

# CITY OF GENESEE

Location: 235 W Chestnut Street, (Fire Station) Genesee, ID 83832

CITY COUNCIL

February 16, 2021

REGULAR COUNCIL MEETING

## MINUTES

6:00 PM

**CALL TO ORDER** - The Genesee City Council met February 16, 2021. Mayor, Steve Odenborg, called the meeting to order at 6:00pm.

**ROLL CALL** - Present at the meeting, Council Members Nyla Roach and Bill Krick, Deputy City Clerk/Treasurer Debi Zenner. VIA ZOOM: Mayor Steve Odenborg, Council Member John Hermann and Cody Bailey, Maintenance Supervisor Dustin Brinkly, City Attorney Jennifer Douglass and Clerk/Treasurer Karyn Wright

Mayor Odenborg asked for a motion to amend the agenda to add payment and quote from Roach Construction for the Meyer property approach and move up, on the agenda, any items concerning Jennifer Douglass. Jennifer Douglass read Idaho code regarding amending the agenda, says since our water situation is an emergency, the Agenda can be amended. Dustin said they just received the information today about the environmental study, so wanted to get it on the agenda as soon as possible. John feels it's a continuing emergency until we get these Wells online. The City declared a water emergency in May, 2020 and feels this amendment constitutes getting a second Well online as soon as possible. Discussions about what is and what isn't an emergency; Steve also said we could have a Special Meeting this Friday to address this issue. John made a motion, seconded by Bill to amend the agenda for the Roach construction quote and payment as well as to move Jennifer's issues up next. **ROLL CALL VOTE:** Krick, Roach, Hermann, Bailey; Ayes, motion carried.

**NEW BUSINESS AMENDED:** Roach Construction Bid for construction of approach on Meyer's property to dig a test Well: Bill moves to approve the Roach Construction bid, not to exceed \$15K, seconded by John; **ROLL CALL VOTE:** Krick, Roach, Hermann, Bailey; Ayes, motion carried.

**VISITORS:** Dan Hokanson-considering purchasing the property from Randy Hall on Walnut and was curious about the possibility of a zone change, but if the community isn't receptive, he will drop it. He would like to build a 2 story 6 plex apartment building. Mr. Hokanson was advised this would need to go before Planning and Zoning.

### CONSENT AGENDA

Motion made by John seconded by Nyla to accept the consent agenda, along with Water Right Transfer Application Fee of \$580; **ROLL CALL VOTE:** Roach, Krick, Bailey, Hermann, AYES, motion carried.

### UNFINISHED BUSINESS:

**Water Project Short Term Funding**-Bill discussed using general funds to cover costs, if the bond money doesn't come through, in a timely fashion, Ryan feels this money, is a good use of City funds for an emergency situation, and feels it's just a back up until the Bond money is available. Nyla said the money needs to be paid back within 10-15 days. Ryan explained there is an extremely low chance this bond money will not come

through. Cody moves to table until we open the bids, which are further down on the Agenda, seconded by John; **VOICE VOTE: Ayes, motion carried.**

Now that we know the contractor and bid; Digwell Idaho for \$166K; Bill made a motion we authorize up to 200K from general funds for emergency funding, if the need arises before bond money is available and it be repaid within 10 days once the bond money becomes available, seconded by Nyla; **ROLL CALL Roach, Krick, Bailey, Hermann; AYES, motion carried.**

#### **NEW BUSINESS:**

##### **Review and Approval of Written Decision Vacating Reasoned Statement and Remanding Application for Zone Change to Planning and Zoning Commission: Kinyon Application RE 422 N Spruce Street-**

Jennifer Douglass discussed the options. The City Council's decision could be vacated and could go back to the Planning and Zoning Commission to hear all the evidence, currently on the record, from the first time, or it can be remanded to hear new evidence. Cody would be excluded from testimony and Council decision. John would like the remand to go back to P&Z with only previous evidence, minus Cody's testimony and decision. John moves to remand the application for Kinyon's rezone, located at 442 Spruce street, back to Planning and Zoning for reconsideration, as well as to adopt Jennifer Douglass' written decision to remand the issue back to Planning & Zoning, seconded by Bill; **ROLL CALL VOTE: Roach, Krick, Bailey, Hermann, AYES, motion carried.** To reiterate, Cody Bailey will not participate in any vote or discussions regarding this rezone issue.

**ICRMP Training- Date/Time Selection-**Steve would like to call Jim McNall about this before we decide on the training. John made a motion, seconded by Bill to TABLE; **VOICE VOTE: AYES motion carried.**

**Chestnut Street (Sewer Project) Engineering Contract Amendment—** Dustin said earlier, he thought we would have a third employee, but since that didn't happen, he doesn't have the time to do the inspections that are required, so is recommending the City hire Mountain Waterworks for the Chestnut Street sewer project contract amendment. Bill made a motion to hire Mountain Waterworks for the Sewer Project Engineering Contract Amendment, seconded by Nyla; **ROLL CALL Roach, Krick, Bailey, Hermann; AYES, motion carried.**

**Pump House Storage (Chestnut/Laurel)-** Nyla said Dustin mentioned the other day, funds to fill the old pumphouse came through, so wondered if civic was still interested in using it for storage. We applied for a grant through DEQ, the funds would come from water and then be reimbursed when we provide them the receipts. Question is, do we want to do this right now, at approximately 6K and 30 days to get reimbursed from DEQ or wait until Dustin and Drew have more time available? Project needs to be completed by September 1, 2021. Bill's concern is funding and maybe we need to push this off until May or June when we have more time. Motion by Nyla to TABLE for second meeting in May, seconded by John, **VOICE VOTE: AYES, motion carried.**



**Meyer property contract**—Mayor asked Council if they have had time to take a look at the contract; license agreement and the option to purchase. \$5K will go for the test drill and if we hit water, we would have the option to purchase this piece of property. The property is located just North of the Feigenbutz property; southeast corner of the Meyer property. (Ryan Rehder shared his screen to show council exact location of the property) Cody had a concern about it being out of the City limits, but Ryan thought it would be fine. The City could purchase 120' x 120', if we hit water and need to purchase. County right of way was discussed and if we would need to involve them as far as a vacate. Doug Bennett talked about already having trouble with water in the area of his pasture property and wouldn't want any more water discharged on the north portion. Ryan said they will need a place for the water to go, if they hit water, when doing the test. John made a motion to authorize the Mayor to sign the license and option to purchase agreement with Jay and Jody Meyer, seconded Bill; **ROLL CALL Roach, Krick, Bailey, Hermann; AYES, motion carried.**

**Small expense pre-authorization for water/wastewater projects-** (consider \$1,500 or something similar and two-party authorization, i.e. Steve/Bill)--Steve is asking Council to give authorization to him, as a time saver, to sign for expenses, \$1,500 or less for Water/Wastewater expenses with a review from Bill; John made a motion, seconded by Nyla, to preauthorize, up to \$1500 for small expenses incurred water/wastewater with two party authorization, project funding eligible, **VOICE VOTE: AYES, motion carried.**

**Well Drilling Contractor Selection/Award**—Ryan went over the bids from Digwell Idaho and Hydro Resources. Digwell Idaho's bid was \$166,771.47. Hydro Resources bid was \$287,099.00. Ryan Rehder recommends council award the bid to Digwell Idaho. This company will come to Genesee and complete the production Well, and won't put the liner in the well, unless they find water. If we don't find water, we have a back up site, the City already owns, near the reservoir on Laurel Street, so they can move their equipment to the second site. If Bond proceeds come through, they will drill and begin construction of the Well. Digwell is out of McCall and have a great reputation. John made a motion, seconded by Bill, to award the contract to Digwell Idaho, for \$166,771.47; **ROLL CALL Roach, Krick, Bailey, Hermann; AYES, motion carried.**

#### **Communication Plan for Water/Wastewater projects**

(consider holding a monthly workshop rather than tying up every Council meeting with Water/WasteWater discussion) Ryan says this topic is so extensive, we might want to consider a monthly workshop that focuses on specific projects, so they can be explained completely. John would like to see the information on a monthly basis. Ryan thinks once a month would be appropriate. Maybe the second Tuesday could be a project meeting for water/wastewater? It was decided the first workshop would be **March 9<sup>th</sup>** at 6pm. We will try and have these the Tuesday between council meetings, as needed.

**Jordan Nelson-Chestnut Street Approach**—Jordan explained he would like a driveway to/from his shop for his logging truck and this would eliminate traffic in the residential area. Doug Bennett feels this is a bad idea, and appreciates he will be leaving early but feels it's a poor place to have an entrance. Jay thought Walnut would be ruined by Jordan driving a loaded logging truck on it, but where he drives, Walnut is still a gravel road. John indicated a lot of truck drivers park their loaded trucks at PNW and drive back/forth to their homes. Cody said Scott Becker believes, if Council agrees to this approach/driveway, that it meets all standards. Bill made a motion to TABLE, seconded by Nyla to get more information; **VOICE VOTE: AYES, motion carried.**

**Planning and Zoning Commission Appointment**—Mayor read a letter from a Jay Roach, who is interested in an appointment on the Planning and Zoning Commission. The Mayor thought it would be a good idea to appoint him as of April 1<sup>st</sup>. Jay would like to be appointed immediately, and feels he is up to speed, as far as attending all of the meetings. The remand has been sent back without any new testimony. Jennifer Douglass and Darrel Aherin both think Anita Falen, who was appointed shortly after the Kinyon rezone issue, should be excluded from the remand, since she was not an official appointment during the first meeting on the rezone. Jay feels like he should be appointed and included, since he attended both Planning and Zoning and Council meetings on this issue. Gary Kiss wondered if Jay could be unbiased, since he's been in a construction business in Genesee. Jay indicated, even if he cannot be included on the remand, he would still like to sit on the commission. After discussing with the City's attorney, on this appointment, everyone was in agreement, that he must wait until after the Spruce rezone issue. Cody made a motion, with clarification to be clear that Mr. Roach will be appointed to the Genesee Planning and Zoning Commission, but will abstain from the rezone application of the Kinyon property, 442 Spruce Street, seconded by Bill, **ROLL CALL VOTE: Roach-Abstain, Krick-Aye, Bailey-Aye, Hermann-Aye; Ayes, motion carried.**

#### **INTRODUCTION, READINGS AND ADOPTION OF ORDINANCES & RESOLUTIONS**

**Covid Protocol Proclamation 2021-1** Mayor Odenborg read Proclamation 2021-1 aloud. Discussions about what it really was saying and the Mayor just wanted to have something in writing that the City of Genesee concurred with the Governor's Covid protocol. Motion made by John, seconded by Nyla to accept Proclamation 2021-1; **ROLL CALL VOTE: Roach-Aye, Bailey-Aye, Hermann-Aye, Krick-Nay; AYES, motion carried.**

#### **CITY OFFICIAL, COUNCIL AND STAFF REPORTS**

**NYLA**-The doors are fixed at the RV Park restroom and now the heating is not working in the men's restroom, so we only have one restroom open, until this gets repaired.

**BILL**-Meeting with Fire station committee-1) New Siren: Avista will install a pole and Gropp will install the siren  
2) Reader Board: Working with Pioneer sign on this 3) East of station, Cobblestone Landscaping will plan to finish the plantings and a sidewalk will be installed between The Fire station and RV dump station.

**CODY**-Will have an LHTAC meeting this week; possibility bidding can start this fall and construction could begin in April or May, 2022 and be completed by the middle of July.

**JOHN**-Nothing to report.

**STEVE**-Nothing to report.

**ADJOURNMENT**-motion by John, seconded Nyla to adjourn at 8:15pm; **VOICE VOTE: AYES, motion carried.**

  
Steve Odenborg, Mayor

  
Debi Zenner, Deputy Clerk/Treasurer