

MINUTES–CITY OF ASHTON

SPECIAL COUNCIL MEETING – PUBLIC HEARING

Wednesday, August 24, 2022

6:00 p.m.

714 Main (North Entrance)

*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance.*

CALL TO ORDER & WELCOME

PRAYER OFFERED BY: Teresa Hansen
PLEDGE LED BY: Tom Mattingly

In Attendance: Tom Mattingly, Teresa Hansen, Jerry Funke and John Kaelberer. John Scafe was excused due to being busy at his job but he did make it to the meeting right as it was being adjourned.

Also, in attendance: City Clerk Stegelmeier, Deputy Clerk Warnke, Admin Assistant Amy Trujillo, Detective Belew, Kyle Jones, Luke Jolley, Jim Mullen, Jaden Jackson, Marvin Fielding, Brett Griffel, Lisa Griffel, Russ Rhodes, Debby Rhodes, Wade Rumsey, Terry Vance, Luke Bloxham and Jan Albertson.

Mayor Mattingly welcomed everyone and opened the meeting at 6:00 pm

1. PUBLIC HEARINGS:

- A. Reading of Proposed Ordinance 492-22 – FY2023 Budget
Mayor Mattingly read the title of the ordinance into the record. City Clerk Stegelmeier gave an overview of the FY23 Budget.
- B. Public Comment (Each speaker will be allowed a maximum of 3 minutes unless repeat testimony is requested by the Mayor/Council.)
Mayor Mattingly opened the public hearing at 6:04 pm. He then noted that there was no one signed up to comment. He asked if anyone from the audience wanted to comment. There were no comments from the audience. City Clerk Stegelmeier explained that there was one written comment submitted and it is in the Council packets and it will be in the meeting record. Mayor Mattingly closed the public hearing at 6:06 pm.

2. ORDINANCE/RESOLUTION:

A. City of Ashton Ordinance 492-22 – City Budget for Fiscal Year 2023 **ACTION ITEM**
Councilwoman Hansen made a motion to read the City of Ashton Ordinance 492-22 by title only and dispense with the second and third readings. Councilman Kaelberer seconded the motion. Roll call vote was called. The motion passed unanimously.
Councilwoman Hansen read the ordinance into the record by title.
Councilwoman Hansen made a motion to that Ashton City Ordinance 492-22 be approved and published. Councilman Kaelberer seconded the motion. Roll call vote was called. The motion passed unanimously.

B. City of Ashton Resolution 22-05 – Annual Fee Update **ACTION ITEM**
Councilwoman Hansen made a motion to accept Ashton Resolution 22-05. Councilman Funke seconded the motion. The motion passed unanimously.

REGULAR BUSINESS:

Each speaker will be allowed a maximum of 5 minutes unless repeat testimony is requested by the Mayor/Council.

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3. Presentations – Water Study RFP – Harper/Leavitt Representatives, Keller Associates Representatives Fix

Mayor Mattingly did a coin toss to decide which company would present first. The toss was won by Harper/Leavitt who deferred and had Keller Associates go first.

Jim Mullen, Marvin Fielding and Jaden Jackson were in attendance City Council to present their company's proposal. Marvin Fielding explained that he will explain their approach and introduce the team. The Council has met Marvin and Jaden but had not all met the company's vice president, Jim Mullen. Keller Associates has 150 employees including in house surveyors, mechanical to provide a single point of contact and not have to subcontract out those services. Marvin explained that Mayor Mattingly has had some concerns about the City having an adequate water supply. To be eligible for funding for any sort of water project through the DEQ or USDA – a facility planning study (water study) is required. It has been more than 10 years since the City's last water study. Marvin assisted the City in submitting a letter of interest in a planning study. The DEQ has now offered assistance to the City for this water study. The grant application for this assistance is due by the end of September. That is why the City is completing the consultant/engineering selection. Marvin then went through the projects of which Keller Associates has assisted the City. He explained that Keller Associates has the expertise and the experience to complete the water facility planning study for the City of Ashton.

Luke Jolley and Kyle Jones are here for Harper Leavitt Engineering (HLE). Luke Jolley is the president of HLE which has been in business for 53 years. HLE provides full-service engineering and surveying. They work on water, sewer, roads and storm water. They have geotechnical engineers in house as well as a materials testing lab. Their current staff has over 175 years of experience. They know how to find funding in out-of-the-box areas. Luke explained that Kyle Jones would be main point of contact with HL and would be overseeing the project. He then went over some of the project on which they've worked. Kyle Jones then took over and talked about the City's current system and some of the alternatives that could be looked at. The next step if a new well is needed is to finalize study. This study will cost \$60,000 with a \$30,000 match from the DEQ. Kyle ended by saying it is always nice to work with the community where he grew up.

4. Water Study Selection Discussion – City Clerk Stegelmeier, Todd Martindale, Brett Griffel, Michele Smith **ACTION ITEM**

Mayor Mattingly thanked the consultants/engineers for their time. He then asked each of them how long it will take to do the study. Marvin from Keller Associates replied that it usually takes about a year to collect the data to do flows and historical data. Kyle from Harper Leavitt Engineering also said that they would plan on at least a year. They outlined a year in the proposal. They both can start as soon as the agreements are completed. Councilwoman Hansen would like to have more time to decide on the proposals. Councilman Funke would like to read through the information again.

Councilman Funke made a motion to wait to choose the consultant/engineer until the planned Special Council meeting on September 7th. Councilwoman Hansen seconded the motion. The motion passed unanimously.

5. Development Agreement Discussion – P&Z Administrator Bowersox, City Clerk Stegelmeier, Wade Rumsey, Terry Vance **ACTION ITEM**

Administrator Bowersox explained that the developer has submitted the final plat and is ready to finalize a development agreement. The developer has submitted plans with civil engineering to the DEQ and received approval. A preconstruction meeting was held with the developers and contractors as well as the public works department. Administrator Bowersox handed out a new version of the developer's agreement for the Council to go over with the developers. As they come to an agreement, the Council will need to vote on

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approval with changes as per tonight’s meeting. She then turned the time over to Wade Rumsey who had some items he wanted to go over with the City Council. Mr. Rumsey explained that it has been good working with Administrator Bowersox and that they very close on the agreement. He is eager to start and is estimating that it will take 3 years to complete. The project will have 2 phases. They are planning on completing 4th Street and part of Willow Lane along with the housing along them as the first phase. The second phase will be the completing of Willow Lane and 5th Street with the housing. The first item Mr. Rumsey wanted to discuss with the Council is number 6 on the developer’s agreement. Through the large-scale development study, it was discovered that an evaporator would be required to gain capacity in the sewer storage for this project. At the time of the study the cost estimate for the evaporator was \$60,000 but that has now gone up to \$67,000. He is hoping that the cost doesn’t fluctuate too much. He would like some consistency in the agreement and would like to recommend that as they build, they would pay part of the evaporator costs. City Clerk Stegelmeier explained that the evaporator will need to be paid for as it is invoiced as part of the City’s sewer project. The project is slated for construction the summer of 2023 and the contractor will be saving money in putting in the evaporator at the same time as the project. If the City weren’t already planning on this project, Mr. Rumsey would be paying for more infrastructure to house the electronics, etc. for the evaporator to work. It was decided that payment for this evaporator will be built into the payment for the project payment. Mr. Rumsey then asked if the City was willing to help pay for the extension of 4th Street from Spruce Street to the boundary of their property. The estimate of cost he has is \$20,000 and he would like to split it 50/50 with the City. Councilman Kaelberer said that although may be tax benefits to the City by their project going in, there are other places that it would affect us in other parts of the city. Councilman Kaelberer is not willing to put that burden on taxpayers because of the addition of other projects into the future. Councilwoman Hansen asked for clarification. 4th Street does not have any built out street going north from Spruce between Donna Foster’s home and the Cordingley property. City Clerk Stegelmeier stated that maintenance of the grid pattern is part of the code and the developer is the one who needs the road for their development. Mr. Rumsey said that maybe they could just use 5th Street and Willow Lane. The Council disagreed citing safety, fire and other reasons that the grid is important to the citizens and will be important to those living in the development. Councilman Kaelberer expressed his opinion that it is not a big expense to the overall development. Terry Vance said that maybe it could just be left as gravel. City Clerk Stegelmeier explained that a paved street is required by code. There was some more discussion on the phases and how the work will progress. Councilwoman Hansen explained that the Council will need to make sure everyone who develops pays for their costs, like the road, in the future or it will cause issues for the City. Councilman Kaelberer said that we have places that need developed and the City needs to do the same for everyone else. There is a lot of impact in other areas in the City and there are other places where someone would want the same consideration.

Councilman Kaelberer made a motion that the City will not pay for paving of 4th Street from Spruce to the Rumsey project. Councilwoman Hansen seconded the motion. The motion passed unanimously.

Councilman Kaelberer made a motion to accept development agreement with addition of the verbiage for payment of the evaporator as the City’s project is completed. Councilwoman Hansen seconded the motion. The motion passed unanimously.

Administrator Bowersox will complete the work on the agreement and then have the Mayor sign it for the City and then get the developer’s signatures.

6. Wastewater Project Engineering Agreement – City Clerk Stegelmeier, Marvin Fielding ***ACTION ITEM***

Marvin Fielding explained that this agreement is for the engineering for the sewer screen with a building.

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There will also be an evaporator and some sewer line replacements as part of the project. Councilman Funke asked what kind of screen is planned. Marvin explained that they will be working with Brett on deciding what kind of screen. They will visit other systems and see what will work best. Councilwoman Hansen asked about the costs. City Clerk Stegelmeier explained that the total is written on the front page but that as the work is completed, Keller invoices the City. All pay requests will be approved by both the grant administrator and the DEQ prior to payment. Mayor Mattingly asked what the timeline is on the project. Marvin explained that Keller associates anticipate an early spring bid. Actual construction will then take place next summer. If all the equipment, etc. come in the project should be able to be completed in 2023.

Councilwoman Hansen made a motion to accept the engineering agreement from Keller Associated for the screen project. Councilman Kaelberer seconded the motion. The motion passed.

Councilman Funke asked if the public works department had done with mosquito abatement. Mayor Mattingly said there were no mosquitos. Councilman Kaelberer said it had been too dry for mosquitos. City Clerk Stegelmeier reported that the little tractor was repaired so if the mosquitos do start to get bad, they should be able to spray easily.

7. ADJOURNMENT:

Councilman Hansen made a motion to adjourn. Councilman Kaelberer seconded the motion. The motion passed unanimously.

The meeting ended at 7:11 pm.

NEXT MEETING

- ◆ Special City Council/P&Z 6:00 p.m. – Wednesday, September 7, 2022 Council Chambers, Ashton City Building – 714 Main, Ashton.
- ◆ Council 6:00 p.m. – Wednesday, September 14, 2022, Council Chambers. Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk or call 208-652-3987.
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Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest

Cathy Stegelmeier
City Clerk

Tom Mattingly
Mayor