

**MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS,
CARIBOU COUNTY, IDAHO HELD APRIL 3, 2024.**

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

ROLL CALL SHOWED THE FOLLOWING PRESENT:

Austin W. Robinson, Mayor
Mitchell J. Hart, Pres. Via Goto Meeting
Rod Worthington
Paul Gritton
Ryan Carpenter

EXCUSED:

ALSO PRESENT:

Alan Skinner, City Engineer	Scott Muir
Andrea Haderlie, Clerk	Brandon Hall
Scott Shaw, Police Chief	Debbie Dumont
Justin Hansen, Director	Bill Horsely
Dan Squires, Director	Jerry Stoor
Dillon Haderlie	Brock Byram
Chelsey Davids	Paige Byram

1. Roll call & Additions to Agenda:

Mayor Robinson welcomed everyone to the council meeting. Councilmember Hart is attending via GoTo Meeting, and all Council members are present. City Engineer Skinner did the invocation. Mayor Robinson led the Pledge of Allegiance.

Mayor Robinson stated he would like to take a moment to recognize the passing of our City Attorney Greg Haney on March 17 of this year; he was a friend and a trusted colleague and did many years of service for the county, the city, and his church. All that life is finite; it can happen to us anytime. If you get the urge to text your kids or call somebody and say something to do, we don't know if tomorrow is not promised to us.

2. Review & Approval:

Mayor Robinson requested the council to review accounts payables dated March 19 through the 31st of March 2024. and review the payroll register for the March 1 through March 31. Councilman Hart questioned the large amounts of overtime for several police officers on the payroll register. Chief Shaw stated they were covering the shifts for spring break, some mandatory training, and running two grants for March. Councilman Gritton questioned the expenditure for marking the police patrol cars. Chief Shaw stated that Jennie is working on them, waiting for the weather to warm up, but they are laid out. Councilman Carpenter questioned Director Hansen and commented started troubleshooting Hydro Plant #4 and is getting everything figured out. Director Hansen stated they had Rocky Mountain Power Switch register cutouts on our supply side on our high side and had them do that last week; we fired up the hydro plant yesterday. It is still on; the troubleshooter said some connections on some of our jumpers weren't tight. He mentioned it's been running for 26 hours straight, which is better than the two hours of random we were having. Councilman Worthington questioned 1450 BPA generation and transmission. City Engineer Skinner mentioned it is the power we buy from Bonneville Power,

and the transmission is the delivery to get it here. He thought we budget about 2 million a year. Councilman Carpenter motioned to accept the payroll for March and the accounts payable dated March 19 through March 31, 2024. Councilman Worthington seconded the motion. All in favor, motion carried.

(SEE ATTACHED ACCOUNTS PAYABLE REGISTER AND PAYROLL REGISTER FOR DETAILS)

3. Appointments:

Citizen Input:

Debbie Dumont, the Chamber of Commerce President, wanted to update the City Council; the next meeting is April 4th at three o'clock at Enders, and they announced they have set up a free workshop for everybody in town. The Small Business Association will do training in three sessions and cover several topics. Molly, the Executive Director for the Four County Alliance of Southeast Idaho, is hosting a Free Workshop for Small Businesses on April 15th at Caribou Medical Center. She mentioned that at the last council meeting, the survey for Enders, she and JoAnna Ashley met yesterday for about two and a half hours and put together a plan. They will meet a couple more times and have some things for the Council at the next meeting. She will forward information to the Council beforehand.

Donation to the Caribou Historical Society for providing pictures and newspapers from July 4, 1940, and for the volunteer hours helping make Spark! Places of Innovation local exhibit a success. Chelsey Davids presented the Caribou Historical Society with the local exhibit to display for everyone to enjoy. Andrea Haderlie received a grant from the Idaho Humanities Council and the Smithsonian for the Spark! Places of Innovation exhibit. Bill Horsley explained the Last Chance Canal, the story behind building it, and the innovation it took to build the Last Chance Canal. Robyn Thomas put all of them together and made a fantastic display. We thank them for all the help in making the Spark Local exhibit a success.

4. Unfinished business:

Mayor Robinson's appointment of City Clerk-Treasurer and the Oath of Office. He appointed Andrea Haderlie as City Clerk-Treasurer. I, Andrea Haderlie, solemnly swear that I support the Constitution of the United States and the State of Idaho and the laws and ordinances of the City of Soda Springs. I will faithfully discharge the duties of City Clerk-Treasurer, the City of Soda Springs, according to the best of my ability.

Engineer Skinner project list update. Engineer Skinner explained that the Main Street upgrade will go out for bids next week. We are planning a site visit, a walk-through, and a pre-bid conference on April 19th, and bids will be due on April 26th. He mentioned it has to have two weeks of advertisement, and by the end of April, we should have a contractor picked and a schedule put together. We will have a public meeting with the business owners on Main Street and any citizens wanting to attend. He mentioned doing that while we were doing the bidding. Valuation will be presented until Wednesday, May 1st, at the City Council for approval.

Engineer Skinner mentioned that Justin has more information, but the new snowplows will be in the next phase by the end of next week. Start putting everything together. Director Hansen explained that the trucks are in Caldwell, ID at Rush Truck Center, and the other one will be there next week.

Engineer Skinner met with Caribou County Sheriff Russ Roper this afternoon, and the county is looking at him with the Emergency Coordinator, Ron Meyers, for the LDS church meeting together. They will meet with the commissioners on Monday and start discussing a proposal to change signs on county roads around the area, the green ones that are all worn out now. That could affect the city. We can request signs for some streets and houses as they put that plan together. We might have the opportunity to upgrade some of our road signs. Councilman Gritton questioned whether residents are required to have house numbers. Engineer Skinner stated that according to the city code, they are required to have house numbers for residential homes. Chief Shaw mentioned they're doing this to make sure houses are marked with the house numbers, and our ordinance requires those numbers to be four inches and the county three inches. Fire Chief Squires stated that the fire code says a minimum of 4 inches.

Engineer Skinner updated the council on the stockpile of transformers in the city yard with pictures. Director Hansen questioned, "Why don't we have the guy buying the transformer out of the industrial park? Look at these." Engineer Skinner is trying to put together pictures and send them to him. He mentioned that 57 total transformers are out of service. We are curious to know if they're good or bad. Some of them may be good. He will send pictures of each transformer to this guy and then bring it back to the Council for approval. He mentioned we might be able to get rid of them.

Engineer Skinner explained Maverick's underground fuel tanks and foundation updates. They are digging through lots of rock and about a 25-foot hole for tank installation. The picture shows the fuel tanks; there are three tanks up there on site, and they've got to get 30 feet deep to set them in and cover. They have been hammering to get through the rock. Engineer Skinner stated they asked about using dynamite, but they are still jackhammering. Maverick Foundation updates the picture of what will be under the floor and inside the building. Stem walls around the perimeter are already poured, and a ton of conduit is under there.

Engineer Skinner updated the structural steel going up on Liberty Dodge. The building structure is starting to go up. Mayor Robinson asked if council members had questions regarding the project list or any of the photographs.

Councilman Worthington questioned the plan for communication for businesses on Main Street. Engineer Skinner stated that the first thing is to send letters to everyone inviting them to a public meeting, and we'll develop that plan based on what they want and need. He will have Director Hansen and Director Squires there. Engineer Skinner mentioned they've been involved in this process from the beginning.

Councilman Hart explained what was discussed about clean-up in the previous meeting. The council wanted to think about what degree the city would include in the city clean-up if they did it like last year or expanded back to what we did in previous years. Director Hansen stated that last year worked well for his crew and finished within the week's time frame to take stuff to the dump. He explained that we're still providing a service to the residents and hauling off things. We're still taking people's refrigerators. It worked out well because it allowed us to have eyes on the yard. We didn't have problems with people just throwing carpet and garbage in a metal bin, which, when you get a truck full of garbage thrown in the metal bin, fishing it out by hand is not fun. Councilman Hart stated he recommends that we continue like last year. Mayor Robinson agrees because we have had instances when we had seven truckloads on one home versus maybe one truckload or two. Director Hansen explained that it got to the point that residents started coordinating their large tree removal with cleanup and it was taking advantage of that situation. That's different from what cleanup week is for taking 100-foot pine trees out of yards. The city started to get rid of people's junk and put residential areas in better shape. He stated other towns surrounding us do the same thing. They provide roll-offs for residents to put garbage and trash in. Councilman Gritton noted that you mentioned the city's possibility of competing with tree removal businesses. Mayor Robinson asked the Council to continue to proceed as we did the previous year. Councilman Hart and Councilman Carpenter agreed. Councilman Gritton stated he supports the proposal. Councilman Worthington stated his reservation was when we were doing curbside. It was an excellent opportunity for people who needed the right equipment to clean their backyards, and he agreed that full trees are ridiculous. He mentioned he is okay with what we're doing in the future. Director Hansen mentioned they stopped taking anything but bagged leaves, items, and limbs because we have to separate them; what we haul now, one of those days, you could throw it all together. Take it down; now you must have a household separate from trees and limbs. You can't have any metal. You can't have tires. They just threw it all in there, so the landfill does not allow us to do that. Clean-up will be held during the first week of June, and the city will notify residents.

Engineer Skinner stated he had included three agreements: the license and maintenance agreements. The deal is that Nutrien will donate 608 acres of land to the city. We agree that we'll pay half of the escrow

fees. The City has contacted the Alliance title, and they will close the deal without requiring title insurance. He mentioned the title insurance was about \$30,000, but the Alliance will close the deal as a donation. Nutrien is donating \$150,000.00 to develop the land as a recreational property. Under the maintenance agreement, they agree to \$105,000.00, three years at \$35,000.00 yearly, to continue spraying weeds and fence repairs. They also have paid \$25,000 for a completed survey. We are willing to assist in the design and engineering of developing the properties. He is asking for the council's thoughts and approval for the mayor to sign and be ready to close. There are three water rights included with the property. They have changed those water rights in applications for adjudication. He talked with Water Resources, who said that once the city owns the property, they will change the city's water rights. The City's goal is to close on the 15th of April. Councilman Hart explained that they need assurance from the council tonight through their statement that they're comfortable with the agreements because they need to return to Nutrien for their final review. Once they're comfortable, we can execute, and the city wants to try to close in the next ten days. Councilman Carpenter questioned the licensing agreement on the subheading to NuWest, and NuWest employees, agents, and invitees may use the property for recreational purposes. This term lasts five years from the effective date or fails to comply with the agreement. Or as soon as the city opens the property to the general public. That's going to be a while. Do we want anybody who works for Nutrien or NuWest to go out there? He doesn't see it as a problem. Councilman Hart explained they want to walk their dogs and that type of thing, basically to enjoy what they have been able to enjoy up to this point and keep the recreation purposes consistent with city ordinances. They won't be able to go out and shoot guns and things like that. Engineer Skinner stated it would be a locked gate, to begin with, and they could reach out to have access and provide them with a key. It will be closed initially to the general public. Councilman Carpenter explained that he struggles with whether the city owns the property; how come they get to go out there, and we need help to do so. Engineer Skinner stated that the council will decide when to open it to the general public. Councilman Hart said it could be as early as this year, but that's yet to be determined, and it was a courtesy request. They were feeling very strongly about using it to go cross-country skiing and walking their dogs and that type of stuff. Councilman Carpenter stated he thinks we can open it up to the public. If we're not going to do any construction, we should allow everyone to walk their dog. Engineer Skinner mentioned to the north that if we open that up for an access point through the gravel pit or right next to the Bailey Creek Bridge, there may be a time when construction is going on. Still, it ties right into Bailey Creek Road and those three places and city properties, but it is right against it. Councilman Worthington noted the appreciation to Councilman Hart, Engineer Skinner, and Attorney Haney for their hard work on this because it's much work. Thank you, Mitch and Alan. Thank you very much. Councilman Hart motioned that subject to final review by Nutrien and concurrence of the terms and conditions of the agreements by both parties, the Council will then authorize the mayor to sign those agreements at closing. Councilman Carpenter seconded the motion. All in favor, motion carried. Councilman Hart explained he feels comfortable that we move forward on this because, before Gregg's passing, we were at a very advanced point in the review and the discussion. We discussed some of the things Councilman Carpenter had brought up and other comments. We had a sufficient legal review from our perspective and looked forward to a couple to three months of working on other issues.

5. New Business:

Councilman Gritton proposed that the new city clerk, Andrea Haderlie, be compensated at the same rate as the outgoing city clerk. Mayor Robinson stated he had had a conversation with Clerk Haderlie. Councilman Gritton requested the pay increase to be retroactive to when she began work as the Clerk.

Four County Alliance of Southeast Idaho (4CASI) contribution letter 2025. Which you guys have here for the Idaho Commerce Department funding. Clerk Haderlie explained that this is Molly's pre-contribution letter for the next budget year because she has to submit everything to get funding from the State of Idaho. Councilman Carpenter motioned that we give the Mayor the authority to sign the pre-letter for the 4CASI for

the fiscal year of 2025 for our commitment of \$3,000 and an in-kind donation of City Hall space, valued at \$4,800. Councilman Worthington seconded the motion. All in favor, motion carried. Councilman Carpenter commented that Molly is doing a great job.

6. Citizen Input:

Brock Byram questioned the main street revamp that will include those local businesses. Even though his business or house isn't in that area, he thinks it will affect everybody in this room. He asked if that was an open meeting at all. Mayor Robinson stated yes. Mr. Byram mentioned he would be very interested in being able to view and listen to that. He commended City Councilman Gritton for posting on Facebook and accessing Council meetings on YouTube. He mentioned they were on an airplane last week and watched it while flying. He commented that he agrees with Director Hansen on the City cleanup not to have the curbside. He mentioned it's pretty expensive to discard junk tires. We have many customers that will take them and not want to pay a disposal fee, and they'll save those up until the county does clean up and turn those in for free, which he is all for. He would warn you that some people don't ever do that. And you'll have the same people who will save this for the cleanup, and it'll just end up dirty. He hopes the city enforces city cleanups because it still needs improvement across the street from my business. Some burned-out buildings and other issues around town need to be addressed. That would be my only concern.

Debbie Dumont commented on getting a youth group or something available to help older adults who can't finish the cleanup. Mayor Robinson explained that nobody's stopping anybody from helping other neighbors. If a group wants to get together like the young men or Boy Scouts, they are welcome to go door to door and help people load and haul to the city shop. Councilman Carpenter questioned the possibility of asking Hope and Recovery Center. Mayor Robinson asked Clerk Haderlie to reach out to Melissa.

Paige Byram questioned Nutrien's property donation. Is that going to increase city limits? Or what the goal of the property is. Councilman Carpenter replied that we can't develop it for city expansion because of the wetlands portion. It will be recreational property only, like our other parks and the eventual plan is to connect all the trails on that side of the city. Our initial plan is to map public input and get a committee together. For Example, this is the 200 acres we can't touch by law, but what do we want to see with these 400 acres? Are we talking strictly trails? Do we want to see, you know, motocross? Do we want to see a bicycle park? Do we want to see it running? This is an excellent spot that we're in right now. We don't get given 600 acres of land and money simultaneously with water rights. He explained that we did get a grant, but we're still working on that because of where the road lies and their boundaries. It's a matter of feet.

8. Executive Session:

Pursuant to Idaho code I.C. 74- 206 (1) (f) and I.C. 74-206 (1) (a), Councilmember Gritton made a motion to move into executive session to discuss possible litigation and an employee situation, seconded by Councilmember Carpenter.

Those voting aye: Mayor Robinson
Mitch Hart
Rod Worthington
Ryan Carpenter
Paul Gritton

Those voting, nay, none

Absent:

Motion Carried.

Councilmember Hart motioned to exit the executive session, seconded by Councilmember Carpenter. All in favor, motion carried.

6:21 PM Councilman Gritton motioned to adjourn. Councilman Carpenter seconded the motion. All in favor, motion carried.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 17TH DAY OF APRIL 2024.

Austin W. Robinson, Mayor

ATTEST

Andrea Haderlie, Clerk