

**City of Glenns Ferry City Council Meeting July 12, 2022**

The regular City Council meeting of the City of Glenns Ferry was opened and called to order at 7:00 pm on Tuesday, July 12, 2022, by Mayor William Galloska.

Members Present: Susan Case, Johnny Hernandez, Luke Guy, Mayor William Galloska

Staff Present: Teresa Parsons, Derik Janousek, Lori Freeman, Jennifer Trail

Others: Donn Carnahan, Mary Holley, Nancy Orr, Linda Pattison, Brittany Guy, Brian Reid, Lori Reid, Heather Lewis, James M. Lewis, Kurtis Workman, KT Carpenter, Don Kiggins, Geoff Schroeder

Online: Christy Acord

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**Item 1. OPEN MEETING/ROLL CALL:**

Susan Case     Johnny Hernandez     Luke Guy     Ken Thompson  
 Mayor Billy Galloska

\*\*\*\* LET THE RECORD SHOW THAT KEN THOMPSON WAS ABSENT \*\*\*\*

**Item 2. PLEDGE OF ALLEGIANCE:**

**Item 3. MOTION TO: [ACTION ITEM] Any Changes to the Agenda/Adopt the Agenda:**

**Guy:** I will make the motion that we adopt the agenda.

**Case:** I second.

**Mayor Galloska:** All in favor, all – ayes.

**Item 4.**

**BEGIN PUBLIC HEARING:** 7:01pm

**1. PUBLIC HEARING FOR PROPOSED: RECOMMENDATION FROM PLANNING AND ZONING TO CITY COUNCIL: ANYTHING PAWSABLE FOUNDATION, INC., REQUESTING A CONDITIONAL USE PERMIT FOR THE PROPOSED CONSTRUCTION OF AN ANIMAL INTAKE FACILITY IN (A) AGRICULTURAL ZONE:**

**a. Explanation of Hearing Procedures/Presentation by Mayor:**

**b. Mayor Mention Written Testimony Received and from Whom.**

**Mayor Galloska:** At this time, we did not receive any written testimony for uncommitted or against, so that is zero for all categories. I will now take testimony for anyone that has signed up for supporting, uncommitted and opposed.

**2. TESTIMONY TAKEN:**

**Mary Holley:** Mary Holley with Anythings Pawsable address is 1413 N Elm Street in Jerome, Idaho. Tonight, we're just asking for the green light to begin building the new animal intake facility and just wondering if there's anything that's holding that back. And if there's any questions on it. We're just ready to get started.

**Guy:** What are your first steps going to be installing the septic tank right, or ...?

**Holley:** That would be, I'd like for the contractor to come up to answer some of those questions

**Guy:** Ok.

**Holley:** And uh, I'll introduce Jim.

**Mayor Galloska:** Hold on just a moment.

**Geoff Schroeder:** So, yeah, so what the idea behind a public hearing is the applicant will present their proposal or their application and then, which is what they're doing. And then they'll get done with that then the public will be able to testify, and the applicant can come back up and rebut anything and if you have any questions, you can ask the applicant at the rebuttal period.

**Guy:** Ok.

**Holley:** So, at this point and time, we've presented all the paperwork that is necessary and we're asking for the permission to get started. Working with your city, with Johnny Hernandez. Just getting started on the project.

**Mayor Galloska:** Ok, so just to clarify, this is a proposal to umm request a conditional use permit so as far as the building we have to get the conditional use permit through the council first. If they approve, then we'll be talking about the permits that kind of stuff so. Just to clarify, that's what we're actually in the public hearing for.

**Holley:** K. So, at this point and time I just need to verify that this permit has been accepted through the city?

**Mayor Galloska:** Well that you're requesting a conditional use permit. Until they approve it, it's not accepted.

**Holley:** Ok. So, at this point and time I am, requesting that permit.

**Mayor Galloska:** Thank you.

**Holley:** Umm mmm.

**Mayor Galloska:** And then ugh do you have anything else before the next person on the list?

**Holley:** Nope, that's pretty much it. We're ready to get going.

**Nancy Orr:** Nancy Orr 775 South Canyon Street Glenns Ferry Idaho and I actually have nothing further to say in regard to the application. We've pretty much laid out everything that we're planning on doing and nothing has changed as far as building with the facility so ummm ....

**Mayor Galloska:** So, this is testimony in favor of supporting it, unsupportive or uncommitted.

**Orr:** So, absolutely in favor of building after four years of attempt, yes.

**Mayor Galloska:** Thank you.

**Orr:** Yes.

**Linda Pattison:** Linda Pattison 390 West Garfield Avenue Glenns Ferry Idaho. I came out in support tonight because I feel like we definitely need a new animal shelter and I think our animal control officers, past and present, have done an excellent job controlling dogs running around, but cats are an entirely different class. I know we have a lot of feral cats and a lot of abandoned cats and of course they have kittens so we really need a place that at some point and time we can do spays and neuters and even if they are returned to the field, meaning they're released back, they will eventually die out, but umm I'm against taking them out to farms or out to roads and just dumping them. That's inhuman, I actually took in a momma cat and four kittens out to Teri and Rocky Trails a couple years ago and a big black tom cat that had been around the neighborhood forever, two weeks later here comes Midnight trotting down the alley, he had come back, and I fed him until he disappeared at the end of the April. These animals need our help and our support.

**Mayor Galloska:** Thank you.

**Linda Pattison:** I'm just in support.

**James Lewis:** Jim Lewis 2655 Northeast Haskett in Mountain Home Idaho. We've been working on this, both the design and trying to get this going for several months. I do know there's a timeline on whether the funds are still available or not. So, I mean, we're hoping we can kinda get it fast tracked so some of these things can, so we don't lose the ability to do this project. Anyway, somebody was asking what we would do first. We'd probably start on the concrete, the septic system, I believe we have to pull a permit, unless Mary's done that already, through Central District Health and that would have to be done prior to being able to put that portion of this job in but usually it only takes a couple of weeks so it's not that big of a deal. And we have all that figured in the job so.

**Mayor Galloska:** Thank you.

**Lewis:** Thank you.

**Don Kiggins:** Don Kiggins 4327 East Montgomery Road King Hill Idaho. I'm in favor of this, a number of reasons. One we have a current animal control facility that is inadequate or inhuman. Secondly, this has been funded almost in whole by Anything Pawsable Foundation so it's a good project for the community. It brings a much better place for the animals to be taken care of which will help animal control with any loose or feral animals. As far as anything else, we'll be contributing to the project as far as contracting on it as well. We're a local contractor, we've been working with Jim Lewis with Anything Pawsable and yeah, there's a number of reasons to get this thing moving especially with price escalation. That's all I got to add.

**Mayor Galloska:** Thank you very much. I'll now close the public hearing for the RECOMMENDATION FROM PLANNING AND ZONING TO CITY COUNCIL: ANYTHING PAWSABLE FOUNDATION, INC., REQUESTING A CONDITIONAL USE PERMIT FOR THE PROPOSED CONSTRUCTION OF AN ANIMAL INTAKE FACILITY IN AGRICULTURAL ZONE (A).

**3. CLOSE PUBLIC HEARING: (No Motion Needed). 7:10pm**

**Item 5. DISCUSSION/MOTION [ACTION ITEM]: Recommendation by Planning & Zoning to City Council, Anything Pawsable Foundation, INC., Requesting a Conditional Use Permit to Build an Animal Intake Facility in (A) Agricultural Zone: (ROLL CALL VOTE)**

**Carpenter:** We've received an application from Anything Pawsable. A permit application from Anything Pawsable Foundation to build an animal intake facility in an agricultural zone. We had our public hearing and have made the recommendation for the city council to accept that proposal. We have had our finding and facts and conclusions of law. I think that as far as I know the city council has that information don't they?

**Mayor Galloska:** They do, in front of them, yes.

**Carpenter:** So, we pretty much have covered all of the bases as far as looking into the information that we have received. We were given a very nice testimony from Nancy Orr before Mary Holley arrived. They have given us all the information thought we needed. Do you people have those testimonies?

**Mayor Galloska:** Yes, we do.

**Carpenter:** Ok, that covers that. We did have one concern from one of the people who are next to that property who will be involved, which was something that we found that really needed to be looked into and that was the approach to the facility that is supposed to be built. What it is, is the approach would come around alongside his property and then over to the proposed animal shelter. One of our things was looking into possibly the approach to that facility being something other than, maybe to the west of it or something. That was one of our only real concerns was for the property owner who would be affected the most by that. The approach would be down beside it and around it to the building. We had just asked the city to look into that down the line, in consideration for that property. To that I don't have much, you guys already have all the facts and findings that we submitted. You've had a chance to look over them and make your decision.

**Mayor Galloska:** Does the council have any questions for planning and zoning?

**Hernandez:** Are we good with the approaches and everything?

**Mayor Galloska:** Actually, I already approached the highway district and they have informed me that the section of 30, is the city's. We can put an approach right in front of the building.

**Guy:** What Scott was saying that one time was that it was a pain to get that direct road off, now we're allowed to do it?

**Mayor Galloska:** Right, because we requested from the highway district, and I did that and did not have to do it formally. I talked to Jim Gluch and he said it's our location so we can do that. As far as 30, it's under our control.

**Hernandez:** Do we have the funds all covered for the bid that Mr. Lewis gave us?

**Holley:** We have promissory notes. So how this works is we get a certain amount of funding by doing bake sales, whatever. Then once we get to a certain point about thirty thousand, we go door to door to business, they end up donating, we covered that. Currently we have a hundred and thirty-four thousand in the bank over here in town. Now with that being said, we have promissory notes, one from the county for ten thousand with a ten-thousand-dollar match with one of our donors. We have First Federal with a five thousand promissory with a five thousand match. It's already adding up to the amount for the building. I would like to make a request because I know it's going to take time to release the funds, that we utilize those funds for the interior for the kennel system. You want proper kennel systems inside. So, if we put the proposal together for the kennel system and give that to the city and then when those funds can be released, we utilize those funds for the kennel system because I know it's going to take months. On that one-line item. That's the other part, the second part is to furnish it. That's what we'll be doing after we finish the building. So, in other words yes, we have enough money for the building. We had until September 1<sup>st</sup>. We're cutting real close. It has to be done by September 1<sup>st</sup> or we lose all that funding, and we have to apply for it again the following year. They only give us a short window to apply for it and then to use it. That's where we are today. As long as we get it done by September 1<sup>st</sup>, then we're ok.

**Hernandez:** The numbers you gave us were about thirty-nine k, still short form the original bid, just ballpark ....

**Holley:** One hundred and eighty-eight. No, we're actually one hundred and thirty-four plus twenty thousand plus ten thousand. Because we have the match and there is somebody saying that they will cover the rest. Until that's done, it's done. And that's a person out of Challis out of Idaho which she donated eighty-one thousand to this project already. There's people out there that want these things done. We've taken so long that they're disillusioned. We do have the funding; it's sitting in paperwork. We're ready to roll.

**Mayor Galloska:** On the recommendation from the planning and zoning to the city council how does the council ...

**Case:** I make a motion that we adopt the planning and zoning commissions finding of facts and recommendations.

**Hernandez:** I second it.

**Mayor Galloska:** Roll call vote.

**Parsons:** Councilwoman Case – aye, Councilman Hernandez – aye,  
Councilman Guy – aye

**Item 6. PUBLIC COMMENTS: Please Sign in to Speak: For information purposes only on items not placed on the agenda. No action or decision can be made on public comments. Comments are limited to 3 minutes.**

**Item 7. MOTION TO: [ACTION ITEM] Consent Agenda.**  
**A. City Council Meeting Minutes for June 28, 2022.**  
**B. Accounts Payables for June 2022.**  
**C. Payroll for June 2022.**

**Case:** I make a motion to accept the consent addenda.

**Guy:** Second.

**Mayor Galloska:** All in favor, all – ayes.

**Item 8. ITEMS MOVED FROM CONSENT AGENDA FOR FURTHER DISCUSSION:**

**Item 9. DISCUSSION/MOTION: [ACTION ITEM] Donn Carnahan, Keller Associates: Airport Water Loop – Plans and Checklist.**

**Carnahan:** We have the plans and checklists, and we should hopefully have approval from DEQ in a few weeks.

**Hernandez:** Do we have an idea of what it costs to do that loop?

**Carnahan:** Basically, the city was going to do the work themselves.

**Hernandez:** We're still on that?

**Mayor Galloska:** Yeah, it's the one with the grant.

**Carnahan:** I do have the (inaudible) for you I need to get them to you. I'll just have to double check those.

**Item 10. DISCUSSION/MOTION: [ACTION ITEM] Donn Carnahan, Keller Associates: Apply for FY2023 Drinking Water and Wastewater Planning Grant Funding Assistance. TABLED**

**Carnahan:** This is the email from DEQ with the grant. For the drinking water planning granting we were forty-fifth out of eighty-two. We have the option of, in the email, we have four options I would say. We can accept the grant and apply for it. We've already done an application for it, and they said we ranked high enough and we'll fund this if you're interested by September 30<sup>th</sup> submit this application, or we can reject it, or we can modify the original application that we submitted with some reduced costs for that. For the water grant application, we applied for one hundred and twenty-thousand dollars that requires a fifty percent match by the city. If you remember the city found some GIS files and we were able to incorporate that in and put it in Google Earth and so now part of that money for both the water and the sewer were to collect some of that data and so we can reduce some of that cost down. What we typically do on these applications, is once we submit the one hundred and twenty thousand dollars and that was just a ballpark number to get the funding. Then the next step is if you want to receive forward would be to develop a scope of work and a cost assessment with the application and we would fine tune those numbers at that time. I think we can lower the cost down from one hundred and twenty thousand to around one hundred thousand dollars. We would work with the city on what exactly you would want or don't want in the study plan. There is a certain minimal requirement but there is some leeway on certain components of that. That could be one option is we could submit and ask to modify it and reduce the cost. It's really up to the city if you feel this is a valuable process to go through. DEQ typically wants a planning grant updated every five years or so. The existing facilities plant study is far past that although not a lot has changed in those years. The membranes were replaced two years ago and some things like that but really the problems really haven't changed too much. So, you could not do this and at some point down the road we also put in for two construction grants and we did not rank high enough to receive funding for those. At

some point and time, we did score high enough it might be likely that DEQ would request that these plans be done prior to receiving any construction money. On the sewer the same thing. Twenty-nine fifty-four and on that one we applied for two hundred thousand dollars and again we won't have to go through collecting the GIS data for the sewer map we can reduce that down to around one hundred and forty dollars plus or minus what the city wants in there. I don't think we need a decision today. There's information for you to think about and decide. We have until September 30<sup>th</sup> to decide. We'd want to know before that cause we'd want to fill out this application and scope of work. I think you have a city council meeting or two to decide. We can talk to Scott to see what he feels like and what not.

**Hernandez:** This is my concern. The people who have sat in these chairs for the past did these studies with JUB some with you guys and still nothing has been done. If we're going to throw more money for more studies and we don't even qualify, we don't have the money to roll the bank roll to pay for this work to be done, if we don't even qualify for the grants to get some actual work done, what good is to have a piece of paper a blueprint of what needs to be done when we don't even qualify for the grants. And we don't have the money to roll out the check book to pay for it one hundred percent. So, the blueprints do us no good if we don't have any funding to get the stuff done. I feel like in the past they've just thrown money away and let these big books sit on shelves and collect dust. Until we can figure out how we qualify for the grants to actually put shovels in the ground, there's no point to keep doing these studies. I know what needs to be done. Public works and Derik knows what needs to be done, you know what needs to be done, but if we don't have the money it does us no good to do all these studies.

**Carnahan:** I don't disagree with you and that's why all along I've said if you want to reject this then ...

**Mayor Galloska:** And the thing is that these weren't put in solely by the planning grants these were put in with the actual type of grants too, but they didn't get accepted and these ones did and that's why he's ...

**Carnahan:** Unfortunately, I think it was the sewer grant, they funded everybody above us, and we were next in line.

**Hernandez:** I just don't understand how we rank so low with our infrastructure the way it is. I would like to know what it takes to get on top of the list. What are they looking for?

**Carnahan:** We do have an opportunity to meet with DEQ. Having a city council person would be very beneficial.

**Hernandez:** I would love that.

**Carnahan:** I don't mind sitting in maybe going with Scott. Because this has been going on for a long time now. What are we doing wrong? We need to figure out how to get on top of that list and get some money to get shovels in the ground.

**Carnahan:** Since I've been here, the city hasn't applied for DEQ grants. This list is a good test case, and we can figure out if they rank as high or low and it might be a matter of tweaking some of our responses to their questions or presenting the needs in a different matter.

**Guy:** I've read the list. Some other towns seem to have better infrastructure than us. I am just curious to know what we're missing. Cause just off of Garfield there's a giant leak there.

**Mayor Galloska:** I just had a discussion with region four actually at the AIC conference and they are planning to come down to visit with us and I'd love to have you Councilman Hernandez or any of the council members that would like to be there and figure out what we're doing wrong and how we can go forward.

**Hernandez:** I think that's the biggest thing. I hear of funding all over and unfortunately it doesn't trickle down to the smaller towns or at least not this town.

**Carnahan:** There's a lot more funding out there, but also, it's double the funding, but double the applications. The money got spread out the same over the last couple of years is my understanding.

**Schroeder:** You might recall we had a phone conference with Vaughn Council from our firm about the potential for doing a revenue bond. For her to do a judicial confirmation for a revenue bond and an updated needs analysis would be legally useful in her applying to the district court. It would be another step in the process, but having an updated analysis of the infrastructure deficiencies would help her in the legal case if the city elects to proceed forward with judicial confirmation for a revenue bond. That's the only legal part of it I got. She's got to have evidence, if she has to file a case in court.

**Hernandez:** Documentation of what we encounter, would that help as well?

**Schroeder:** Yes.

**Hernandez:** I know we need the blueprints of course and we need to go to DEQ. I just don't want to do what the people in the past have done. We get all this information and then these big studies sit on a shelf and collect dust and they cost two to three hundred thousand dollars. For Boise that's nothing for

Glenns Ferry it is. I just don't want to continue making the same mistake because then we're just no different then.

I suggest we table this then so we can have that meeting with region four and possibly getting someone in from DEQ and have that discussion. Would the council be ok with that?

**Hernandez:** Sure

**Case:** I make the motion that we table this, not too far out though.

**Guy:** I'll second it.

**Mayor Galloska:** All in favor, all – ayes.

**Item 11. DISCUSSION/MOTION: [ACTION ITEM] Keller Associates: Glenns Ferry Infrastructure Support: Project No. 216044-019, October 2021, Invoice No. 0212955 for \$3,450.**

**Case:** I make a motion that we pay invoice number 0212955 for \$3,450.

**Hernandez:** I second.

**Mayor Galloska:** All in favor, all – ayes.

**Item 12. DISCUSSION/MOTION: [ACTION ITEM] Keller Associates: Glenns Ferry Infrastructure Support: Project No. 216044-019, February 2022, Invoice No. 0220319 for \$4,450.**

**Case:** I make a motion that we pay this invoice.

**Guy:** I second.

**Mayor Galloska:** All in favor, all – ayes.

**Item 13. DISCUSSION/MOTION: [ACTION ITEM] Memorandum of Understanding: The Idaho Transportation Department and The City of Glenns Ferry: Business Loop 84/1<sup>st</sup> Ave. (ROLL CALL VOTE)**

**Mayor Galloska:** This is the same memorandum of understanding that we've had since 1984. There was one change and I believe it's sidewalk care and it's something we're already doing as a city.

**Case:** I make a motion that we move forward with the memorandum of understanding with the Idaho Transportation Department as written.

**Guy:** Second.

**Mayor Galloska:** Roll call vote.

**Parsons:** Councilwoman Case – aye, Councilman Hernandez – aye,  
Councilman Guy – aye

**Item 14. DISCUSSION/MOTION: [ACTION ITEM] Scott Nichols: Tenorm: Sample Project.**

**Janousek:** He just sent it to me. According to Scott this is done and to be funded by DEQ. It's radiation sampling that'll take place in the drinking and wastewater I believe. DEQ will basically fund it. It's just a test site.

**Case:** So, there wasn't any concern?

**Janousek:** No, it's just there's radiation occurring in everything. The ground and what they're searching for is any types of radiation in our water wastewater.

**Case:** The way I read it was there's a possibility with wastewater services, it's a human thing that maybe causes a concentration ....

**Janousek:** And that's what they are looking for. If there's human activity causing it, they can trace it back to where it's coming from. To make not only us, but everything down the drain better.

**Mayor Galloska:** So, what is Scott asking us to do, approve what is happening?

**Janousek:** The way he told me was they want to start doing this at the middle of next year, I believe. I think he said September of 2023. I think it's just more to get prepped for sampling. Just an FYI type deal.

**Item 15. DISCUSSION/MOTION: [ACTION ITEM] Airport Contract. (ROLL CALL VOTE) TABLED**

**Schroeder:** I guess my main thing is if Brian has questions of concerns about what's been drafted. It's kind of just a draft. I know Brian intended in order for him to get the financing he needs to get for an FBO building, he needed it to be for thirty years. I have seen contracts like this in other cities, there was one

from Parma for a post office where we reverted to the city. The only thing left out of this is I didn't know what the city wanted, what discussions the city or Brian have had on price. I'll leave that up to you. If you have any legal questions on this or things you wish to make different, I have the draft and we can edit it as we go or take it back to our respected corners and reread the draft and figure it out.

**Reid:** I got the draft today and I did breeze through it and the bulk of it does look pretty good. I need to do some due diligence on my part as far as meeting the insurance requirements, things like that see what those costs. Obviously the million-dollar question is the price for the lease agreement, and we haven't had any discussions.

**Mayor Galloska:** That's for the council to set. We do have some different fees that were set up for the hangers that are currently at the airport. I believe she has some estimates of other airports around the state. What are the thoughts from the council?

**Hernandez:** This is not just going to be a regular hanger like one person one airplane. This is going to be a service shop correct?

**Reid:** Yes, sir.

**Hernandez:** So, it's totally different.

**Schroeder:** I wrote it as a hanger that is used for maintenance of aircraft. It's clear it's not just for storage.

**Reid:** We do quite a bit of aircraft salvaged stuff. We retrieve wrecks and things like that, so we'd like to have a fenced in yard.

**Schroeder:** There is an appendix that literally describes, so we need to make sure that if the airport, Don, is the airport laid out like blocks and lots?

**Carnahan:** It's all one city parcel.

**Schroeder:** So, how do you describe hangers that are leased there now?

**Carnahan:** I'm not involved in any of the leasing.

**Case:** They're assigned a number and it kind of describes where they are at, that's the only thing I have ever seen. Rural had a hanger and it was pretty generic. There wasn't a legal description for the entire piece of land.

**Schroeder:** If the FBO needs more than the footprint of a 75-foot hanger, I assume that's just going to be sticking on to an apron or a taxiway. If you need more area than that then we'll have to edit that to say that plus, we'll have to add in the appendix a description of the whole footprint. The demise premises could be described as an area sufficient other than the 75/100-foot hanger that you've described specifically for a proposal you sent to the city. We need to get a legal description of what is going to be the FBO's property that he is leasing from the city that he can fence off. He has pistons and wheels out there.

