

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD MARCH 15TH, 2023.

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

ROLL CALL SHOWED THE FOLLOWING PRESENT: MITCHELL J. HART, PRES.
RYAN CARPENTER
RODNEY WORTHINGTON
SCOTT K. GAMBLES

EXCUSED: AUSTIN W. ROBINSON, MAYOR

ALSO PRESENT: Mark Steele Alan Skinner, Engineer
Justin Hansen Tausha Vorwaller, Clerk
Dan Squires Gregg Haney, Attorney
Julia Lamper
Bill Parris
Wade & Pam Clark Jennifer Squires
Trent Clark Dillon Liechty
Pace Johnson Todd Freeman

The invocation was given by Wade Clark, Council President Hart then led everyone in the 'Pledge of Allegiance'.

The previous meeting minutes were presented for review. Councilmember Gambles moved to accept the minutes of March 1st, 2023 as presented 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 March 1st through March 13th, 2023, seconded by Councilmember Worthington. Councilmember Worthington asked about the Hydro Plant's water assessment expenditure to the Soda Creek Water District. Engineer Skinner explained it is an annual fee to the Water District based on the cubic feet per second (cfs) of water going through the plants. The fees cover the cost of the secretary and water master for the district. A vote on the motion was called. All in favor, motion carried

(SEE ATTACHED ACCOUNTS PAYABLE REGISTER FOR DETAIL)

City Director, Justin Hansen recognized the Soda Spring Rotary Club and its members for taking on the maintenance of the ice rink and for the donation of two heaters and lighting for the warming shack. He commended them on spending a lot of time and resources to get it upgraded and maintaining it. He thanked them for their help and support and noted the facility gets used a lot and it takes a lot to maintain. Rotary President, Jennifer Squires noted it has been a great thing and the good idea came from member Dillon Liechty who shared fond memories from his past using the rink. There was a lot of clean up done by the club members to get the ice rink back in usable condition and a grant was received to buy the heaters, along with donations and volunteer hours. They plan to place a plaque with

sponsors listed. President Squires also commended Director Hansen on being amazing to work with and it wouldn't have happened without him and his crew's help.

Pace Johnson, Investor and one of the principal developers, along with Todd Freeman, Engineer, reviewed a proposed new housing development currently being called the Cardinal Cove. The development would be located northeast of the High School off Formation Avenue and North Hooper Avenue. In general, it will be a 354 multi-family development of town homes and also includes a 30-space mobile home court. The preliminary plans are not final and they are working to finalize and present to the planning and zoning commission. Mr. Johnson stated the plan is based off the excellent information provided in the City's Comprehensive Plan. The plan consists of three phases with an average of 14 units per acre, a private home owners association (HOA) and private interior roads. The preliminary plan, includes a clubhouse, seven parks, eight pickleball courts and storage units. The layout will incorporate an existing ditch and wetland and they will be trying to do that without mitigation and having to deal with the Army Corp of Engineers. The development also includes a trail system. Council President Hart suggested it might be nice to integrate with the City's current trail system. There will be two to three accesses and they are working with the Idaho Transportation Department, the City, Rocky Mountain Power and Intermountain Gas regarding utilities and all requirements. The City water and sewer mainlines run through the site and will be modified to accommodate the development. Council President Hart reviewed the Planning and Zoning process and final approvals by the City Council that are required. The Council expressed their excitement regarding the proposed project. Mr. Johnson shared the project managers contact information if anyone had questions.

Julia Lamper, manager of Stockman's bar expressed concerns about the ditch drainage in front of the Stockman's building. She explained the issue of water seeping down through the walls into the basement and also the safety hazard for patrons. She suggested installing more storm drains to help alleviate the issue for all the businesses on Main Street. She also asked for immediate removal of the snow and ice on the street to get rid of the deep ditch next to the curb that is a safety concern for patrons. Engineer Skinner stated it would be very expensive and couldn't be done quickly to connect to the nearest storm drain which is 800 feet away. Councilmember Carpenter mentioned the City is working on a \$1.6 million plan to upgrade Main Street but it requires engineering and may take a couple years. Bill Parris, owner of Porter's Pub suggested part of the problem is because the street had not been maintained regularly throughout the year due to the lack of access because of Stockman's broken sewer-line and the unique winter conditions. Mr. Parris strongly expressed his frustration. The Council listened to the concerns of both business owners and expressed their desire to help alleviate current concerns and prevent future issues with long-term planning and new construction. City Director Hansen explained the difficulty of keeping up with the Main Street area when they plow before business starts and then the businesses shovel all the snow off sidewalks right back into the street. He stated they will be out there first thing in the morning to try and alleviate the current concerns.

Engineer Skinner presented a new Industrial Park lease for Wade and Pam Clark. He noted the Applegarth Greenhouse developers backed out making lots 11 & 12 available. Mr. Clark explained his proposal to build an 8,000 to 10,000 square foot building to rent out for shop or retail space as a marketing opportunity. The proposal includes eastside access and parking against the highway. The parking would be a quality gravel surface for now but they would eventually want to pave and they want it to look really nice. Councilmember Worthington asked if sidewalks would be required. The Council briefly discussed and suggested sidewalks were not necessarily needed in the Industrial Park. This lease is consistent with other leases, approximately \$1,900 a year for 5 years. Councilmember Carpenter moved to approve the lease of Industrial Park lots 11 & 12 to Wade & Pam Clark to move forward with the proposal as presented. Councilmember Worthington seconded the motion. All in favor, motion carried.

During citizen input Mr. Clark commended the City crews on all the work they have been doing this winter to keep the roads cleared. Councilmember Worthington also mentioned and thanked those that participated in Our Leaders are Readers with Kindness at Thirkill School.

The ongoing project list update included a report from Chief Shaw that all the new vehicles are expected by Friday and then they will just need to install the cameras. The Spillman program is done, they are using it and it is working well and the computer upgrades are mostly done. Engineer Skinner noted the Police Department's capital projects for the year will be complete in a couple of weeks.

Council President Hart presented a proclamation entitled The Week of the Young Child celebrating early childhood experiences and teachers and others who work with or on behalf of young children. Councilmember Worthington supported the importance of early childhood education and moved to approve the Mayor to proclaim the week of April 1st through the 7th as The Week of the Young Child and encouraged the community to celebrate every day, the youngest citizens who are truly our foundation for learning and success. Councilmember Gambles seconded the motion. All in favor, motion carried.

Clerk Vorwaller noted it was time to reserve the inflatables for the 4th of July and suggested purchasing them instead which was budgeted. She and Director Hansen explained the scheduling issues with picking up the rented inflatables each year and also discussed pursuing a new portable stage to replace an old homemade one the City uses every 4th of July. A new stage could run around \$20,000 which is the current total budget for the stage and inflatables. The Clerk presented information on two inflatables totaling \$7500. The Council discussed and suggested looking at other options for a stage but supported purchasing the inflatables. Councilmember Carpenter moved to approve purchasing the inflatables to use for the 4th of July and to rent out up to a total cost of \$7500, seconded by Councilmember Gambles. All in favor, motion carried.

Councilmember Carpenter moved to approve entering into executive session pursuant to I.C. 74-206(1)(f) to communicate with legal counsel regarding probable litigation.

Councilmember Worthington seconded the motion. A roll call showed the following vote:

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|-------------------|-----------------|-------------------|------|
| Those voting aye: | Mitch Hart | Those voting nay: | none |
| | Scott Gambles | Absent: | none |
| | Ryan Carpenter | | |
| | Rod Worthington | | |

Motion Carried.

Councilmember Gambles moved to exit executive session, seconded by Councilmember Carpenter. All in favor, motion carried.

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

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 5TH DAY OF APRIL, 2023.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk