

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD MAY 17TH, 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
Chris Guedes Tausha Vorwaller, Clerk
Justin Hansen Gregg Haney, Attorney
Dan Squires
Chief Scott Shaw II Hannah Cameron Beer
CeJay Golightly

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

Mayor Robinson was absent and excused.

The previous meeting minutes were presented for review. Councilmember Worthington moved to accept the minutes of May 3rd, 2023 and dispense with the reading. Councilmember Gambles seconded the motion. All in favor, motion carried.

The accounts payable were reviewed. Councilmember Gambles moved to approve the accounts payable for May 1st through May 15th, 2023, seconded by Councilmember Carpenter. All in favor, motion carried

(SEE ATTACHED ACCOUNTS PAYABLE REGISTER FOR DETAIL)

Molly Beseris, Four County Alliance of Southeast Idaho (4CASI) Executive Director explained the benefits of joining the AARP Network of Age-Friendly Communities. The program helps guide improvements and partnerships that benefit people of all ages. She detailed the process of increasing the livability index through a community survey that highlights the positive aspects of living here and encourages new people/work force to come to town. She presented a letter to AARP for the Mayor to sign requesting to join the Network. She explained how she will facilitate the process and community events and suggested it would be good to partner with Caribou County in the process. The Council supported working together with the County. Councilmember Carpenter moved to authorize the Mayor to sign and Mrs. Beseris to represent the City through this process. Councilmember Worthington seconded the motion. All in favor, motion carried. Council President Hart suggested reviewing information gathered from a previous community exercise hosted by the Hospital when the City was updating the Comprehensive Plan. The Council also discussed proposed new housing and the local industries needs. Council

President Hart would really like the Industry to be involved and be part of the solution. Mrs. Beseris agreed and is happy to help with anything. The Council thanked her for her efforts.

Mrs. Beseris also requested the annual funding commitment letter from the City and the other Counties and Cities that provide funding was reviewed. She noted Caribou County stepped up and gave additional funds this year to help cover a shortfall they had. Councilmember Carpenter moved to approve the normal annual funding of \$3000 plus in-kind office space for the 4CASI economic development program. Councilmember Gambles seconded the motion. All in favor, motion carried. Mrs. Beseris encouraged a member of the Council to join the board. The Councilmembers stated that would discuss and consider it.

The Council discussed the policy and philosophy behind employee merit increases. Council President Hart explained the established cost of living allowance (COLA) given to all employees each year plus the ability for Department Heads to recommend merit/promotional wage increases. He encouraged the Department Heads to bring forward requests for increases or provide increases if they are within the approved budget to show our employees, we value them and help with retaining knowledge and hard workers. Councilmember Carpenter agreed and supports doing whatever is needed to retain qualified employees by rewarding them so they will stick around. The Council and Staff also discussed creative ways to attract workers.

During citizen input Council President Hart thanked Caribou County Commissioner, Bryce Somsen for attending. Commissioner Somsen informed the Council the County was moving forward with building a large new multi-use building at the fairgrounds in Grace using the American Rescue Plan Act (ARPA) funds they have. They will be hiring a construction consultant to manage the project.

Ordinances to finalize the prior zoning map amendments approved for the proposed Cardinal Cove development were presented for review. Councilmember Gambles introduced Ordinance #'s 694, 695, 696, 697, 698 and 699 entitled AN ORDINANCE OF THE CITY OF SODA SPRINGS, IDAHO, AMENDING THE ZONING MAP OF THE CITY OF SODA SPRINGS TO REFLECT A CHANGE IN ZONING. A motion was then made by Councilmember Carpenter and seconded by Councilmember Gambles that the rules requiring ordinances to be read on three separate occasions be dispensed with and that the ordinances be read once by title only. A roll call showed the following vote:

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

Motion Carried.

Clerk Vorwaller and Clerk Beer read the six ordinances; #'s 694, 695, 696, 697, 698 and 699 by title. Councilmember Carpenter then moved to approve the adoption of Ordinances #'s 694, 695, 696, 697, 698 and 699 zoning map amendments to six parcels located northeast of the High School off Formation Avenue and North Hooper Avenue for a

proposed new development currently referred to as Cardinal Cove. Councilmember Gambles seconded the motion for adoption. A roll call showed the following vote:

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

Motion Carried.

(SEE ATTACHED COPY OF ORDINANCE #'s 694, 695, 696, 697, 698 and 699 - ORIGINAL ON FILE)

Council President Hart clarified the parcels being rezoned are in the Lewis Subdivision off North Hooper Avenue and the rezoning does not necessarily approve the proposed new development it just gives the developers the tools to start the subdivision process.

The Council reviewed a conditional use request from David Patterson to place a 40' storage container on a vacant lot owned by him at 111 North Hooper Avenue located behind his business, Quik Stop. The Planning & Zoning Commission held a public hearing and recommended approval contingent on Mr. Patterson combining lot 21 with lot 22 which has a commercial shop on it, in order to comply with the requirement that accessory buildings be placed subsequent to a principal building. Councilmember Gambles moved to approve the conditional use request of David Patterson for a 40' storage container contingent on lots 21 and 22 being combined into one lot. Councilmember Carpenter seconded the motion. All in favor, motion carried. Councilmember Worthington discussed the color and other requirements and Engineer Skinner updated on the notices that have went out to owners of other storage containers that need to be brought into compliance. Attorney Haney noted it is a misdemeanor per day for being in violation. The Council agreed it is the time of year to put the pressure on and enforce clean-up.

The ongoing projects were reviewed. Engineer Skinner stated he has not been able to get ahold of the contractor hired to do the City Park/playground camera system. He explained he plans to try and find another contractor to get the job done. He also mentioned the Local Highway Rural Improvement Program (LHRIP) grant for \$100,000 was used to complete South 2nd East Street last year and he just needs to request reimbursement. The Airport grant and needed asphalt repairs was discussed. The \$20,000 grant and City's match of \$20,000 is for the runway only but the granting agency is looking to see if they could provide additional funds. Engineer Skinner suggested the City use the County's crack sealing equipment prior to a seal coat. Director Hansen explained the enormous amount of crack sealing needed and how it will take the City crew months to complete with a one wand crack sealing unit. The Council discussed the City's liability for the poor condition of the runway, use mostly by county residents and the low fees charged for use of the airport. Councilmember Worthington expressed concerns about the recent damage caused by heavy equipment used by a local crop duster who was temporarily operating off the City's airport. Engineer Skinner mentioned weekly meetings are being held with the engineers and Supervisor Squires working on the pressure reducing valve (PRV) project and update to the Water Facilities Planning Study. The update needs to be complete and sent to the Department of Environmental Quality (DEQ) by the end of June for the grant. Engineer

Skinner mentioned he will be putting in the budget a request to do new water and sewer facility planning studies which DEQ will pay 50% toward. The studies make the City more competitive for getting grants.

Clerk Vorwaller presented a firearm event permit request from the Caribou County 4-H. The event has been reviewed and approved by Chief Shaw. Councilmember Carpenter moved to approve the air rifle event on June 21st for the 4-H, seconded by Councilmember Gambles. All in favor, motion carried.

The Clerk presented the upcoming fiscal year property tax revenue estimate and the utility rate increase history. The Council reviewed and discussed and asked the Department Heads to review upcoming projects to help guide needed utility increases. Councilmember Worthington asked how the Hydro Plant was running which Director Hansen stated it was great. Councilmember Worthington also expressed concerns about the impact on City resources with all the possible new growth. Council President Hart suggested the City has the capacity for the new growth but needs to be deliberate with rate increases to provide the funding if needed to build a second water tank for example. He also noted a recent rate survey shows the City is pretty reasonable on utility rates. The Clerk noted she will be sending out the beginning fund balance estimates.

Councilmember Gambles moved to approve entering into executive session pursuant to I.C. 74-206(1)(c) to acquire an interest in real property not owned by a public agency. Councilmember Carpenter seconded the motion. A roll call showed the following vote:
Those voting aye: Ryan Carpenter Those voting nay: none
 Mitch Hart
 Rod Worthington Absent: none
 Scott Gambles

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 7:10pm, seconded by Councilmember Worthington. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 7TH DAY OF JUNE, 2023.

Austin W. Robinson, Mayor

ATTEST:

Tausha Vorwaller, Clerk