

MINUTES OF THE MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SODA SPRINGS, CARIBOU COUNTY, IDAHO HELD JULY 19TH, 2017.

MEETING CALLED TO ORDER AT 5:00PM BY JAMES R. SMITH, MAYOR.

ROLL CALL SHOWED THE FOLLOWING PRESENT:

JAMES R. SMITH, MAYOR
MITCH HART, PRES. via telephone
JON D. GOODE
ROBERT M. LAU
SCOTT K. GAMBLES via telephone

EXCUSED:

ALSO PRESENT: Mark Steele Alan Skinner, Director
Brenda Nielsen Tausha Vorwaller, Clerk
Clyde Nelson, Attorney

The invocation was given by Brenda Nielsen, Mayor Smith then led everyone in the 'Pledge of Allegiance'.

The previous meeting minutes were reviewed. Councilmember Lau moved to dispense with the reading and approve the June 28th, 2017 minutes as presented. Councilmember Goode seconded the motion. All in favor, motion carried.

The accounts payable and payroll were reviewed. Councilmember Goode moved to approve the two sets of accounts payable dated June 21st through June 30th, 2017 and July 1st through July 17th, 2017 along with the payroll for June, 2017. The motion was seconded by Councilmember Hart. All in favor, motion carried

(SEE ATTACHED PAYROLL & ACCOUNTS PAYABLE REGISTERS FOR DETAIL)

Director Skinner gave an update on the utility projects. The work so far in the alleyway between Chateau Thierry and 2nd West has proceeded with the sewer line half way and will continue the second half with both sewer and water. The Contractor has run into several problems in the alley where the City has only a 17 foot easement that contains not only the water and sewer but also, gas and phone lines. The surveyors have the two bore locations marked, one that will run under the highway from Bomgaars to Point S Tire the other is under the railroad tracks at Kelly Park for the Ledge Creek transmission line. Also a survey South of Point S Tire is being considered by the land owner to allow the City to acquire the land to run the new water line and relocate the 220 South Street. If the proposal is refused the line will be moved north into an existing easement. The boring contractor will begin work in the next week or two. Chip and seal starts on July 28th and notices are going out to the residents. Chip and seal will be three Fridays in a row. The Mayor explained the fencing project at Kelly Park to install chain link between the playing field and Railroad tracks for safety. The budget will be able to cover 600 to 700 feet of fence. Councilmember Lau suggested that the Railroad may have funds to assist with the fencing. Other projects briefly reviewed included the asphalt work in the Industrial Park, engineering for the #4

Hydro trash rake, the new lift station for the hotel and the variable frequency drives (VFD) for Ledge Creek. Mayor Smith asked the Director to check on rebates to help cover the cost of the VFD's. The Mayor mentioned that there is still asphalt repairs needed around town. He commended the Parks Director on the condition of the parks noting that she has been doing a good job. He mentioned there have been some complaints about bathrooms on busy weekends.

Director Skinner reported that he was contacted by the Environmental Protection Agency (EPA) letting us know that they have assigned a new National Pollutant Discharge Elimination System (NPDES) permit writer who will begin working on the City's new permit. The current permit has been in place for 16 years due to the extension in 2006 when the City started the application process to renew the permit. The application will need to be updated and now that a permit writer has been assigned the new permit will probably be completed pretty quickly. Some new requirements that may be included in the permit are phosphorus limits, discharge temperature and pharmaceuticals monitoring.

The ordinance proposing increases to the Mayor and Council's salaries was presented for consideration. The Mayor explained that the recommendation from the HR Committee increases the salaries an amount equal to what the city employees have received over the past four years. Councilmember Goode introduced Ordinance #668 entitled AN ORDINANCE OF THE CITY OF SODA SPRINGS, IDAHO REPEALING ORDINANCE NO. 635; ESTABLISHING COMPENSATION TO BE PAID TO THE MAYOR AND CITY COUNCILPERSONS; A motion was then made by Councilmember Lau and seconded by Councilmember Goode that the rules requiring ordinances to be read on three separate occasions be dispensed with and that the ordinance be read once by title only. A roll call showed the following vote:

Those voting aye:	Mitch Hart	Those voting nay:	none
	Jon Goode		
	Robert Lau		
	Scott Gambles	Absent:	none

Motion Carried.