**Case:** I'm assuming we're talking a chain link fence; would it be orderly? What's it going to look like?

**Reid:** There would be airplane carcasses. We would fence it in but there would be a smaller area.

**Mayor Galloska:** Would you be able to put some kind of vision barrier?

**Reid:** Yeah, we could do a privacy chain link fence, something like eight feet.

**Case:** I think that is something we would want, me personally anyway.

**Reid:** It's not going to be a ton of stuff, but we do part out a few of them. The biggest thing is, we went to Stanley, and someone had run over the airplane, and we'd have to bring it back and store it. The insurance company works out all that. Most of the time they go to a big barn in Meridian, but there's some time where TSB wants to come look at it and it's easier to have it on site.

**Case:** I went through the contract I didn't see anything lacking in it at all, so it would just need find per the size, for a small town what type of airport we have, what's the average and the increases we're already if there is a need, we can't go over 10%, etc. I think it's a matter of making sure it should be visually blocked.

**Reid:** We don't mind. We'd want it fenced in because we don't want people in playing in there.

**Schroeder:** I can add that.

**Reid:** We want to bring bathrooms, public restrooms so hopefully there's some, if we're maintaining bathrooms for people who are coming in and using the city, that's a huge service and it shouldn't go unrewarded as far as cleaning and stocking it.

**Parsons:** He's also our airport site manager.

**Mayor Galloska:** When we get him out here it'll be a huge benefit to the city.

**Hernandez:** Maybe start at a low cost because he's going to have all these up-front costs and maybe once he gets established go to a regular rate. Maybe one year at this entry fee and then go from there.

**Guy:** Since he's going to be providing a service by having a bathroom out there for everyone, lowering the rates. How long to install and get everything up and running/functioning?

**Reid:** If I ordered the building today it would be a year before it would even show up.

**Guy:** Is there a way to have a reduced rate?

**Mayor Galloska:** You all can decide that.

**Reid:** I'd like to see where we set a standard rate and then if we provide bathrooms to keep them in order, then we get the city rebates a certain portion of the rent or something like that. Have a standard rate and if we're not doing a good job, you can charge us full rate. We'd like to provide bathroom and have it a nice airport where people come and a good place to go to the winery, the park. Great for day use and the weekend. It's untapped cause there's nothing really out there, nowhere to even tie down.

**Mayor Galloska:** The airport group they've said this is kind of a corridor and better we build it here.

**Reid:** There's a lot of through traffic so fuel is a big thing. Mountain Home, Jerome and Gooding are the three really benefiting from it right now, where Glenns Ferry can be in that mix as well and get some of that transient fuel and clients.

**Guy:** Would you be providing a fueling service there?

**Reid:** We would like to, that's pretty expensive and I don't have funds to put that in at this point. Maybe a five-year plan to have fuel. Most of the places have above ground tanks with lines that run over to it.

**Case:** We want to see this happen, so we'll negotiate to make both parties happy.

**Mayor Galloska:** Does the council want to set a date to try and get the numbers together before then between Brian and the city to negotiate a number?

**Hernandez:** 30 days from now?

**Reid:** At this point we're into next year, because if I order it now, it'll be spring before it gets here.

**Hernandez:** In 30 days, give Teresa time to get research.

**Parsons:** This is 2020 research. The city is not out to make money, he is going to be bringing in business and our site manager. He is going to be greeting people when they come. The courtesy car, the fly log and everything. This is what we charge annually for people that are already using the airport. You think about it he's a volunteer doing a lot of stuff for the city.

**Schroeder:** You'll legally want to consider the fact that, you're going to weigh a public benefit that's being derived which is managing an airport. You can have a manager airport contract that's separate from the rental of the hanger or FBO site, but then those two things being completely separate can cause complications if he's not the manager.

**Reid:** I think having them completely separate would be the best way to do it. Let's say five years down the road you say we don't want him as the airport manager. It's cut and dry. There's like an annual rate for the hanger, but there's an offsetting, the airport manager gets a credit toward his account for X,Y, or Z. It would be nice to have that all separate, so we don't have to come back here and renegotiate.

**Guy:** I make a motion we table it for 30 days.

**Hernandez:** I second it.

**Mayor Galloska:** All in favor, all – ayes.

**Item 16. DISCUSSION/MOTION: [ACTION ITEM] DEPARTMENT/COMMITTEE MEMBER REPORT:**

**A. Sheriff Office – Sheriff Hollinshead/Lieutenant Burnett:**

**Lieutenant Burnett:** Absent.

B. **Fire Chief** – Derik Janousek:

**Janousek:** N/A

C. **City Engineer** – Keller Associates, Inc. – Donn Carnahan, PE:

**Carnahan:** N/A

D. **Public Works** – Scott Nichols: Absent.

E. **Clerk/Treasurer** – Teresa Parsons:

**Parsons:** Hoping to start presenting the budget the next meeting.

F. **Development** – Christy Acord:

**Acord:** Update for rural development, 4<sup>th</sup> of July is over it went really well. Concentrating on the bid for the Three Island Senior Center on Kyan's, the roof and the HVAC. I have some other projects within the county on other rural communities with their water (inaudible).

G. **Librarian** – Jennifer Trail:

**Trail:** Things are going well. We've been taken the bus out, to the fair, senior center. Thursday July 28<sup>th</sup> we're going to host a bilingual city fair with St. Luke's and maybe eight partners that will all speak Spanish and present their resources in Spanish so we can reach those community members.

H. **Animal Control/Code Enforcer** – Jackie Shenk: Absent.

I. **Airport Manager** – Brian Reid:

**Reid:** I talked with Mark Anderson the owner of the property of that ground at Glenns Ferry Airport and he talked about at one point being agreeable to swap land with the city to make it more sense out there. The land that the city actually owns, it goes both sides of Madison Road and is kind of irregular shaped and it would be nice if it went straight down toward the river to approach into the runway. I don't know if this is the right place to bring it up, but it might be something we would want to talk about.

**Carnahan:** A few years ago, we did a walk with Justin at the airport to do an equitable trade of ground to make it fit better. It needed a survey and recordings, and it was a little bit expensive and it kind of just died there. I can bring that back out again for the new council and mayor.

**Mayor Galloska:** Put that on the agenda to discuss on a later date.

**Case:** It would probably make the property more continuous

**Reid:** I think it would be a great benefit to the city to get longer off of the west end of the runway. When that gets developed that could be a huge conflict if something gets built along the encroached side of the runway.

J. **Historical Museum** – Donna Carnahan: Absent.

K. **Planning & Zoning** – Kt Carpenter:

**Carpenter:** Planning and zoning has just been an awesome experience and if it hasn't been for your guidance Geoff, and we can still use more all of the time and without Lori Freeman .... She's just wonderful. She's the one that usually comes up with the project. The last two years we've been pretty active and involved with the cleanup of the city. I think we've been a benefit to the citizens for protection of their property and what not. Now we're working on guidelines to establish accessory dwelling units.

**Item 17. MAYOR AND CITY COUNCIL COMMENTS:**

**Guy:** N/A

**Hernandez:** N/A

**Case:** Code enforcer, at the last meeting there was property that was quite junky was that addressed by the code enforcer.

**Mayor Galloska:** No, it has not yet been addressed by her, but it will be.

**Item 18. ADJOURN: [ACTION ITEM]**

**Parsons:** 8:07 pm

Minutes submitted by: Kristian McFarland

Date: 07/20/2022

Glenns Ferry City Council Regular Meeting  
July 12, 2022

Approved by the City Council: 07/26/2022

\_\_\_\_\_  
*William L. Galloska - Mayor*

Attest: \_\_\_\_\_  
*Teresa Parsons - Clerk/Treasurer*

APPROVED