

**CITY OF GRANDVIEW**  
**CITY COUNCIL (CC) MEETING MINUTES**

Meeting time: 6:00 PM

On: January 15, 2020

Meeting location: Grand View City Hall, 425 Boise Ave., Grand View Idaho

City Council (CC) Members present: Jon Pennington, John Morrison, Donald W. "Bill" Mead, Danny Martinez, Sandy Skinner, Tom Payne

City staff present: Kathy Brown

Public/guests in attendance, John and Arlis Bourg, Christian Sharek, Lisa Martinez, Tammy Payne, Mike Settell, Cher Robinson, Nolan Bredas, Hailey Bredas, Peter Bredas, Mark Owens, Andrea Owens, Rosanna Smith, Linda Araujo, Rebecca Araujo, Marie Hipwell, Mandi Boren, Nola Boone.

1.b	y/n
Martinez	Y
Mead	Y
Morrison	Y
Pennington	Y
Skinner	Y

1.

- a. 6:03 pm -CC Mayor Skinner presiding, called the CC meeting to order, and Councilman Mead led the Pledge of Allegiance. Councilman Morrison offered the opening prayer.
- b. Mayor Skinner called for attendance by roll call. Roll call conducted. Quorum met.

2. Consent Agenda:

- a. Mayor Skinner asked members to Review/approval of January 15, 2020, City Council Meeting Minutes.
- b. Council members reviewed the December 2019 Accounts Payable Reports and City Council Report.

2.a.b.	Y/N
Martinez	Y
Mead	Y
Morrison	Y
Pennington	Y

After review, Councilman Mead motioned the council approve the consent agenda in one motion, as presented, and in a single motion. Councilman Pennington 2nd the motion. Roll call vote. Unanimous approval of the Consent Agenda by all councilmen.

Public comments:

Rosanna Smith – Addressed the propose action item f. audit when new clerk/treasurer is instated.

This is a concerned citizen about frivolous spending. What is the purpose of a special audit? Knowing the city has yearly audits by law to maintain the cities public works license. Each month the council, one pays bills, two reviews and initials the budget and those are agreed to by the council. So you people want me to pay in excess of 10,000.00 for 2 audits this year why? Can our little city survive this

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excessive expense? Will there be city tax money to support the water and sewer repairs, is this the wisest use of my tax money?

Tammy Payne – Addressed the proposed action item c. Well #1 Facility Plan Contract.

I just want to make a comment on the city making a decision on the contract for well #1. I like Mr. Mike Settell, my issues are the city needs to gain some cost efficiency, right now he lives over in Pocatello, the proposed engineer on the well lives over in Rexburg, so we are paying for those costs for transportation back and forth and we still haven't gotten the deliverable from the waste water treatment facility plan, so my question to the council, is firm representing and he is not an engineer, he is a project manager period. So are we paying engineering costs and their transportation costs for someone that lives clear over on the other side of the state, why aren't we looking for cost efficiencies by contracting with engineers with in the treasure valley? Just the month of December \$5600.00 over that was written out in a check to him and that is fine, but if we are over stepping \$70,000.00 on that waste water treatment plant still don't have it in hand and it has been 2 years we've got issues, so I would propose we get a different engineer for well #1 no slight to him but it has to do with cost efficiencies.

Mayor Skinner asked if Mike Settell (Sustainable Resource Solutions) would like to rebut Tammy Payne's statement.

Mike commented that he would love to do so.

Mike Settell- First of all when any engineering comes in to build a project like this we bid in a certain amount of trips for our travel so we bid that in at a fair cost, and we bid that in for 5 trips which includes coming in to do public hearings for the community I think I have been here considerably more than 5 times so that is one aspect to it. The other aspect of it that if we came in here and whack bam lickity split and its not \$70,000.00, the amount coming out of the cities pocket is around \$25,000.00 lets get that straight out of the bucket, and what we billed in December was for two months it was a check but it was billed for 2 months, and the other aspect is cash flow, so if I came in and get this done super fast and not take our time and putting in our due diligence to make sure we have the right alternatives figured out, if we come slamming in here like some high power engineering firm would love to do and bill the city and then they are going to be left here with a thirty or forty thousand dollar bill, boom just like that, so I feel like what I have done is helping the city out by helping the city manage cash flow so you are not having to plop out a big bill all at once. The other aspect of it was that there were significant issues that we found with the getting a proper test done, one of the key aspects of getting a test done is to make sure that we have proper flow measurements most facilities even the firms that came in here previous to me before I was selected, came in and said, " We don't need to measure the flow coming into the waste water treatment plant, we can just guess, we can just throw out a number". So we didn't do that we said lets get this flow meter installed which the city did and lets collect some data, so we collected a years' worth of data. So we would know what the seasonal effects are and some idea what I&I is, if you guess what I&I is then there is another whole other set of criteria that you have to do and those of you that don't know what I&I is infiltration and inflow, and that is high ground water flows into the sewer lines and then the city ends up paying for that, so having that number, and understanding what that number is, is very important because if you have more than a 125 gallons per person a day that triggers you into a different category. Again, most engineering firms will spit ball that

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number and go yeah, they are going to have to have high I & I reports done. So yes, we need to be efficient and yes we are very conscious of that. Finally with regard to being an engineer, no I am not a licensed professional engineer, however I have a masters degree in environmental engineering, most engineering firms don't carry environmental engineers but they carry civil engineers, and civil engineers are really good a building bridges, buildings, and pouring cement. My specialty is Chemistry and Biology and how that associates with getting a wastewater treatment facility going. Dick has got 25 plus years of experience on that stuff, worked with lending agency from Army Corps of Engineers, FEMA to the USDA, he know how to get money in to the system and get money for you guys, He just came off of a fairly large project over in Incam, He was able to get substantial outside funding for that. I think the city it is getting a fair bargain and we will talk about the other aspects of that later.

4. Action Items:

a. Swearing in of Mayor and new council member

1. Mayor Skinner swore Daniel Martinez in as Mayor.
2. Mayor Martinez swore in Tom Payne as new council member.

b. Elect Council President

Nominations for council

Councilman Morrison nominated Councilman Payne for City Council President, Councilman Pennington 2<sup>nd</sup> the motion.

Councilman Payne Declined.

Councilman Morrison nominated John Pennington for City Council President, Councilman Payne 2<sup>nd</sup> the motion

Unanimous approval by all council members motion passes

1.b	Y/N
Morrison	Y
Pennington	Y
Payne	Y

- c. Well #1 Facility Plan Contract- Mike Settell with Sustainable Resource Solutions firm would like to be considered for resolving Well #1 issues. High nitrate concentrations that are above the state mandated limit of 10 mg per liter so well #1 cannot be brought into production. The city is currently operating with one well. So, as a result of that the city is under a compliance schedule with DEQ, and the city has to take immediate action to remediate that well otherwise the city could be fined. Mike is also aware of the issue with nitrates in this valley and how difficult it is to treat.

It is very expensive to remove or mitigate nitrates. So Sustainable Resources Solutions would like to be the engineering firm of choice to investigate what technologies there are out there to see what can be done to rehabilitate the well because of the capacity it is capable of. The entire valley has nitrate contamination. We have to be very careful on how to take care of the problem.

Sustainable Resources Solutions has a very experienced set of partners that will be involved with the well rehabilitation.

1.c	Y/N
Morrison	Y
Pennington	Y
Payne	Y

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Sustainable Recourse Solutions would like to propose a scaled back facility plan for the city. If SRS did a full-on facility plan then DEQ would require a tremendous amount of testing which would in turn create a huge expense, SRS would like to make a facility plan with the DEQ to just take care of the well. Focus on the well or developing an addition well and that is what we would propose to DEQ, it would be half the cost of a full facility plan. Mike Settell would like SRS to be accepted as the engineers to develop the rehabilitation plan for well # 1 based on qualifications previously mentioned, and the work that SRS has performed previously for the city. Mike also requested an answer from the city council tonight or by the end of next week, because SRS has already submitted a letter of intent to DEQ and the request for funding for the full facility plan hoping to negotiate the smaller facility plan, as well as a request that DEQ cover half of the facility plan.

Councilman Morrison asked what the ballpark figure to create half of a facility plan would be looking at 20 to 25 thousand, a full facility plan would be 48 to 50 thousand. With a savings of a minimum of \$12,000.00.

Councilman Pennington inquired about what would happen if we blended the wells? Mike Settell responded - the problem with the blended well is that the nitrate concentration must be a certain amount. Both wells would have to stay at a steady rate of nitrate infiltration to be blended however both well #1 and Well #2 fluctuate. If we can find some way to screen the aquifer, we might be able to screen out the higher material and make the blending less risky.

Councilman Pennington voiced his concern that If well # 2 quits then GV will be in trouble. Mike Settell stated that DEQ has already said that under emergency situations we can use well number #1.

SRS submitted an extension letter of the CIS that the DEQ approved. As part of the approved extension there needs to be a water usage or constriction plan that SRS will put together for the city in case of emergency as one of their scope of services. The city can make another decision about this process, the city can negotiate with DEQ or can even quit the process, but Mike Settell advises against that option. Councilman Morrison asked what the dangers of nitrates. Mike explained that nitrates stop oxygen absorption, effect the liver, metabolism changes and can take nitrates in the body and convert it to nitrite and the elderly small children and immune compromised individuals. Councilman Morrison stated that all the private wells have high nitrates, some homes use filtrations systems cost how much? Between \$500.00 to 900.00 a piece. It was stated by Mayor Martinez that this didn't have to be decided today. We have to get a facility plan in there are 2 caveats typically in a facility plan the DEQ will not have aid for any work done prior to October won't be a reimbursable expense. Unless we go to DEQ and let them know we have an emergency. We let the DEQ know that we have to do something now then we get on the list and we have the signed document with the DEQ we might be able to get aid through DEQ. Councilman Morrison inquired about the nitrate levels in well #2, Mike Sittell Responded that well #2 varies from 5 to 8, and well # 1 had nitrates spikes up to 18 percent. SRS would like to get into the well and see what the problem is. Councilman Pennington asked if Hiddleston was going to come back and re camera the well. Mike responded that he didn't think that was necessary, but the geologist will give input on whether that is needed. SRS needs an answer by the end of this week 1/17/20 on retaining SRS for the Well #1 rehabilitation project. Mike requested that the council members review the waste water treatment plan due to some additions, which include a slug handling

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section and SRS needs to put some more detail on that and then SRS will submit it to DEQ for review.

Councilman Morrison motions to postpone the decision until the end of the week on Well #1 compliance agreement. Councilman Pennington 2<sup>nd</sup> the motion. Unanimous approval by all council members. Motion passes.

d. Approve City Council Calendar

Councilman Payne brought it to the council's attention that the meeting set for November 11<sup>th</sup>, 2020 is on Veterans day and the council members suggested that we should move it to Thursday November 12, 2020.

1.d	Y/N
Morrison	Y
Pennington	Y
Payne	Y

Councilman Morrison motioned to amend/Change the City Council/ Planning and Zoning meeting Calendar. Councilman Payne 2<sup>nd</sup> the motion. Unanimous approval by all council members. Motion passes.

e. Open Council Seat

Mayor Martinez suggested that they wait on filling the open council seat, open it up so that the public can volunteer. The city council members agreed to take no action taken at this time.

f. Audit when new Clerk/Treasurer is instated

Councilman Morrison was inquiring whether it is procedure to do be an audit when a new treasurer is instated. Discussion ensued that the annual audit will be beginning at the end of February and that would be acceptable, and no other audit is necessary.

No action taken

g. Waive Hook -up fees for New DMV

Councilman Pennington inquired as to why the DMV couldn't stay in the city hall building as is? Mayor Martinez stated that he had gone and talked to Owyhee County and asked them to stay in City Hall as is, they chose not to, and Owyhee county already has all the planning and zoning paperwork. Councilman Payne inquired about a move date. None has been given at this time, and that a move date is needed. The question was asked if there were any issues with the current situation, there is not. Councilman Morrison feels it is an unnecessary expense that should be avoided. Councilman Pennington stated that he wouldn't be against giving ITD a waiver, but he would like to see the offices stay combined if possible. Mayor Martinez stated that we had exhausted all avenues and Owyhee County is going to move the office. Councilman Morrison stated he wasn't willing to waive any fees, and Councilman Pennington stated that Owyhee county can pay for the hook-up fees.

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Mayor Martinez stated that he would reach out one more time to see if there was any interest in keeping the offices combined.

Councilman Morrison motioned to deny waving the fees for the new DMV Building for Owyhee County. Councilman Payne 2<sup>nd</sup> the motion. Unanimous agreement by all council members. Motion denied

1.h	Y/N
Morrison	N
Pennington	N
Payne	N

h. Termination of Training Contract by Idaho Rural Water

Mayor Martinez stated that he had looked up some of the codes there were included on the paperwork that referenced the program that Gina Freeman was involved in. Gina was dropped out of the training program. Sandy Skinner asked Mayor Martinez if the council would like to know what information she had compiled concerning the training program issues. Mayor Martinez agreed. Kelsey Cole who is the coordinator for the programs told Sandy that the attorneys for Rural Water doesn't want any details of why the termination occurred disclosed due to pending litigation.

No action taken.

i. Delinquent Bill -Balance amount to prevent shut off

After a discussion between council members, mayor and city clerk resulted in a decision to just use shut off notices and review them on an individual basis.

No action taken.

j. Resignation of Code Enforcement

Nola thanked the committee for giving her the opportunity to help the city out by being the code enforcement person, due to other obligations she felt she could no longer be the code enforcement for the city. Nola stated that although she cannot be code enforcement, she has not abandoned the city and will still be doing research on codes and laws that pertain to Grand View.

1.j	Y/N
Morrison	Y
Pennington	Y
Payne	Y

Councilman Morrison made a motion to accept Nola's resignation and to thank her. Councilman Pennington 2<sup>nd</sup> the motion. Unanimous approval by all council members. Motion passes

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1.j	Y/N
Morrison	Y
Pennington	Y
Payne	Y

k. Safety issues – Main Street and Highway 167

Councilman Payne concerned about the bottle neck because of the turn, and the center line is almost gone, and he recommendation reflectors. Mayor Martinez suggested high viz paint could be used. Mayor Martinez will get with Dan Whitted to discuss the best approach.

No action Taken

Planning and Zoning – Action Items

Councilman Morrison requested that Christian Sharek go first due to other obligations. Mayor Martinez approved the change in order after all the presenters on the agenda agreed it was o.k.

Christian Sharek

Proposed building a handicapped ramp at the health clinic for his senior project. The current ramp is very steep, and Christian proposed to build the ramp that was less steep, and the entrance to the ramp would exit onto the sidewalk. Council approved.

Mark and Andrea Owens

New Subdivision planning and zoning- Mark Owens presented their proposal and intent for a subdivision on land that they own. Mark stated that this is in the early stages and they will put in the subdivision with the intent to do all things correctly including engineering. Mark stated the hope is to provide quality housing opportunities inside the city limits. Mark proposed that access to the subdivision would tentatively be Iowa street and then it would connect to 3<sup>rd</sup> street. Mark stated that all utilities and roads would be built according to specifications and then donated back to the city. The council and meeting attendees voiced concern about making sure that the subdivision was developed in a manner that adhered to the current subdivision ordinance, Title 10. Mark is proposing stick-built houses that are similar in appearance, and the houses would most likely be built in phases access roads. Mark stated that the house lots ideally would include water rights. (preliminary map and title 10 subdivision ordinance attached).

Kitchen Remodel

325 Second Street house remodel. Just wanted to inform planning and zoning about replacing roof and kitchen remodel addition 9’x19’  
 Hoping to add an additional 200 sqft. to make the house a nice family house, currently kitchen isn’t set up for optimal use. Ultimately will be a 3-bedroom 2 bath.  
 Councilman Morrison stated that they need to get a building permit to proceed.

- a. Century link – Waiting to hear from Century Link on the proposal to install services.

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7: 23 PM –Councilman Morrison called for a motion to adjourn. Councilman Pennington 2<sup>nd</sup> the motion. Unanimous approval by all council members present.

1.Adjorn	Y/N
Morrison	Y
Pennington	Y
Payne	Y

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Danny Martinez, Mayor

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Attested: Kathy Brown, City Clerk