

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD APRIL 20TH, 2022.

MEETING CALLED TO ORDER AT 5:00PM BY AUSTIN W. ROBINSON, MAYOR.

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

EXCUSED:

ALSO PRESENT: Mark Steele Alan Skinner, Engineer
Kathleen Campbell Tausha Vorwaller, Clerk
Tony Salvi Gregg Haney, Attorney
Nekelle Smith
Dan Squires Chief Scott Shaw II
Justin Hansen

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

Two sets of minutes from the previous meetings were presented for review. Councilmember Hart moved to approve the minutes of April 6th, 2022 with the amendment as presented, clarifying those voting in favor and opposed in regards to a zoning reclassification. He also approved the special meeting minutes from April 14th, 2022 and moved to dispense with the reading of both. Councilmember Gambles seconded the motion. All in favor, motion carried.

The accounts payable were reviewed. Councilmember Gambles moved to approve the accounts payable dated April 1st through April 18th, 2022, seconded by Councilmember Hart. Councilmember Worthington asked about a \$1750 payment to the City of Pocatello. The Clerk explained it was to help sponsor the bus service provided in town by Pocatello Regional Transit (PRT). Councilmember Hart asked to check on who else helps provide funding for the service. Councilmember Carpenter asked about repairs to a dump truck and Councilmember Hart asked about a large CarQuest payment. The Clerk will report back with more information. Councilmember Hart also expressed his frustration with a payment to the Soda Creek Water District when the City was currently not utilizing the water. A vote on the motion was called. All in favor, motion carried

(SEE ATTACHED ACCOUNTS PAYABLE REGISTER FOR DETAIL)

Attorney Haney reported there was still no answer from the County on the Fire Station issue. He stated they meet again on Monday and he plans to attend again. The Council asked that the Commissioners be made aware of the repair project the City needs to get started on.

Mayor Robinson declared a public hearing open for the purpose of hearing public comments on a proposed rate increase that exceeds 5% for residential and commercial garbage service. Nekelle Smith with MR&E, the City's garbage contractor, explained due to increased costs of materials and fuel they are proposing a 10% residential rate increase and a new calculation method for commercial which accounts for the number of dumps per week. Local Resident Kathleen Campbell asked for clarification on the amount of the increase and cost for two cans. Councilmember Carpenter explained the monthly residential garbage rate will increase from \$11.26 to \$12.39 and the cost for two cans is just double. MR&E Owner Tony Salvi stated he will consider a discount on second cans in the future because they don't require an additional trip. There were no other comments and the public hearing was closed.

Councilmember Hart moved to adopt and approve Resolution 2022-1 increasing garbage rates as presented, seconded by Councilmember Gambles. All in favor, motion carried. Councilmember Hart thanked Mr. Salvi for being part of the community.

Engineer Skinner reported there was another failure of the sewer line behind the houses on 3rd East Street. It flooded the same house again which is currently being cleaned. He detailed the construction needed to address the issue. A contractor will need to be brought in to trench and bury a new eight-inch line for part of the project and then part of it will need to be pipe burst due to limited access and structures. There are two blocks with the orangeburg pipe that needs to be replaced and the estimated cost to do it all is \$194,000 with 20% contingency included. Engineer Skinner requested the Council declare this an emergency job in order to move quickly on attaining a contractor without having to bid the project. He also mentioned there may be some emergency funding from the Department of Environmental Quality (DEQ) available to help with the cost. Mayor Robinson recommended the emergency declaration. The need to reopen the budget was reviewed. Councilmember Hart moved to authorize the Mayor, as the Chief Executive Officer of the City, to declare a public emergency to move forward post haste with both phases of the project up to an approximate total of \$200,000. Councilmember Carpenter seconded the motion. All in favor, motion carried. Engineer Skinner stated he can have a contractor on site within the next two weeks. Councilmember Carpenter asked if the homeowners had been contacted and if the City has to get permission or an easement to put in a manhole on a private yard. Engineer Skinner stated he is working on a list of home owners who he will talk to and because the utility line is already there it gives the City a prescriptive easement. Councilmember Worthington asked if the Directors had any concerns. Supervisor Squires supported moving forward as soon as possible. He also explained how the pipe bursting works and the potential of having to dig a hole if they ran into a large tree root.

Engineer Skinner presented a cost estimate for the bridge crane project. With a 20% contingency it comes in at \$267,000 and is ready to be put out for bid. Councilmember Hart asked about the budget. There is \$150,000 budgeted and the Clerk explained if this and all other projects are going to exceed the bottom line/total budgeted expenditures then the budget would need to be reopened. She will watch the budget and determine if it will need to be reopened by July. Councilmember Gambles moved to approve going out to bid

on the \$267,000 project for the wastewater treatment plant bridge crane installation. Councilmember Worthington seconded the motion. All in favor, motion carried. The bids will be reviewed and approved when received.

During citizen input Police Chief Shaw mentioned there may be some extra overtime while covering the traveling Vietnam Wall that is coming to town on May 11th. Councilmember Gambles thanked Director Hansen and Attorney Haney for getting the new ball diamond issues resolved.