Clerk Vorwaller read Ordinance #668 by title. Councilmember Hart then moved to approve the adoption of Ordinance #668 increasing the Mayor and Councilmember's salaries effective January 1, 2018. Councilmember Goode seconded the motion for adoption. A roll call showed the following vote:

Those voting aye:	Mitch Hart	Those voting nay:	none
	Jon Goode		
	Robert Lau		
	Scott Gambles	Absent:	none

Motion Carried.

(SEE ATTACHED COPY OF ORDINANCE #668 - ORIGINAL ON FILE)

An ordinance prepared by Attorney Nelson regarding the previously discussed zoning amendment for shipping containers was reviewed. Councilmember Lau introduced Ordinance #669 entitled AN ORDINANCE OF THE CITY OF SODA SPRINGS, IDAHO,

AMENDING CHAPTER 17.08, SODA SPRINGS MUNICIPAL CODE TO DEFINE THE TERM “SHIPPING CONTAINER”; AMENDING SECTION 17.20.020, SODA SPRINGS MUNICIPAL CODE BY REPEALING SUBSECTION “E” THEREOF AND SUBSTITUTING A NEW SUBSECTION THEREFOR PERTAINING TO THE LOCATION OF TEMPORARY BUILDINGS OR CONTAINERS IN THE RESIDENTIAL “R-1” ZONE; A motion was then made by Councilmember Goode and seconded by Councilmember Gambles that the rules requiring ordinances to be read on three separate occasions be dispensed with and that the ordinance be read once by title only. A roll call showed the following vote:

Those voting aye:	Mitch Hart	Those voting nay:	none
	Jon Goode		
	Robert Lau		
	Scott Gambles	Absent:	none

Motion Carried.

Clerk Vorwaller read Ordinance #669 by title. Councilmember Hart then moved to approve the adoption of Ordinance #669. Councilmember Goode seconded the motion for adoption. Councilmember Goode commented that it was a reasonable and appropriate use. Mayor Smith commented that use of the containers continues to have interesting dynamics. Councilmember Goode also reported that the Planning and Zoning will reconsider and research allowing uses in commercial and agricultural zones. A vote on the motion to adopt Ordinance #669 was held. A roll call showed the following vote:

Those voting aye:	Mitch Hart	Those voting nay:	none
	Jon Goode		
	Robert Lau		
	Scott Gambles	Absent:	none

Motion Carried.

(SEE ATTACHED COPY OF ORDINANCE #669 - ORIGINAL ON FILE)

The Mayor reviewed a request from the Friends of the Soda Springs City Park asking for a work session with the City Council to work out the details of the final design and construction of the proposed all-inclusive playground before they execute the final contract with the design company. The Mayor stated that he and Councilmember Gambles, who is over parks, will meet with the group but he would like to get the Council’s feeling and concerns to take to the meeting. Councilmember Lau detailed several concerns including the location which he feels would be better as far away from the road with placement in the middle of the park being safer. He also would like to do away with the fencing which makes it hard for parents to get out of the playground if needed. His biggest concern was regarding the annual maintenance costs which he estimates to be \$2,000 to \$3,000 mentioning that the type of flooring proposed will be expensive to replace. Councilmember Lau did express that he was excited and it was a wonderful project but he is concerned about the maintenance and location. He would also like to see the multiple bids that were received and would like the community to have more options to look at during the community event. Councilmember Goode shared the same concerns about the maintenance costs specifically for the splash pad. He explained that he is really struggling with what is involved to maintain the splash pad and is not convinced that the splash pad is appropriate with the limited warm weather season. He doesn’t want to see the City

saddled with the maintenance challenges. Councilmember Goode also expressed enthusiasm for the playground equipment. Councilmember Lau suggested the splash pad may be a better fit in conjunction with a community center designed to be used year round with large opening doors for use in the summer. Councilmember Hart asked if the group is still planning to do both the playground and the splash pad. Mayor Smith stated that it is his understanding that the 1st phase is the playground and then 2nd the splash pad. Councilmember Hart suggested that the Council's discussion is just an overview of the project and we are not going to solve and design the park. The Mayor agreed and supported the value of the grass roots team of women who are finding creative ways to make something happen and he doesn't want to take this over. He suggested a dialogue with the group, himself and Councilmember Gambles expressing the concerns of the City and then let the group provide the solutions. He suggested that there will never be 100% consensus and Councilmember Gambles will be responsible to work through this and resolve the issues. Director Skinner offered to help them move along so they don't lose grant funds but resolve the City's concerns. He also shared that if the splash pad was set up to run one time through it would be 5% of the wastewater treatment plants total flow that would have to be treated. The Council also suggested checking with ICRMP for any concerns or recommendations on certain types of equipment, fencing and the splash pad.

Mayor Smith shared with the Council a copy of a letter he drafted asking adjacent property owners to help with fire prevention measures and dilapidated building cleanup. The letter will be sent to Monsanto, Tronox and Rocky Mountain Power.

The Council reviewed a Bonneville Power Administration (BPA) mutual assistance agreement. Director Skinner explained that BPA is terminating the old agreement signed in 1970 by several cities and replacing it with a new agreement. Attorney Nelson explained that the agreement is non-binding but would be in place if either party could assist the other in some way in case of an emergency. The requesting party would have to reimburse the other if they provided support. Attorney Nelson suggested changing the administrative contact email address to the City Clerk's email. Councilmember Lau moved to approve the new agreement and authorized the Mayor to sign the termination letter for the old agreement and sign the new agreement contingent on the contact information change recommended by Attorney Nelson. Councilmember Goode seconded the motion. All in favor, motion carried.

The Mayor thanked Councilmembers Hart and Goode for their efforts looking at the Formation Well financing. Councilmember Hart reviewed the details and options for increasing rates to fund the improvements proposed at Formation Spring. The options included using the summer rate as the base rate which would be a 40% increase and could cover the estimated \$1.5 million cost over three years or a smaller rate increase equaling about \$100 a year which would take over five years to cover the improvement costs. Mayor Smith pointed out that the majority of the community is on a fixed budget. The Council agreed there was no value in bonding. Director Skinner mentioned that there is a well head protection grant due in November through the Department of Environmental Quality (DEQ) that may be available for \$50,000 to \$100,000. Director Skinner explained

that there are several items that have to be completed before the engineering can be finalized and a more accurate estimate can be attained by the end of 2017. The Mayor and Council discussed at length the time frame of the project, the proposed rate increase and the cost of the project. The Mayor mentioned that he hates asking the citizens for more money but points out that this is a big success that were only asking for \$1 million instead of the initial estimates of \$5 million to alleviate this problem. He also stated that he likes the idea of doing away with the summer rate and just having a year round rate. The Council agreed to proceed with establishing a new rate for the Formation Well project breaking out the revenue separate and applying the 40% increase to all the water rates. The Council also agreed to increase the tentative budget for the Formation Well project adding \$100,000 to the water fund expenditures.

Clerk Vorwaller reported that the health insurance increase will be 14.1% based on the most current information received from Sam Winward the City's agent. She also reviewed a couple items discussed by the HR Committee. The Committee recommended switching dental insurance from Delta Dental to MetLife Dental. The change will save the City about \$500 a month with the same benefits. The health savings account (HSA) benefit to the elected officials during an election year was also reviewed and it was agreed that the outgoing and incoming elected officials would have access to the full benefit same as all employees. The Clerk pointed out a few changes to the proposed budget which included a final adjustment to the property tax revenue incorporating the new construction roll amount and also some adjustments to State sales tax revenue. Councilmember Hart moved to approve the tentative budget as presented incorporating the water rate increase and the additional expenditure amount. Councilmember Goode seconded the motion. Councilmember Lau expressed his continued desire to carve out additional funds to use in conjunction with the comprehensive plan update to hire professionals to put together plans for the City's utilities and parks. The Mayor again agreed and feels some of these plans exist but may have some holes that need addressed. A vote on the motion to adopt the tentative budget was called. All in favor, motion carried.

Mayor Smith noted that the Budget Hearing was scheduled for August 16th, 2017 at 6:45pm and reminded the Council that the second meeting in August will have the new meeting time of 6:30pm. The Mayor also mentioned that a couple of positions had given notice and Director Skinner will be moving ahead to find replacements.

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

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 2ND DAY OF AUGUST, 2017.

James R. Smith, Mayor

ATTEST:

Tausha Vorwaller, Clerk