

**CITY COUNCIL SPECIAL MEETING  
JANUARY 19, 2018 – 6:00 P.M.  
IONA COMMUNITY CENTER**

**PRESENT:** Mayor Dan Gubler, Council President Rob Geray, Council Member Kathy McNamara, Council Member Michael Thompson, Public Works Director Zech Prouse, and City Clerk Shara Roberts.

**ABSENT:** Chief Of Police Karl Bowcutt.

**VISITORS:** Ted Hendricks and Dave Noel.

**Approval of Department of Environmental Quality (DEQ) Offer of Loan # DW1805:** Mayor Gubler reported the City has received the loan offer from DEQ which outlines the standard terms and conditions and a lower interest rate than they anticipated of 2.75%. He then handed the time over to Ted Hendricks with East-Central Idaho Planning & Development Association (ECIPDA) for further explanation of the terms and conditions.

Mr. Hendricks explained the loan offer requires a semi-annual payment, and does not include any prepayment penalties.

Mayor Gubler inquired into the status of the establishment of right-of-ways and easements for the project.

Mr. Hendricks reported there is still a need for some follow up work relating to the canal and railroad crossings. He indicated Dave Noel with Forsgren Associates and himself will take the lead on that process. However, they may need to use the Mayor and Director Prouse to assist with the communication aspect with the necessary entities.

Council Member McNamara asked Director Prouse if the public right-of-ways are secure for the tank site. Director Prouse indicated that was correct.

Mayor Gubler entertained a motion. Council President Geray moved to approve the loan offer from DEQ, "Exhibit A". Council Member Thompson seconded the motion. All in favor, motion carried.

**Approval of Administrative and Financial Professional Services Contract with East Central Planning & Development Association, Inc. (ECIPDA):** Mayor Gubler explained the purpose of the contract is to secure the administrative and financial services for the duration of the water system improvement project.

Council Member Thompson asked if the effective dates beginning January 15<sup>th</sup>, 2018 and ending on September 2019 were correct. Mr. Hendricks explained that is simply a projected close date for the project, but the services will be covered until the close of the project. If there was a scenario in which the City made a large change to the scope of the project then they would have to amend the contract to cover any additional services, but he doesn't see that occurring.

Mayor Gubler entertained a motion. Council Member Thompson moved to approve the contract as written with ECIPDA, "Exhibit B". Council President Geray seconded the motion. All those in favor, motion carried.

**Review and Approval of the Amendments to the Facility Planning Study:** Dave Noel with Forsgren Associates explained he reviewed the amendments Engineer Paul Scoresby has drafted, and has a few suggestions he would like to share with the Council in order to make the study more satisfactory during the review by DEQ.

Mr. Noel began by explaining in order to facilitate a quick review by DEQ the document needs to reference the other two initial facility planning studies completed in 2007 and 2009. Without that information it could cause a substantial delay in the review process.

Mr. Noel also outlined Mr. Scoresby is recommending a larger storage tank than originally proposed in either of the original studies, and the location is different which means there are changes to where the distribution lines will be located. Although the project has the same three main components there are substantial differences from the original studies which makes this a completely different project and that's why it's important all three of the documents are interconnected.

Furthermore, the original study recommends a 600,000 gallon tank, and Mr. Scoresby is recommending a 1,000,000 gallon tank. Mr. Noel expressed he agrees and supports this assessment. However, it does create some challenges the Council should be aware of. Due to the elevation of where the tank will be located, there is only approximately 600,000 – 700,000 of usable capacity which results in approximately 30-40% of dead storage. Mr. Scoresby has outlined this in the study, but from his perspective he thinks it's something that should be further address before moving forward so DEQ has a better understanding of factors such as elevation causing the dead storage.

Director Prouse expressed he was assured prior to the purchase of the lot for the tank site that both the existing and new tank would work together at those elevations and with the ability to utilize full storage capacity.

Mr. Noel explained possible different design methods that can be applied to help with the dead storage issues.

Mr. Noel also outlined there is \$500,000 budgeted for the construction of a new well. When the well is moved to the tank site this could potentially raise an issue as it will most likely need to be drilled 400 feet into the ground. However, if the Council considers moving the location down into the valley there is potential of 100-150 feet less of drill down needed which means cost savings. Mr. Noel recommended addressing this by outlining in the study the City would like to have different options for the site to be evaluated as part of the environmental review.

Mayor Gubler inquired if Mr. Noel has been in contact with Mr. Scoresby regarding his recommendations. Mr. Noel expressed he hasn't because he thought he was going to be present at this meeting.

Mayor Gubler expressed he would like to move forward with approving this document pending the recommendations from Mr. Noel.

Council President Geray expressed he is reluctant to support that until Mr. Scoresby can be present and explain to the Council his perspective.

Director Prouse suggested scheduling another special meeting for the purpose to meet with Mr. Scoresby and Mr. Noel to finalize the facility planning study, as well as, meet with Greg Hansen with Rockwell Homes for a status update regarding their involvement in the project.

After further discussion, the Council scheduled a special meeting to be held on Tuesday, January 30<sup>th</sup> at 6:00 pm.

Mayor Gubler directed Clerk Roberts to contact Mr. Scoresby to notify him of the scheduled meeting and the need for his presence.

Director Prouse expressed the well site definitely needs to get figured out sooner than later in order to complete the water rights transfer.

Mr. Hendricks provided an example of an authorizing resolution to be considered after the City Attorney's review which would allow for the Mayor to sign off on any necessary documents related to the water project to keep the project moving in a steady forward motion.

Mayor Gubler directed Clerk Roberts to provide a copy of the example to the City Attorney for further review.

Meeting adjourned 7:05 p.m.

COUNCIL APPROVED: February 20<sup>th</sup>, 2018

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Dan Gubler, Mayor

ATTEST:

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Shara Roberts, City Clerk