

**City of Glenns Ferry City Council Workshop: Water/Sewer Infrastructure Bond  
Sept 14, 2021**

The City Council Workshop of the City of Glenns Ferry was opened and called to order at 5:30 pm on Tuesday, Sept 14, 2021, by Monty White, Mayor.

Members Present: Billy Galloska, Kenny Thompson, Susan Case, Mayor Monty White

Staff Present: Christy Acord, Scott Nichols, Teresa Parsons

Others: Donn Carnahan

**1. CITY COUNCIL OPEN MEETING/ROLL-CALL ATTENDANCE:**

X  Susan Case    A  Dani Martinez    X  Ken Thompson    X  Billy Galloska  
 X  Mayor Monty White

\*\*\*\*LET THE RECORD SHOW THAT DANI MARTINEZ IS ABSENT\*\*\*\*

\*\*\*\*LET THE RECORD SHOW THAT SUSAN CASE JOINED THE MEETING AT 5:35PM\*\*\*\*

**Mayor White:** We now have a quorum.

**2. ADOPTION of the AGENDAS:**

**WATER/SEWER INFRASTRUCTURE; WATER/SEWER BOND WORKSHOP:**

**Thompson:** I'll make that motion.

**Case:** I'll second.

**Mayor White:** All in favor, all-ayes.

**3. DISCUSSION with Donn Carnahan on the Water/Sewer Infrastructure; Water/Sewer Bond Plan.**

**Carnahan:** Talk about public meeting one, open house, have some boards and displays, have a video or even some pictures of some problems that the city has had in the past. Some sewer and water breakage and things like that. Have a public comment forum and then the public, by use of stickers or money, the public can say where they feel the money should go to, to where the projects that are important to them. We can gauge their feedback and for one do they think there's a need, and two, if there is a need, what is it, and where should the money go to? Then public meeting two would be a meeting and we'll take the information from meeting one and we will pick probably three projects for both the sewer and the water. As we kind of talked about last time, kind of a bare bone's minimum for each project, maybe the Cadillac version of a wish list and the second one would be probably what we feel is a good reasonable project or projects to go forward with. We'll present those again to the community and to the public and get their feedback on what they felt. At this time, we would actually have funding sources, potential funding sources. We don't know until we actually go and request and get those. But we would have potential funding sources like DEQ and different folks like that. And then we would make some stabs at what the user rate changes would be. So they would know this

project is going to raise my rates five dollars and the second one is going to raise it fifteen and this third one's going to raise it thirty or whatever the numbers fall out.

**Acord:** So, do you do the rate study, or do we call in RCAC to actually do a rate study depending on our costs?

**Carnahan:** We can make our estimates like we already have. I think for this level and this stage of the game we can estimate the user rate costs based on the numbers we got. Then once we actually pick a project and figure out who's actually doing the bonding, we can look at doing a different rate study in a little more depth. Bear in mind that at this level we're still, we're getting closer and closer, but we still don't know exactly what projects we're doing, we don't know who's going to fund what, if we're going to get some loan forgiveness, or principal forgiveness, if we're going to get some grants. A lot of the time it's a package of multiple sources not just DEQ it's like two or three sources. But at this stage we have to give the public some idea of what they're looking at. We can't get through the process and then find out we don't have any support or not go through it. We're kind of funnel effective. We know it's this, then we're going to start narrowing it down to an actual project that we can hopefully proceed forth and get some bonds and some loans and get stuff done.

**Mayor White:** One question that jumps out to me, this doesn't include you helping us through the bidding process, that's different/

**Carnahan:** Yeah, that would be. So....

**Mayor White:** Let's say we're going out for a bond, and it passes that's when you would come in and submit a new task order?

**Carnahan:** Right. It's part of the cost estimating includes the engineering for the work that's been done. Similar to the numbers we've looked at over the past couple of workshops, it has the engineering and legal stuff included in there.

**Thompson:** That one we're not so much worried about as much as the public's opinion as we are, but we can't afford to do it. Once the public sees this and they give us their input then we should know what we're doing, where we should go.

**Mayor White:** I think the council would be kind of judging, where the sentiment, what the public is thinking. Are they supporting are they not in favor of it? I'm sure once this gets out that we're going to start receiving input from that. I don't know how that works; I've never done that. At some point the council has to decide whether we're going to move forward with the bond or we're not going to move forward with the bond.

**Galloska:** I think that has partly to do with these workshops and getting them involved with that so we can kind of get a clear picture if they're even willing to move forward.

**Case:** I think you better have a clear picture before you involve the public.

**Thompson:** I would assume once we go to the public, we have a clear a picture.

**Case:** Dollars and options...

**Thompson:** The thing is if we don't get public input we might as well forget it.

**Case:** I think you'd have to have public meetings anyway, wouldn't you?

**Mayor White:** I've got to stop everyone right here because we didn't have a quorum, if we have more than three council members it has to be an open meeting and so we didn't have a quorum and now we do have a quorum, so we have to adopt the agenda now.

**Carnahan:** Some of the workshops that we had before, at least I thought was, the first workshop would be to show the public, the city's infrastructural needs, the water breaks eight times in the past three years, on Garfield there's this and that and show some sewer breakages and problems and present that to the public as far as here are the problems and show them that so they understand where we're at.

**Case:** Can we go one step further and say these are the implications of a big break down, potential, not absolute, but potential implications. If this section breaks this big, it's going to impact how many people and hope you have an out house and potable water somewhere.

**Carnahan:** We can say if a main broke on X Street, then these many people would be out of service for, we can make some projections on how long it would take to get .... If there was some catastrophic power bump failure that took out your main and back up pumps and you VFD or whatever ....

**Case:** If all we do is present, it breaks we fix it, it breaks we fix it, their going to say we'll just keep fixing it, not understanding the full implication of the potential adverse effects. Paint a picture.

**Thompson:** I think that's what we have to do. In the first meeting I thin we have to paint a picture of how bad the system is. Otherwise, they won't see any reason tot replace it.

**Carnahan:** Right, and if we come away from there that they don't think it's a problem then maybe we stop and maybe there's not a second meeting and you guys can decide what to do.

**Mayor White:** I look at this as a council decision and so the council's going to have to gather the information that you need to decide are we going to go for a bond, are we not going to do this, are we not going to do it at all. I think that you can hold your first meeting and see what the reaction is. If you get a feel as a council person that it isn't going to fly, then you can say, well we're done and we're going to have to wait or whatever you guys decide. Then move forward or stop.

**Case:** I realize this is way forward thinking, nut it's something that's been on my mind. Maybe come up with some sort of plan for people who are on very small, fixed income that won't be able to take the bump in water and sewer, is there maybe something we can do to eliminate some of it/

**Mayor White:** I can tell you our current bond it's not all, everybody pays the same.

**Case:** Right.

**Mayor White:** I don't know if you can do that in a bond, where you can say people under the poverty level there's this. I don't know if we can do that.

**Case:** I don't mean to ask an ignorant question, but I have missed a few meetings. Will the new bond pay off the existing bond or will the existing bond it's terms and conditions stay and pay it off?

**Carnahan:** It would be a new bond with new terms and conditions. I mean, I suppose you can look at paying off, I'd have to look into it, paying off the old bond with a new bond, I don't know the answer to that.

**Case:** In some ways it would be nice if that was possible, and I think it would save money in the long run.

**Mayor White:** The federal programs that are coming out and I'm in negotiations there's a new program where people used to go to get assistance for rent, they're now bringing that in for water and sewer payments. The people that are behind and have trouble making their water payment. We will be able to direct them to this agency and they will be able to bring them up good and help them pay their water in the future. It's attached to this bill they passed awhile back and that is coming to the state and money comes directly to the city not to the person.

**Case:** This isn't part of the Cares Act, this is separate?

**Mayor White:** I don't know if this is under the cares act. There'll be some help that way for a while, but I think you're right Susan There's a lot of people in this town that can't afford and they're behind and late right now.

**Case:** We've somewhat become retirement community which doesn't bring in extra revenue with the new water and sewer to attract more families, tourism, etc. When you're talking to someone that says, I get five hundred and sixty a month, that pays for my groceries, all my utilities, everything then they're in a hard place when they see prices go up.

**Thompson:** I'll be honest with you; they'll be priced out of this town.

**Parsons:** This says where does it come from, federal funding was awarded to the state from the Consolidated Appropriations Act and the American Rescue Plan who received this funding. Households whose combined income is below sixty percent of the state median income receives snap benefits, SSI, means tested veterans' program or LIHEAP which is Low Income Home Energy Assistance Program.

**Mayor White:** Those that are getting help with their payments on their houses and heating now would be eligible to apply to the same place for help with their water.

**Thompson:** Doesn't El-Ada do most of that?

**Mayor White:** I don't know.

**Case:** I wasn't thinking so much of people who are getting assistance now but living on the ragged edge of needing it more.

**Mayor White:** Part of it is the mayor could help them once we get to that, if we have to raise rates. Then we can start funneling those people to those agencies for help.

**Case:** Or disseminating the information before hand or at least aware of it to call.

**Mayor White:** As soon as I am given that information, I am giving it to you guys for sure and Lori and Kristian, I hope will have some training on it, so they'll know how to get the people in the right place.

**Nichols:** That falls back to, we need to educate ourselves first before we try to educate the citizens. They're going to try look at it as ....

**Mayor White:** We've had two workshops now. What do you think the council, what should we do next Donn? What do you feel you need to make this decision?

**Thompson:** You mean as far as going ahead with it?

**Mayor White:** Yeah, do you want another workshop, do you want more information from Donn, do you guys just want it on the agenda, or do you want to start public hearings?

**Galloska:** I would like to have the public session where we set up the ink boards and the old pipes from over the years, the issues and lay that out for them, let them see the problems.

**Mayor White:** You want to start disseminating information.

**Galloska:** Correct.

**Case:** I don't I want to see the presentation; I want to know what it looks like; I want to put myself in their shoes. Look at everything and know that it's going to have an impact of, do you understand what could happen and also be aware of yes, we have, but I don't want to wing it. I would like to see the presentation as it will be given.

**Mayor White:** Prior to being given.

**Case:** Yes.

**Thompson:** I think both of you are right. We have to set up the stuff then we have to educate ourselves in what's being presented so we don't stand there like idiots when they ask questions.

**Case:** And we can have a phone meeting real quick, the presentation looks great or I have a little question or a little tweak. We don't have to be pushing it out other words.

**Mayor White:** Donn do you have the ability to put this together and send it to the so they can look at their computers?

**Carnahan:** Yeah, we have like eight or ten boards of different types of information in addition to the sewer.

**Mayor White:** *You would work with Scott to get the pictures of the ....*

**Carnahan:** Yeah.

**Mayor White:** What Scott would bring in, after we finally have the meeting, after you guys ok it, he would actually bring in the pipes and have them lying there so the people could see.

**Nichols:** It would not be just a picture of a piece of pipe, but this piece of pipe came from 476 W. Garfield, and they come through and think, oh, wait a minute, that's where I get my water out of? So, that it kind of hits home a little bit clearer. Paints a picture of yes, I know it's an old town, it has old pipes, I hear it all the time, but that's not over where I live. This is where you live this is the water you get.

**Mayor White:** Billy is that ok. Did we capture what you wanted and what Susan wanted?

**Galloska:** That's fine, I just don't want to stall here. I want to start moving forward so we at least have some kind of idea of what they want.

**Case:** Which again, we wouldn't have to have a formal meeting if it was emailed out to everybody.

**Mayor White:** We can mail it out and then you guys get back to Donn, would that work for you Billy?

**Galloska:** Absolutely.

**Carnahan:** In addition to that night of the actual meeting we can have a walk through and hour beforehand, two hours beforehand, at lunch or whatever will work out just to catch up and practice.

**Mayor White:** I think it's very, very important though that the council all be here. So, therefore we will have to advertise it as a meeting.

**Thompson:** I agree. We have to show that we are supporting the idea. If one of us isn't here, it's showing that we're not really excited about it.

**Parsons:** Can I hold these meetings the same night as a regular Tuesday meeting and do it at like six o' clock and then have our meeting at seven?

**Mayor White:** Or we can start it at five if you think that if we get enough people here an hour it might not be enough.

**Carnahan:** I would suggest we have more than an hour, so I think four thirty to six thirty and we'll break before the council meeting at seven or something like that.

**Case:** I can't just say I can be here at four thirty, I have to clear it first.

**Carnahan:** We can adjust whatever makes sense.

**Mayor White:** Or you can join when you can.

**Case:** I can be here at five o' five.

**Mayor White:** The only reason that we have to keep it, there's open meeting laws when there's three of you here. If you're not we're not recording anything because it's not a quorum. Then you show up Susan and we have to say ok, we got in a quorum here now. Anything you guys talk about or do has to be done with the public available to listen to you. You can have workshops and stuff, but they gotta be open to the public. You don't have to take any information from the public, but they have to be able to sit and listen to you guys. If you have a quorum present.

**Parsons:** What date do you want me to shoot for this so I can have it in the paper?

**Mayor White:** This is the council.

**Case:** Well, what's a feasible time to be prepared?

**Thompson:** I think it's up to Donn then it is to us.

**Carnahan:** I would either need to approve this scope of work what we have before you or we could just do the materials through general engineering thing or however you guys want to do that. We just need a mechanism to start working on it. I mean, here we are middle of September. I would suggest just thinking through the timeline. If we had the first meeting in the middle of October, if that goes well, we have a second meeting maybe in the middle of November and that way in December we can finalize things and DEQ has a letter of interest. We start applying for their program, there are different things in early January. So, hopefully the dominoes would fall in place, and we can submit.

**Mayor White:** I don't think we can vote on that tonight, because we didn't have it on this agenda, and we don't have it on this agenda. So, we're going to have to ....

**Carnahan:** I think, maybe you did.

**Parsons:** I did put it on tonight's seven o' clock agenda to vote.

**Mayor White:** So, we can approve that here tonight at seven.

**Parsons:** Yes, number fifteen water sewer infrastructure, water sewer bond, discussion motion, but not until after seven.

**Mayor White:** That way you guys will authorize me to sign the scope and budget. That way Donn can start work on it.

**Carnahan:** Yeah, we can get that going pretty quick and like I said we get over those milestones and it's important to hit that January twenty-two date.

**Nichols:** That's the date DEQ (inaudible).

**Carnahan:** Yep, since I think we can make it. October, submit in January, and then it takes them a couple months to break and review and send out notices of what they're going to find.

**Mayor White:** The window is too short to get it on this November's ballot. You guys are going to have to go from there. November and May.

**Acord:** Are you going to go to Department of Commerce, USDA and Rural Development also/

**Carnahan:** Yeah, we'll go out and shop this project around.

**Acord:** A larger, less bond and more grant.

**Mayor White:** The more grant we can get the better I like it.

**Acord:** Are we able to tap into the ARPA money ....

**Mayor White:** What's ARPA, American ....

**Acord:** American Rescue Plan.

**Mayor White:** As far as I know there's no strings attached to that. We put seventy thousand in sewer and seventy in water. The council can change that and move it to wherever they want.

**Acord:** No, I mean the grants.

**Mayor White:** I'm confused.

**Acord:** The ones that I did the briefings on. The grants, the economic (inaudible).

**Mayor White:** I think Donn's going to shop all of that.

**Carnahan:** Yeah, we'll look at all of those things.

**Acord:** Because there's so much money out there.

**Mayor White:** I think that we can hook onto grants and lower the bond, I think that's a selling point to the public. That the council is aware of the hardship and we're doing everything in our power to keep the bond as low as possible.

**Carnahan:** I think the timing is good because DEQ has received some of the, I'm not sure if it's that CARES money or where it all came from, but they received some money and they have some projects that were applied. Last year they only funded down so far, and they got some more money and I think they went ahead and funded everything, and they're encouraging communities to do more things and submit. It's a higher likelihood of getting funded.

**Mayor White:** This is confusing, and I deal with it every day and I'm still confused. We're hoping that we're not overlooking money.

**Carnahan:** There's a lot of programs out there.

**Mayor White:** Some of the bigger cities have full time staff that sit there and look for money.

Well, you're looking at my staff sitting here. Is there anything else council? Billy, you got anything that you want to bring up now.

**Galloska:** I think this is going in the direction that we need to go, whether we get a bond or not, we at least need to look at it and that's been my perspective all along.

**Thompson:** I think we're pretty well come to where we've come to a decision to what we're going to do.

**Mayor White:** We'll bring the issue up for Donn's scope and budget and you guys will tell me what you want me to do. Sign that and move forward with it. We have money in both sewer and water to pay for the initial.

**Thompson:** Is this on the back part of this page telling how much it'll cost us?

**Carnahan:** Yep.

**Parsons:** So, that scope work will actually be added to our agenda packet.

**4. ADJOURN**

**Thompson:** I'll make that motion.

**Case:** I'll second.

**Mayor White:** All in favor, all-ayes.

**Parsons:** 6:50pm

Approved by the City Council: 09/28/2021

\_\_\_\_\_  
Monty R. White - Mayor

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