

mentioned, starting a week ago, they have had a city employee doing a walk through daily and have discovered a few items to be addressed which included a leaking air conditioner and ice maker. Councilmember Hart noted due to the changing real-estate climate the City may want to consider other options.

The McLean Avenue sewer project is complete and Forsgren is following through with the approvals required. Councilmember Hart reported, per Engineer Skinner, that the cost will be three times more than estimated at about \$80,000.

The Fire Station ownership and proposed gift from the County was revisited. Kelly Hill, Public Works Director is working to replace a valve and fire hydrant which they think is the solution and they can't hear any water leaking. Attorney Haney noted, per Forsgren Engineers, it could take 10 years for it dry out during which more settling could occur and they recommended remediation efforts costing \$30,000 to \$50,000. Councilmember Hart suggested waiting for the offer from the County and then take it under advisement.

City Services Director, Justin Hansen updated the Mayor and Council on the City's two hydroelectric plants. The #5 hydro plant recently broke down because the bearing went out due to water getting into the housing and a thermocouple that failed to shut down the plant. S & G Electric who we have used in the past and specializes in this area has looked at it and provided a preliminary estimate to repair which requires dismantling the whole unit to get to the bearing. Director Hansen recommended refurbishing the generator while it is already pulled apart. The recommended time for the generator maintenance is eight years and it has been eleven years since it was last done. The Council agreed it made sense and supported going ahead with the refurbish. The refurbish will be \$8,603 and the tear down of the plant is \$3,872. The final cost won't be known until S & G gets into the bearing repair. Councilmember Lau moved to approve the generator refurbish cost as presented in conjunction with the plant repair by S & G Electric. Councilmember Goode seconded the motion. All in favor, motion carried.

Attorney Haney reported Sterling Electrical will be coming from California to look at the #4 hydro plant to help determine the cause of the circuit breaker failure. It will take them two days with travel to come and evaluate the plant. Councilmember Lau suggested getting a quote to fix or replace. Attorney Haney will follow up with them.

No written comments were submitted for citizen input. In attendance was Mary Jensen, property owner of the Formation Well area. She expressed concerns about weeds along the new City water transmission line. She stated they are really bad and have never gotten sprayed even though she spoke to Engineer Skinner three weeks prior. She also stated the silt fence needs to be removed and the irrigation ditch needed to be built up on the corner to stop it from washing out. Director Hansen will check on and address these items.

Director Hansen requested to lease an excavator for about four weeks at a cost of approximately \$10,000 to complete several projects. He explained while they are diverting the water due to the hydro plants being down, he would like to do a good dredging and

cleaning of the canal. He would also finish the Ledge Creek cleaning and demolition the two mobile homes on city property that need to be removed. The Council supported his request. Councilmember Lau moved to approve renting an excavator for up to four weeks to complete the projects as presented. Councilmember Hart seconded the motion. All in favor, motion carried.

The Council reviewed and discussed in detail the proposed changes to the fee schedule. Clerk Vorwaller reported on talking to the County Assessor regarding the Industrial Park lot valuations. The Assessor explained he doesn't have any valuation information on City properties and the best we could do would be to compare to private property nearby. He explained he is currently working on the commercial reassessments which should be available by late fall. Councilmember Lau stated he supported the suggested changes to the fees as proposed by Councilmember Hart. The Council agreed to move forward with a public hearing to update the fee schedule.

Use of the American Rescue Plan Act (ARPA) funds was revisited. Councilmember Goode reiterated the required reporting due by the end of October and the need to identify a project and provide details for the use of the total funds including having a signed contract. Councilmember Hart noted the City was just waiting on Forsgren to provide cost estimates for potential projects. Councilmember Lau asked about the water mainline on 3rd West and the need to upgrade it for the hospital. He suggested adding it to the project list. Councilmember Gambles asked about the use of the ARPA funds for a recreation center. Clerk Vorwaller explained the guidance on use of the funds for a general infrastructure/building requires proof of lost revenue due to the pandemic. The City has not seen a decrease in revenue. Councilmember Hart also suggested the \$650,000 the City is eligible to receive would not be enough to pursue a recreation center.

Councilmember Hart revisited the Phosphate Legacy Center proposal and discussed a location for consideration. He noted the northwest corner of City Park is 140,000 square feet, for comparison the middle school renovation was 27,000 square feet so an estimate for a gym area would be at least 20,000 sq feet. The Council reviewed and discussed the space needed depending on what is incorporated and the idea would be to incorporate the historic police department building and the existing library at an estimated cost of \$4 to \$5 million. The Mayor and Council supported proceeding with the letter to the legacy industries. The Council thanked Councilmember Hart for taking on the project. Councilmember Hart added there may be an engineer who would provide consulting pro bono and help steer the project for the City.

Attorney Haney presented the franchise agreement and pole agreement with Direct Communications that has been accepted and signed. Councilmember Lau asked how it compares to the old agreement with Silver Star. Attorney Haney stated it is about the same with no changes to the pole agreement but the franchise fee will now be a flat \$10,000 a year. Councilmember Goode noted it is a non-exclusive franchise and also the insurance is \$2 million for the pole agreement and only \$1 million for the franchise. Attorney Haney stated they would not agree to \$2 million for the franchise. Councilmember Goode moved

to authorize the Mayor to execute the five-year pole agreement with Direct Communications effective January 1st, 2021. Councilmember Lau seconded the motion. All in favor, motion carried.

Councilmember Lau introduced Ordinance #687 entitled AN ORDINANCE OF THE CITY OF SODA SPRINGS, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, GRANTING A FRANCHISE TO DIRECT COMMUNICATIONS ROCKLAND, INC., AN IDAHO CORPORATION, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A CITY-WIDE TERRESTRIAL BASED BROADBAND INTERNET AND VOICE COMMUNICATION SYSTEM (BROADBAND) IN THE CITY OF SODA SPRINGS. A motion was then made by Councilmember Hart and seconded by Councilmember Gambles 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
	Scott Gambles		
	Jon Goode	Absent:	none
	Robert Lau		

Motion Carried.

Attorney Haney read Ordinance #687 by title. Councilmember Lau then moved to approve the adoption of Ordinance #687. Councilmember Goode seconded the motion for adoption. A roll call showed the following vote:

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

Motion Carried.

(SEE ATTACHED COPY OF ORDINANCE #687 - ORIGINAL ON FILE)

Clerk Vorwaller asked if the Mayor and Council wanted to proceed with the City's annual picnic for the employees. The Mayor and Council supported having the city picnic and the Clerk mentioned it is scheduled for August 12th.

Councilmember Gambles asked the Mayor and Council about rescheduling up to three meetings due to his conflict with coaching the middle school football team. He will report back next meeting and finalize the dates.

The proposed FY2022 budget was briefly discussed. The tentative budget will be set next meeting. The Clerk reviewed how to incorporate the ARPA funds into next year's budget. It was agreed to receive the revenue into the General Fund and increase the Water and Sewer project budgets.

CITY COUNCIL
JULY 7, 2021
PAGE 5 OF 5

Councilmember Goode moved to adjourn the meeting at 6:20pm, seconded by Councilmember Lau. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 21ST DAY OF JULY, 2021.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk