

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD JANUARY 19TH, 2022.

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  
RYAN CARPENTER  
SCOTT K. GAMBLES  
RODNEY WORTHINGTON

EXCUSED:

ALSO PRESENT:     Brent Madsen                                     Alan Skinner, Engineer  
                        Dan Squires                                     Tausha Vorwaller, Clerk  
                        Justin Hansen                                    Gregg Haney, Attorney  
                        Bill Henesh  
                        Austin & Jackie Robinson                     Chief Scott Shaw II  
                        CeJay Golightly

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

The Mayor noted everyone was in attendance and Councilmember Hart was on video conference.

The previous meeting minutes were presented for review. Councilmember Gambles moved to accept the minutes from the prior meeting of January 5<sup>th</sup>, 2022 and dispense with the reading. Councilmember Carpenter seconded the motion. All in favor, motion carried.

The accounts payable were reviewed. Councilmember Gambles moved to approve the accounts payable dated January 1<sup>st</sup> through January 17<sup>th</sup>, 2022, seconded by Councilmember Carpenter. All in favor, motion carried

(SEE ATTACHED ACCOUNTS PAYABLE REGISTER FOR DETAIL)

Brent Madson, local developer/builder discussed with the Mayor and Council a new multifamily housing development he is considering. The property is currently owned by a Deworth Williams and is located off of Formation Avenue behind the High School track area. This is the same area previously discussed by Josh Hansen who submitted and received Army Corp of Engineers approval to install culverts and reroute the creek. Mr. Madsen explained this project would require the City's support by rezoning the property and abandoning a street. He would also then be asking for a conditional use to construct more units than allowed by code. He detailed proposed construction and infrastructure plans. Mr. Madsen stated he was just wanting to get a feel if the City is favorable toward the project before spending a lot to prepare the plat and applications. Water/Wastewater Supervisor Squires spoke up about the size of the waterline required and fire hydrant.

Councilmember Hart suggested the City was supportive but the appropriate processes needed to be followed through the Planning & Zoning Commission. Mr. Madsen asked to bring back the preliminary plans for the Council to briefly review next meeting.

Councilmember Worthington asked Director of City Services, Justin Hansen if he saw any concerns with roads in regards to this proposed project and Supervisor Squires about the water and sewer. Director Hansen stated he didn't see any and Supervisor Squires stated he would want to further review the details of the development.

Bill Henesh, local business owner, explained his disagreement with the City's liability insurance company's offer of settlement for a fence on his property damaged by a vehicle incident caused by a City employee last July. He explained how he came up with the value to replace his fence with material costs from a wholesaler being \$1600 and his estimate for labor is at least \$600. The settlement offered was only \$1500. Attorney Haney advised the City Council not to address the situation due to potential litigation but offered to review the issue with Mr. Henesh and talk to the insurance adjuster. The Mayor and Council agreed.

There was no citizen input but the Mayor noted a couple of positive items. There is a new pizza place going into the old El Toro building and the bowling alley has a new owner from Utah that has been in the bowling business for 100 years.

The infrastructure project list was briefly reviewed. Engineer Skinner mentioned he is getting sample bid documents from Idaho Falls Power in order to bid out the 46kV transmission line upgrade. He also mentioned the #4 Hydro Plant generator is being rewound right now and should be finished up in two weeks. He pointed out additions to the list of the three proposed projects which letters of interest were submitted to the Department of Environmental Quality totaling \$4.1 million.

Councilmember Worthington asked Engineer Skinner to teach him about the 46kV transmission line replacement. Engineer Skinner described the transmission line replacement project which is eight poles that will be replaced and realigned west of the existing poles that feed the City's substation. He mentioned two of the poles were replaced about 4 months ago due to an emergency and those will also be realigned. The project was initially going to be done by Rocky Mountain Power but Engineer Skinner clarified that Bonneville Power recommended the City bid out the project because Rocky Mountain Power was indicating they didn't want to do it and the 46kV line was not part of their current maintenance agreement with the City. The bid project would include maintenance of the transmission line. Director Hansen expressed concerns about not using Rocky Mountain Power if possible because they are the City's maintenance company, they are closer and they performed the emergency maintenance on our transmission line recently. He also asked why they stopped doing the substation maintenance and would prefer someone closer than Wasatch Electric who is based out of Salt Lake City. Councilmember Hart noted he remembers it being a big issue with Rocky Mountain Power that they weren't going to do jobs that didn't make them money. He also pointed out the substation work is done by a specialized crew and would not be the local Rocky Mountain Power crew that does our other maintenance anyway. Councilmember Worthington requested the City

reach out to Rocky Mountain Power again and discuss with them the 46kV project along with the substation maintenance.

Councilmember Hart reported on federal funds coming available in response to the economic impact of the pandemic. These large amounts of funds will be available for infrastructure projects over the next three to five years. Councilmember Hart stressed his desire that the City's engineers are representing us and make sure they are tracking and applying to get all the funds possible for the projects we are pursuing. Engineer Skinner assured him that himself and Forsgren Engineers were working together to track and apply for the programs. Councilmember Hart presented a proposed list of projects and the Council and Staff discussed the benefits of adding another water storage tank to the list. Supervisor Squires explained they fill the current tank six times a day in the summer and only have five hours of water if there is a power outage. Councilmember Carpenter pointed out the need to prepare the next list of needs and keep a running list ready with the possibility of more funds becoming available. Engineer Skinner explained the City can only submit letters of interest once a year for projects and suggested the Council needed to have a big list with the staff in the field prioritizing the projects.

Councilmember Worthington asked what Forsgren does for the City. Engineer Skinner explained they are an engineering firm that acts as a third-party consultant that does design work, submits to the Department of Environmental Quality (DEQ) for approvals and provides construction management. He stated we have been using them since the new wastewater treatment plant was constructed in 2009-2010. Councilmember Carpenter asked if the City was open to considering other engineering firms. He suggested after 10 years they may feel entitled and wonders if we are getting the best deal and service. Engineer Skinner pointed out professional engineers cannot be chosen on cost and must be evaluated on qualifications. He added the City's relationship with DEQ has improved due to working with Forsgren. Councilmember Hart added they also must be approved by DEQ and listed the available firms in the area and noted he agreed the City didn't want to create a relationship of entitlement but there are benefits to having the institutional knowledge from a long-term relationship with an engineering firm. The Mayor was open to considering other firms and Councilmember Hart suggested discussing the options more in the future.

Director Hansen explained the need for immediate repairs to one of the better dump trucks in the City's fleet. He explained they are in the middle of hauling snow and need it fixed as soon as possible. A Plus Automotive in Grace provided a bid and was able to get it in right away. He mentioned they would try to do it in house but not enough time to keep up with everything that needs repaired and not an easy fix. He commended Mechanic Rick Hill for rolling with all that is asked from him even when overloaded. Councilmember Carpenter asked if we checked with Davis Repair. Director Hansen stated he did try to contact them but couldn't get ahold of anyone. Councilmember Hart supported having the repairs done on the dump truck and moved to approve the bid from A Plus Automotive for \$5,212.90, seconded by Councilmember Gambles. All in favor, motion carried. Councilmember Worthington added he recently toured the City shop and commended Rick Hill on keeping a

tidy work space.

Attorney Haney reported on an issue at the Ender's building. He explained how last summer air conditioners were left running in the ballroom and water leaked down through the floor into the tool room in the basement. No one had inspected the room until just recently and discovered the moisture caused a built up of mold and mildew in the room. He attained a bid from Idaho Fire and Flood who was recommended by Supervisor Squires. The restoration cost will be \$45,875 to restore, flooring, sheetrock and damaged tools. The TV and security camera equipment that were also in that room seem to be okay. Attorney Haney stated a claim had been submitted to ICRMP which he is confident will come through. He recommended proceeding with the clean-up because there is no doubt it needs to be taken care of as soon as possible. Councilmember Hart asked if it triggered the required bidding process. Attorney Haney stated he was confident in the bid and the company that provided it. Councilmember Hart clarified he was questioning whether the amount required additional quotes. The Attorney stated it did not because it was under \$50,000. Councilmember Gambles moved to approve moving forward with the necessary restoration at the Ender's building as presented. Councilmember Worthington seconded the motion. It was asked if there were enough funds in the budget to cover. The Clerk will review the general fund where all the Ender's maintenance costs come from. Attorney Haney noted there was \$75,000 budgeted for radiator repairs and he hopes it won't be that high. A vote on the motion was called. All in favor, motion carried. Councilmember Worthington asked when the Council will begin discussing what the City is going to do with the building. Councilmember Hart stated he plans to review the options at the next meeting.

Councilmember Gambles moved to adjourn the meeting at 6:40pm, seconded by Councilmember Worthington. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 2ND DAY OF FEBRUARY, 2022.

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Austin W. Robinson, Mayor

ATTEST:

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Tausha Vorwaller, Clerk