Councilmember Hart commented on how blessed the City is to have a lot of water and pointed out the City uses two to three times the average amount of water per person. He asked what the City could do to be a more responsible user and how the City could save water. Water Department Supervisor, Dan Squires noted things have been tried that didn't work like implementing watering days. He also mentioned a couple of mega users that could be encouraged to monitor their usage but the best thing would be to do some leak detection and try to find where we are losing water and repair those areas. He doesn't think we are losing as much as it looks like but we are losing some. Councilmember Carpenter suggested education on how and when to water lawns and noted he worked in the landscaping industry and would be willing to do workshops. A flyer could also be sent out with the utility bills and information posted on the website. The Council agreed that was a good idea. The Mayor asked, for an example, how much water was lost with the leaking line behind the County shop. Supervisor Squires estimated 50,000 to 60,000 gallons a day.

The only other update on the project list was regarding the #4 Hydro plant. The contractor is putting the control panel together as parts arrive and the electrician will be coming to move the conduit runs from southside to the north of the building. Once the control panel is ready the turbine and everything else will be reinstalled all at once.

Attorney Haney reported a contractor was hired to clean the Enders Building and is doing a great job. He also mentioned Andrea Haderlie offered to try to clean the kitchen and she has made a big difference but it will need a professional to complete the job due to the extreme amount of old built-up grease. Coats & Coats also had to come clean out all the drains and the grease trap. Attorney Haney also mentioned some continuing issues with the steam traps that Rocky Mountain Boiler will have to address. The east wall's possible mold issue also still needs to be addressed.

Councilmember Hart noted investments are being made to clean-up the building and asked if the building is going to be opened up for the summer. Mayor Robinson stated he wanted to see it open. Councilmember Hart shared some costs to hire someone to staff the building. He suggested it be open 6 days a week for 9 hours a day and pay \$15 an hour for a total cost from Memorial Day to Labor Day of \$12,000 to staff the building. He feels that is inexpensive to make it available to the public and then the Council can continue to wrestle with what to do with the building. Councilmember Worthington suggested after it is cleaned it would be the perfect time to put it up for auction. He suggested starting that

process right away and work with the Historical Society to take the museum items so they are protected. He expressed his opinion that the building needs to be sold right away without using any more tax funds toward maintaining it and instead use those General funds for other suggested/needed things like a community center and park improvements. Councilmember Hart noted to build a community center everyone wants will cost \$6 million and the sale of the Ender's building will not be enough. He noted the comments from the meeting the other night showed the community wants to keep the building but it's going to cost. He expressed his desire to investigate the option of moving City Hall to the building and selling City Hall which could bring in more dollars than the Ender's building due to the prime location. Councilmember Carpenter agreed since it's been cleaned, we should let the public get in there. He suggested having someone keep it cleaned and maintained and put a for sale sign in the window so prospective buyers can come take a look at it. The auction/bidding process was reviewed and discussed. Councilmember Gambles asked how we would know if it is feasible to move City Hall there. The Council discussed and suggested it would take an architect/engineer to review and give input. Uses of the restaurant and hotel were discussed along with ADA requirements. Councilmember Worthington agrees the City needs to look at the sale of the building and the level of protection to prevent further issues. Councilmember Hart points out if the building is sold the City cannot protect it. Attorney Haney explained it can be sold with deed restrictions but the City would still be responsible to enforce those restrictions which may be an expense. Councilmember Hart added with restrictions there will be less buyers interested. The Mayor mentioned he likes the idea of moving City Hall to the building which is the same age as the Court House and be able to promote tourism and main street revitalization with two government/historic buildings on a newly renovated Main Street. Councilmember Carpenter stated he would like to see the downtown revitalized. Lots of cities are doing it using tax districts and business improvement districts (BID's) but eventually the citizens are going to have to pay for Enders. He added if the City could move City Hall for less than half a million, he would be surprised. The Mayor suggested a survey asking if the citizens want their tax money to support the building. Councilmember Carpenter mentioned his feeling that the older generation would support funding the Enders and the younger generation supports a recreation district and community center. Councilmember Hart noted the City has other property it could dispose of. He also mentioned grant funds available he hopes the Greater Soda Springs Community Development Committee would pursue. The Clerk will prepare a job description for a museum attendant for review.

Mayor Robinson expressed his thanks to Bob Johnson who recently resigned from the Planning & Zoning (P & Z) Commission. He thanked him for being willing to serve and noted the P & Z Commission is all volunteers and the City would be nothing without its volunteers. The Mayor presented a recommendation for a new member of the P & Z. He recommended the appointment of Jess McMurray who has agreed to serve. Councilmember Hart moved to approve the appointment of Jess McMurray to the P & Z Commission, seconded by Councilmember Worthington. All in favor, motion carried.

Engineer Skinner noted an email just received from Director Hansen regarding the current years chip and seal. He presented Director Hansen's request for approval to proceed with scheduling only two days of chip and sealing in order to stay within the \$100,000 budget due to increased oil costs. He would like to have the County start hauling chips right away. Councilmember Gambles moved to approve expending the budgeted \$100,000 for chip and sealing as requested by Director Hansen, seconded by Councilmember Worthington.

Councilmember Hart moved to adjourn the meeting at 6:10pm, seconded by Councilmember Carpenter. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 4TH DAY OF MAY, 2022.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk