basement of a public building which he thinks requires a sprinkler and exhaust system. Mrs. Ineck will research the requirements and work on a plan and cost estimate.

Councilmember Gambles joined the meeting.

Mayor Robinson declared a Public Hearing open for the purpose of considering an amendment to the Zoning Ordinance amending Chapter 17.64; Zone and Ordinance Amendment and Adoption Procedure. The amendment clarifies the title and reduces the required number of public hearings for the amendment and adoption of ordinances and zoning considerations. The Mayor noted the corrected date of the second public hearing was published. The Clerk reported no written comments were received. There was no one in attendance who wanted to comment and the public hearing was closed. Councilmember Goode explained the amendment was to clean-up the code and make the amendment process easier for applicants. The Planning & Zoning Commission (P & Z) held a public hearing and suggested changes that have been incorporated into the ordinance. Councilmember Goode commended Attorney Haney and the P & Z on their diligent review and work on the amendment. Councilmember Goode introduced Ordinance #686 entitled AN ORDINANCE OF THE CITY OF SODA SPRINGS, IDAHO, AMENDING IN PART CHAPTER 17.64; ADMENDMENTS - CLARIFYING THE TITLE AND REDUCING THE REQUIRED NUMBER OF PUBLIC HEARINGS FOR THE AMENDMENT AND ADOPTION OF ORDINANCES AND ZONING CONSIDERATIONS. A motion was then made by Councilmember Lau and seconded by Councilmember Hart that the rules requiring ordinances to be read on three separate occasions be dispensed with and that the ordinance be read once by title only. A roll call showed the following vote:

Those voting aye:	Mitch Hart	Those voting nay:	none
	Robert Lau		
	Jon Goode	Absent:	none
	Scott Gambles		

Motion Carried.

Attorney Haney read Ordinance #686 by title. Councilmember Lau then moved to approve the adoption of Ordinance #686. Councilmember Goode seconded the motion for adoption. A roll call showed the following vote:

Those voting aye:	Mitch Hart	Those voting nay:	none
	Robert Lau		
	Jon Goode	Absent:	none
	Scott Gambles		

Motion Carried.

(SEE ATTACHED COPY OF ORDINANCE #686 - ORIGINAL ON FILE)

Attorney Haney reviewed some maintenance items regarding the Ender's building. He also mentioned he had not yet heard back from the lessee regarding the renewal and increased lease amount. He reported he was able to finally get a boiler service company to look at the issues. There was a pump that quit working and four heat regulators that were bad. It was explained the hard water would not affect the upper floors because once it is converted to steam it does not contain minerals but the hard water is an issue to the boiler itself and lower-level piping. Attorney Haney informed the Council the water softener system is wore out and needs to be replaced. A quote for \$6700 from Culligan was reviewed and there were no other local providers interested in giving a quote. The new unit will take seven weeks to get here. Attorney Haney was unaware of the warranty and will check on it. There was also an option to lease the unit for \$135 a month. Councilmember Goode recommended purchasing the unit if it has at least a one-year warranty and moved to proceed with ordering the commercial softener system from Culligan. Councilmember Gambles seconded the motion. All in favor, motion carried. The Mayor also noted the need for daily monitoring and service of the boilers which prolongs the life of the boiler system by allowing them to produce cleaner steam. He has a company he works with that checks the School's boilers. Attorney Haney also suggesting having the City Services crew and weekend duty person do the daily maintenance. The Council agreed. Attorney Haney also mentioned a refrigeration unit on the roof that is not working and he will be getting someone to look at it.

During citizen input Mayor Robinson stated he can't stress enough how important it is to support our volunteers and organizations and he encouraged the public to seek out one of the many local groups and join. He pointed out there are so many people doing good things in this community. Councilmember Hart added how he has observed local people who move away then come back to take available jobs when they realize how good it was to live here. The Mayor also mentioned hearing stories at the AIC Conference about troubles in other cities and thinking how blessed and thankful he was to be here.

An update on the McLean Avenue sewer line issue was given by Attorney Haney. It will be finished tomorrow per Public Works Director, Kelly Hill and Dave Schwulst has agreed to take care of his own service line. This will resolve the issue for the neighbor also. The cost was estimated to be \$20,000 to \$25,000 but may come in a little higher due to the equipment needed. The Council thanked A+ Construction for providing the equipment and getting it done so quickly.

Attorney Haney reported on the ownership of the Fire Department building. The Clerk found documents showing the County owns the east piece of property and the building that was originally constructed to house the County's ambulance. Attorney Haney stated he spoke with County Clerk Horsley who implied the County no longer wanted the building and would be willing to sell it to the City for \$1. The Council discussed whether the City really wanted the building. An engineering report shows water infiltrating under the building. Kelly Hill has been looking for a leaking line and replaced a valve nearby hoping maybe to have fixed the problem. A preliminary cost estimate, to address the underlying moisture/mud causing the settling and support and replace with stable fill, is \$30,000 to

\$50,000. The Council requested to revisit the offer from the County at the next meeting prior to the Commissioner's meeting.

The Clerk presented costs for chips and oil for the upcoming annual chip and sealing provided by Director Hansen. He will also be providing the list of streets to be chip and sealed. Councilmember Hart moved to approve Director Hansen and the Street Department to expend the budgeted funds for the current years chip and sealing. Councilmember Lau seconded the motion. All in favor, motion carried.

Attorney Haney briefly reviewed the ongoing projects. He mentioned Engineer Skinner was working with Forsgren Engineers on the water and sewer mainline upgrades for 4<sup>th</sup> South Street and South Main in order to have shovel ready projects. He also reported Hydro Plant #5 has gone down due to a hot bearing and Director Hansen is checking into the repair. The Council asked if there was any progress on getting the #4 plant running. Attorney Haney did not have any information because Engineer Skinner had been working on it. Councilmember Hart stressed the need to get it up and running as soon as possible. Attorney Haney and Mayor Robinson will track down the consultant and try and get some answers. Attorney Haney mentioned Director Hansen was working with Rocky Mountain Power on the transmission line project.

The Mayor, Council and Staff reviewed the fee schedule. Councilmember Lau detailed his proposed adjustments which included increasing the costs for non-residents and decreasing building fees and utility hook-up fees to encourage growth and development. The purpose of utility hook-up fees was discussed along with the City's process when a new service is attached to the main. Councilmember Lau also suggested simplifying the park reservation fees. Councilmember Goode noted a concern about the City charging for park usage and whether the Idaho Recreation Immunity Statute still protected the City from liability. Attorney Haney was asked to check with the Association of Idaho Cities Attorney to review and offer guidance. The Council also discussed and requested the Industrial Park lot values be updated. Clerk Vorwaller will talk to the assessor. Councilmember Hart stated he would like to review the proposed fee adjustments further and discuss again at the next meeting.

The American Rescue Plan Act (ARPA) funds availability and requirements were discussed. Councilmember Goode noted he had reviewed the criteria along with Councilmember Hart and they agree the City should elect to receive the funds and designate them toward a water and sewer mainline replacement project. He suggested if the funds were combined with the City's project budget, we may be able to complete the 4<sup>th</sup> South Street project. He noted there is reporting required by October and he believes we will need to show bid documents for the project the funds will be used on. Councilmember Goode moved to approve accepting the 1<sup>st</sup> tranche of the ARPA funds in the amount of \$325,000 as being distributed by the State Controller's Office. Councilmember Hart seconded the motion. All in favor except Councilmember Lau who stepped away during the vote. Motion carried.

Councilmember Hart presented a draft letter regarding the idea of a legacy memorial of the phosphate industry. He asked for the Mayor and Council's input and suggested changes for the letter. He suggested everyone get changes back to him before the next meeting. He also mentioned if this idea becomes a reality, it may solve the fire station issue and suggested trying to get by with the current station for a couple years and see how this proposal goes.

Attorney Haney presented and explained a Memo of Agreement (MOA) with John Adams Ford regarding the truck service building being built over a pressurized City water mainline. It was discovered after the building was placed. The situation was reviewed and the most cost-effective solution was for Mr. Adams to agree to hold the City harmless. Councilmember Lau suggested the City establish an easement if the line has to be rerouted in the future. Councilmember Hart agreed and recommended Attorney Haney have a subsequent conversation with Mr. Adams regarding an easement and report back next meeting. Councilmember Lau moved to approve the MOA between John Adams and the City in regards to the water mainline under his new truck service building. Councilmember Goode seconded the motion. All in favor, motion carried.

The Council reviewed the completed audit for fiscal year 2020. Councilmember Hart moved to officially accept the FY2020 Audit as presented and received from Deaton & Company. Councilmember Gambles seconded the motion. All in favor, motion carried. The Mayor and Council thanked Clerk Vorwaller for her efforts.

The Mayor and Council discussed the 4<sup>th</sup> of July parade and the new safety protocol for throwing candy. The Rotary Club has suggested not throwing from the floats. Ideas were considered and the Council agreed to walk and pull wagons alongside the horse drawn coach with the candy.

Clerk Vorwaller requested to close City Hall on Friday July 2<sup>nd</sup> with the staff all using a personal day off. The City's holiday will be on Monday and this will provide a four-day weekend. The Mayor and Council okayed the closing of City Hall on July 2<sup>nd</sup>, 2021.

The FY2022 proposed budget was briefly discussed. Councilmember Goode shared information regarding the possible increase for the Blue Cross health insurance, which he hears will be around 5%. The Clerk noted she included a 10% increase for health insurance and 5% for all other insurances. Councilmember Hart noted he is good with the proposed budget and the 3% rate increases. The Council also agreed to leave in the 3% cost of living allowance for wages and decide later in the year whether to make part of it a bonus. The Council and Staff also discussed information from the State Tax Commission regarding the property tax changes.

Councilmember Lau moved to approve entering into executive session pursuant to I.C. 74-206(1)(f) to communicate with legal counsel regarding probable litigation. Councilmember Goode seconded the motion. A roll call showed the following vote:

Those voting aye: Robert Lau

Those voting nay: none

Jon Goode  
Mitch Hart  
Scott Gambles

Absent: none

Motion Carried.

Councilmember Goode moved to exit executive session, seconded by Councilmember Hart.  
All in favor, motion carried.

Councilmember Goode moved to adjourn the meeting at 7:00pm, seconded by  
Councilmember Lau. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 7<sup>TH</sup> DAY OF JULY, 2021.

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Austin W. Robinson, Mayor

ATTEST:

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Tausha Vorwaller, Clerk