

**CITY COUNCIL SPECIAL WORK MEETING  
IONA COMMUNITY CENTER  
FEBRUARY 20, 2018 6:00 P.M.**

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

**ABSENT:** None.

**VISITORS:** Ted Hendricks, Dave Noel, and John & Sally Price.

**CONSENT AGENDA:** None.

**ITEMS OF BUSINESS:**

**Discussion of Tropical Snow in the City Park:** Mayor Gubler reported Tropical Sno would like to continue selling snow cones in the City Park during the summer. However, this year they are proposing a daily setup/take down gazebo. The representative also indicated the night shift employee will be responsible for going through the park to ensure trash is cleaned up at the end of the day.

Director Prouse expressed trash concerns can also be shared with the Sports Director Heidi Gummow and team coaches.

After further discussion, the Council agreed Tropical Sno appears to be trying to properly address the concerns brought up during last year and directed Clerk Roberts to communicate they are authorized to move forward.

**Report on the Authorizing Resolution:** Mayor Gubler reported he consulted with City Attorney Dale Storer on the resolution which was presented to the Council in a previous meeting which would authorize the Mayor to sign any documents relating to the Water System Improvement Project.

From Attorney Storer's perspective on the matter, he shared when the City Council approved to move forward on the water project it authorized the Mayor as the chief executive officer of the City to sign documentation which is directly related to the project.

Council President Geray expressed he would just expect Mayor Gubler to continue keeping the Council kept in the loop as documentation is received and executed, and to notify them of any major changes to the project then what was originally discussed and decided upon.

Mayor Gubler indicated any documentation in which he signs related to the project will be brought to the Council's attention.

**General Discussion of the Water System Improvement Project:** Mayor Gubler expressed the Council needs to further discuss the alternative proposal presented by Greg Hansen with Rockwell Homes in terms of the development north of the City, and determine how they would

like to respond.

He further reported he consulted with City Attorney Dale Storer who advised the City cannot go back to the original agreement Mr. Hansen referenced in his proposal since there was never a document drafted or executed. The reality is all that occurred was preliminary planning discussions. He further reported the only option available to the Council is to hold a public hearing to change the water connection fee back to \$3,000.

After further discussion, the Council agreed they didn't have interest in going backwards on the defined water connection fee as the methodology of the value of the system was defined for a purpose.

Council President Geray suggested a counter proposal of remaining with the 110 ½ acre lots as originally proposed with the new water connection fee. He outlined Rockwell will save money on the water connection fee instead of doing the 160 1/3 acre lots as they are proposing. Furthermore, the City will cover the costs of distribution line on Telford Road up to the point of connection for the development.

Mayor Gubler discussed the possibility of Category B Annexation as a tool if it becomes necessary.

Director Prouse outlined the Council still needs to make a decision on curb and gutter or swales.

Mayor Gubler expressed he prefers the curb and gutter as it provides more organization as far as defining streets and property lines. However, if the City counter proposes remaining at the 110 ½ acre lots Rockwell may want to do swales. After further discussion, the Council agreed to propose rolling curb on the edge of the asphalt.

Mayor Gubler will take the counter proposal and discuss it further with Rockwell Homes.

Mayor Gubler asked if there were any status updates from the Idaho Water Engineering, LLC in regards to the water rights appraisal.

Director Prouse reported the last communication he had with that entity is when they requested he provide the total acres serviced within city limits and the total acres irrigated by the City's system.

Mayor Gubler further reported he consulted with Ted Hendricks with East-Central Planning & Development Association (ECIPDA) this afternoon who informed him upon review of the tank site by himself and Dave Noel with Forsgren Associates it is their opinion the City could save quite a bit of money on the overall project if they were to acquire the land just above the tank site from the Bureau of Land Management (BLM). It would be beneficial as it would allow the tank to be higher elevated and would save on a majority of the excavation costs.

Council President Geray inquired what the City would do with the land they are already purchased for the tank site.

Mayor Gubler expressed the City could opt to construct a city shop on it down the road, establish a pistol range, or declare it surplus and sell the property.

Mayor Gubler further reported he has a meeting on March 9<sup>th</sup> with Congressman Simpson's office which would be a good opportunity to ask them for their assistance in acquiring or leasing the alternative tank site.

Ted Hendricks expressed signing a long term 100 year lease would be the less cumbersome of the options.

Council President Geray inquired if the new tank site would work better with the City's pre-existing ½ million gallon tank.

Dave Noel with Forsgren Associates explained with the potential of the new tank site they would be able to construct a flatter and wider tank. The benefit of that is there is more capacity with less variation of pressure in town. From his perspective, he also believes the City will spend less money in foundational design and more money actually building the tank.

Mr. Hendricks advised the Council if they decide to open up the option for a potential second tank site they just need to be aware that the Facility Planning Study will need to be revised to include that alternative site.

Council President Geray expressed his biggest concern is how well the new tank site will complement the existing tank.

Mr. Forsgren explained he is correct hydraulically the tanks must complement one another, and they will have to figure out how to match those elevations. He further expressed the original tank site will work however it doesn't allow flexibility or as many options as the potential new tank site would.

Mayor Gubler expressed his opinion is the potential new tank site allows more options for constructing the best product.

Council Member Thompson agreed the Council should have the alternative tank site as an option.

Council Member McNamara inquired why the alternative tank site wasn't an option when they started down this road.

Director Prouse explained the reason why the original tank site was the only option at the time is the property owners approached the City about selling the property, which was beneficial because it was privately owned ground and easy to obtain.

Mayor Gubler followed up by expressing a majority of individuals don't think government owned property is an option.

Mr. Hendricks agreed that is a common misconception. However, they are quite willing to work with municipalities to help with infrastructure projects such as this.

Council President Geray clarified with Mr. Noel it is his perspective the City can accomplish constructing a full capacity 1 million gallon tank which will accompany the pre-existing ½

million gall tank with the alternative site.

Mr. Noel expressed it appears that is a case on a preliminary basis, but to be 100% confident in that answer there are further details which need to be investigated.

Mayor Gubler suggested the City move forward on acquiring the property, and have Engineer Paul Scoresby and Dave Noel to make a further assessment. After further discussion, the Council expressed agreement with this course of action.

Mayor Gubler requested Ted Hendricks to confirm who owns the property before his meeting with Congressman Simpson's office on March 9<sup>th</sup>.

Mr. Hendricks expressed he would and was also going to contact William Teuscher with Department of Environmental Quality (DEQ) to notify him the City is contemplating adding the alternative tank site to the Facility Planning Study so he doesn't approve it quite yet.

Meeting Adjourn: 6:55

COUNCIL APPROVED: March 20, 2018

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Dan Gubler, Mayor

ATTEST: \_\_\_\_\_  
Shara Roberts, City Clerk