

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD JULY 21ST, 2021.

MEETING CALLED TO ORDER AT 5:00PM BY COUNCIL PRESIDENT, MITCH HART.

ROLL CALL SHOWED THE FOLLOWING PRESENT: MITCHELL J. HART, PRES.
JON D. GOODE
ROBERT M. LAU
SCOTT K. GAMBLES

EXCUSED: Austin W. Robinson, Mayor
Alan Skinner, Engineer

ALSO PRESENT: Mark Steele Tausha Vorwaller, Clerk
Brock Byram Gregg Haney, Attorney
Nathan Sobers
Veda Mascarenas Chief Scott Shaw II

The invocation was given by Nathan Sobers; Council President Hart then led everyone in the 'Pledge of Allegiance'.

The Council welcomed New Presbyterian Pastor, Nathan Sobers and he introduced himself. He was born and raised in Ogden, Utah the oldest of four and his parents still live in Ogden. He lived in Salt Lake City and then Seattle for 30 years and the last four years in Palm Springs. He is grateful the local Presbyterian congregation has taken a chance on him. Local Sheriff, Adam Mabey is his brother-in-law. He is really enjoying being here and thanked the Council for their welcome.

The previous meeting minutes and the accounts payable were presented for review. Councilmember Goode stated he had reviewed and noted no amendments to the minutes needed. He then moved to accept the minutes of July 7th, 2021 in their current draft form and dispense with the reading and also moved to approve the accounts payable dated July 1st through July 19th, 2021. Councilmember Lau seconded the motion. All in favor, motion carried.

(SEE ATTACHED ACCOUNTS PAYABLE REGISTER FOR DETAIL)

Attorney Haney gave an update on the Enders Building repairs and maintenance issues. He explained they have been having problems with the hot water to the restaurant for several weeks. Rocky Mountain Boiler had to replace two pumps from the boilers to the hot water tanks and clean the heat exchanger. Initially they thought they would need to change out the gaskets because it was leaking but the leaking has stopped. They suggest the City order a set of gaskets as backup in case it starts leaking again. The gaskets will cost \$2,720 if the heat exchanger needs to be replaced it will cost \$5,150 plus installation. They also suggested installing a separate water heater just for the restaurant so the restaurant doesn't have to rely on hot water from the boilers. This would allow the boilers to be shut off in the summer if the hotel was not in operation. The current lessee has decided they are not interested in running the hotel which they don't feel is ever going to be able to make a

profit. The estimated cost to install and transfer plumbing for the water heater is \$5,500. Attorney Haney also explained the temperature control valves in the radiators are not made any more and the new improved valves will cost \$800 to \$1000 a piece. Rocky Mountain suggests changing all the radiator valves if we are going to and doing it one floor at a time along with the main steam trap which should be changed every 10 years. A complete rebuild of the hot water heating system is estimated at \$50,000 and there are approximately 80 radiator valves which could total \$80,000. The new softener system will be installed by August 3rd. The Council discussed the recommendations and costs. Councilmember Lau moved to approve the gaskets for the heat exchanger along with isolating and installing a water heater for the restaurant for a total cost not to exceed \$9,000. Councilmember Goode seconded the motion. All in favor, motion carried. Councilmember Hart mentioned exterior repairs also needed and suggested considering an increase to the proposed budget for the Enders Building. Attorney Haney mentioned outside weeds also need addressed. The Council pointed out that is the responsibility of the lessee. The Council briefly reviewed the lessee's proposal regarding renewal of the lease agreement to be considered at the next meeting.

The Fire Station issues and repairs were reviewed. Attorney Haney reported he asked Forsgren Engineers to provide a plan and cost estimate to address the driveway and bay area that was torn out to repair underground leak and install valve. The recommendation is to remove the entire front driveway, put in a drainage pipe in the gutter and asphalt over to address the current problem of the engines scraping bottom. This will include excavating five feet, fill, asphalt and concrete for approximately \$41,000. The Council again asked if this repair would be covered by the insurance and Council President Hart asked Attorney Haney to visit with the Mayor about how he wants to pursue ownership of the building. Councilmember Lau not sure if it's worth making this kind of investment in a building that doesn't fit the needs of the Fire Department. The Council agreed to review further when they have the information regarding insurance coverage. Attorney Haney mentioned there is also the inside plumbing issues that need fixed.

During citizen input Mary Jensen, co-owner of the Formation Spring property thanked the City's Director of City Services, Justin Hansen for the recent and prompt work he did of spraying the weeds and working on the ditch. She asked if the City's Attorney had followed up with the Idaho Department of Water Resources regarding the City's abandonment of the test well, she wants to take ownership of. Attorney Haney stated he still needed to contact them and also needs to redo the easement. Mrs. Jensen also reminded the City of a 40' x 60' metal corral that still needs to be installed as part of the agreement with the City.

The 3rd West Street egress from Point S Tire/Soda Sip was discussed. A rough engineer drawing was presented by Attorney Haney to address the safety concern of the traffic crossing 3rd West Street to enter the highway. The proposal will require all traffic to turn right as they exit the businesses by installing a cement median instead of the pilons that were previously discussed. He mentioned it should be set back sufficiently to allow trucks to enter. The pilon idea was abandoned because vehicles will be able to just drive over them and they will need to be replaced often. Attorney Haney mentioned the cement

median could possibly be installed in house. Brock Byram, owner of Point S Tire/Soda Sip was allowed to voice his frustration with not being included in the conversation and asked if the neighborhood has been asked how they feel about the increased traffic this will create. Council President Hart encouraged the Byram's review and input.

Councilmember Lau asked if the 2nd East utility replacement project was ready to go to bid expressing his desire for the project to get done this year. The Council asked staff to check with Forsgren Engineers on the status of the project.

Council President Hart reported the Phosphate Legacy Center letter was emailed out to all the industry contacts on July 12, 2021. The City received an immediate reply from Union Pacific Railroad (UPRR) providing their process to apply for funds but there has been no response from anyone else.

Councilmember Goode revisited the previously discussed idea of selling off some city properties that could be better utilized by someone else. He reviewed the city owned properties and narrowed it down to a small list to consider. The Enders Hotel could be considered due to a change in the current dynamics of the real-estate market right now. Councilmember Goode suggested soliciting request for proposals for someone who may want to operate the hotel and museum. He expressed his concern about the long-term ownership and costs to maintain the building. Another City property to consider selling would be the approximate 20 acres north of Hooper Park which may make a perfect RV park. Some of the Industrial Park lots may be a good choice to sell off including some that front the highway. The rents are very low compared to the significant change in values plus the intent of the Industrial Park is not being met with the current leases. Councilmember Goode also suggested the Kelly Park West subdivision proposal may be too big for one developer and the City may want to consider selling just the piece on the westside of the railroad tracks which would allow a 10 to 20 house development. Councilmember Lau explained his original idea included developing it in phases. The Council agreed to think over the suggestions made for further discussion at the next meeting. They also discussed the ability to swap land instead of having to auction. Councilmember Lau suggested selling the old City landfill property or the farm ground out north. Councilmember Goode suggested the old dump may be problematic due to clean-up issues and expressed concern about the farm ground which is part of the City's watershed protection area. Councilmember Lau also suggested City Hall and the Police Station. Councilmember Goode stated he was just trying to pick ones easy to tackle.

Council President Hart reviewed the formation of the Carriboo Development Foundation (CDF) and its connection with the Greater Soda Springs Community Development Committee (GSSCDC). He explained years ago Monsanto drove the set-up of the CDF as a 501c3 for donations with the idea of partnering with the City's GSSCDC on community projects. The two groups' goals are essentially the same and eventually the members of each became the same group of people. Attorney Haney added he learned that some businesses cannot donate to a tax supported entity and that is why Monsanto wanted the CDF/501c3 in order to donate toward community projects. The history was discussed at

length. Councilmember Gambles explained the question arose at the GSSCDC/CDF meeting on why the GSSCDC members had to be appointed by the City which now he understands. Council President Hart suggested reaching out to the local civic groups and major businesses for representation on the GSSCDC/CDF committees. He also mentioned the funds will be received by the CDF for pursuing the Phosphate Legacy Center. Brock Byram asked if the City can instruct the CDF on how to use the funds. Councilmember Lau explained the City only approves the GSSCDC funds. The CDF funds are approved by the CDF Board.

Director of City Services, Justin Hansen reported and showed pictures of the projects he has completed with the leased excavator. The Ledge Creek cleaning south of the tracks is complete along with removing the old mobile home at the Airport. He mentioned they are currently working on removing the mobile home at Hooper Park and also shared the chip and seal schedule that will start on July 30th. The Council briefly discussed the Ledge Creek cleaning and Council President Hart clarified it is not really the City's responsibility but the City partnered with local industry and did it as a courtesy. The Council thanked Director Hansen for doing a great job.

The Council and staff briefly reviewed the updated proposed FY2022 budget. Council President Hart mentioned meeting with the City insurance agent prior to Council Meeting who had presented some options for the employees' health insurance and other benefits that may provide some improvements at no increase and possibly a decrease in costs. The options will be reviewed and discussed further at the next meeting. The Clerk mentioned it was the time and year to increase Mayor and Council salaries if wanted. Idaho Code requires the salaries to only be increased within a 75-day time frame prior to a City General Election. The Council briefly discussed their salaries and agreed not to increase them but suggested updating the ordinance to include all benefits. The Clerk also noted she had added the American Rescue Plan Act (ARPA) funds to the Water and Sewer fund's project budgets. The Council further discussed increasing the proposed budget to include repair funds for the Enders Building. Councilmember Goode moved to adopt the tentative budget for the FY2022 with the addition of \$75,000 for possible repairs needed to the Enders Building. Councilmember Lau seconded the motion. All in favor, motion carried. The public hearing regarding the FY2022 budget is scheduled for August 18th, 2021.

Councilmember Goode moved to adjourn the meeting at 6:35pm, seconded by Councilmember Lau. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 4TH DAY OF AUGUST, 2021.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk