

City of Glenns Ferry City Council Meeting February 8, 2022

The regular City Council meeting of the City of Glenns Ferry was opened and called to order at 7:00 pm on Tuesday, February 8, 2022, by Mayor William Galloska.

Members Present: Susan Case, Kenny Thompson, Johnny Hernandez, Mayor William Galloska

Staff Present: Teresa Parsons, Derik Janousek, Scott Nichols, Geoff Schroeder, Christy Acord

Others: Donn Carnahan

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Item 1. OPEN MEETING/ROLL CALL:

Susan Case Ken Thompson Johnny Hernandez
 Mayor William Galloska

Item 2. PLEDGE OF ALLEGIANCE:

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

Thompson: I make a motion.

Case: I'll second it.

Mayor Galloska: All in favor, all-ayes.

Item 4. 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 5. MOTION TO: [ACTION ITEM] Consent Agenda.

A. City Council Meeting Minutes for January 25, 2022.

B. Accounts Payables for January 2022.

C. Payroll for January 2022.

Thompson: I'll make a motion to accept the consent agenda.

Case: I'll second it.

Mayor Galloska: All in favor, all-ayes.

Item 6. ITEMS MOVED FROM CONSENT AGENDA FOR FURTHER DISCUSSION:

Item 7. DISCUSSION/MOTION: [ACTION ITEM] Eric Smallwood. White Cloud. TABLED

Smallwood: I'm here on behalf of King Hill and the project we just completed for that grant. The water tower that we leased from the city to bounce a signal to Black Mesa to the water tower to the tower in King Hill. We've got quite a few people hooked up with internet that did not have internet in King Hill, and it was brought to my attention by Christy Acord that there were other people outside the area of Glenns Ferry that were looking for service. Then we realized there were people in the city of Glenns Ferry that were looking for another option for internet as well. Christy asked if it was possible for us to do some broadcasting for internet on that tower and it would be. I'm just coming to you today to ask for permission to broadcast from that tower to serve internet to citizens in and around Glenns Ferry. I went back and read our lease and it does not specify a limit of service to what can be served off the water tower. If this is something in this community that you are interested in, we're happy to help. If it's something in the community that you do not want us to do, we will gladly step back and not. I'm just here for a discussion of what we're trying to do and why we're trying to do it.

Thompson: I don't have a problem with it, but how about the people outside of Glenns Ferry like across the river here. There's areas here that are not served with internet unless they have a dish.

Smallwood: This is some of the people that are interested.

Acord: Little Basin Road, people in Pasadena are not serviced. We have Pioneer Federal Credit Union that asked me about it. It works in a triangle, Black Mesa point, the city tower point and you have the King Hill tower.

Smallwood: It can get through some trees, but it is in line of sight. Sometimes you can get a ten-mile shot to work, sometimes you can't get a seven-mile shot. If you can see the tower in four to five miles, you're good, if you can see the tower in ten miles, it's maybe. It's not perfect, but when you don't have anything, it's something.

Mayor Galloska: How does the weather affect it. Weather affects it more by power outages. If one tower is taken out, then you have a missing link and when the batteries go out, you're down.

Hernandez: My concern is that we have a business that provides here in town that employs people here in the community.

Smallwood: I get that. Usually, competing is good in a community. It makes companies work harder to serve better. Not trying to step on toes in that sense. We were asked by community members not the other way around.

Mayor Galloska: When you originally came, you weren't intending on serving Glenns Ferry it was more to serve King Hill, is that correct?

Smallwood: Yes.

Mayor Galloska: What made the change there it wasn't you guys just jumping on it?

Smallwood: People coming to us to ask about the work that was done there. I've only had one gal and one other business and to the call centers and the rest approached Christy.

Hernandez: I would need some more time to think about it. Maybe do some research.

Smallwood: Is there anything else we can provide you?

Hernandez: No. Just get a feel with the community.

Mayor Galloska: You want to table this for next time?

Hernandez: I think so.

Case: I need it on the record that I have to recuse myself from this discussion or any other future vote.

Thompson: I'll make a motion to table it.

Hernandez: Second.

Mayor Galloska: All in favor, all-ayes. Motion carries.

Smallwood: Would you like me to be at the next meeting?

Mayor Galloska: That would be great in case there's more questions.

Smallwood: Absolutely.

Item 8. DISCUSSION/MOTION: [ACTION ITEM] Keller Associates: Community Meeting, Water/Sewer Infrastructure Bond.

Carnahan: Just want to discuss if and when we want to have a public meeting with information.

Hernandez: Scott, when will you be ready?

Case: I thought we proposed some dates.

Carnahan: It was kind of hard to hear when I called last time. I thought we'd decide tonight and provide the info. If we thought we were ready for the next council meeting at six o'clock for an hour before the meeting to have an open house. We're waiting to hear from DEQ. Scott submitted applications; we'll see how everything scores out. We're not on any critical path to have to get it done quickly but we're ready to go if you guys are.

Mayor Galloska: I'll tell you from my perspective the sooner we get it out to the public they'll feel like they're apart of it.

Thompson: My only concern is, I hate to see us raise the water rates so much that they become an issue for us older folk.

Carnahan: I think that part of this meeting will be to present the needs and hear from the community to hear what their thoughts are. We're not locked in to do anything, or we can do pieces and parts.

Case: I thought tin pieces and parts was a problem. Are you talking about doing the project in pieces?

Carnahan: We need to pick a project and the application we made some assumptions. We're not set to that project and hopefully we can get selected, and we can pick what pieces we want as a city. Like a shopping list.

Case: It's a catch twenty-two to me. If we don't do anything we're going to be in a world of hurt and yet when we do this there's going to be a lot of citizens that are going to be hard put. But we have to have clean water, there's not way to circumvent that.

Carnahan: The infrastructure is aging every day and we continue to have problems and repairs. It's not if something is going to happen, it's when something is going to happen.

Case: Scott, I recall it isn't a great situation to try to do it in pieces rather than doing it all at one time.

Nichols: It's not feasible to do the town in one shot. It is projects that are in phases, we're thinking more along a phase within a phase.

Case: Right, I guess what I'm getting to is there would be continuity. You'd finish one then immediately start another. Not get one piece done and go eh.

Nichols: Correct.

Case: After I saw the pipe, I couldn't believe the condition it was in.

Mayor Galloska: If the council agrees we need to start having these discussions its not about rather we're going to make a motion or not or take one side or another.

Case: I think we proposed the twenty-second of February for a meeting in the hall at six o' clock.

Nichols: As those meetings progress, where does your money need to go toward. Not the us dictating it.

Case: We need to know what the project is going to cost, an estimate. I think we have to say this needs to be done. This is for the health of our community. If you want clean water moving forward, we have to bite the bullet. I don't think it's a give and take here. It's not a feelzy thing. It has to be done. We have to approach it as it's going to be done. We're going to look at every conceivable mitigation, every grant to cut the cost to the end user. We're at a point where we can't say, how do you want your money spent. The money is going to be spent this way.

Nichols: Correct, the money is going to be spent this way. My fear is being a dictatorship to the citizens of the town.

Mayor Galloska: And that's where education comes in.

Nichols: Education and communication is key.

Mayor Galloska: That's why we need to start this.

Nichols: I can reach out to IRWA for subsidized water if what are you going to do if you tear up a street. Those citizens are going to be out of water. IRWA has trailers that can be shipped into town to provide clean drinking water. You won't be completely out of water; you'll be out of water until the project is finished but there'll be other means of water.

Case: I don't think of this as a dictatorship. This body was elected to be the voice of the people and we can't go out and pull every single person every single time. It is an unpopular decision but this body cares about its citizens and we don't have a choice. I think information is very important.

Thompson: We're talking about the future of Glenns Ferry.

Case: Tourisms stops, relocating here. And you have people that can't afford to leave what are they going to do, drink dirty water? We've never been in a situation like this, and I've been on the council for quite a while.

Mayor Galloska: We have the twenty-second already set aside. Donn, do we have the twenty-second set. In the meeting we had the eighth and the twenty-second and today is the eighth so the twenty-second?

Carnahan: We can be ready, we're ready. Just get some feedback if you want to the presentation tweaked. I can send it out again.

Case: At one point and time you brought something that was rusted and nasty. Me looking at a picture and me seeing that rusted thing is different.

Carnahan: I've given the draft out and if there's comments. If I can get the stuff from you Scott, we can put them on display.

Case: Can you have a list of every grant we're going after so they can see we are trying to minimize the impact on the citizen.

Carnahan: There is more money out there, there's also the ARPA money that's going on. There's new stimulus money coming in and there's more applications coming in, but I think it's good timing. If we can shoot for next week and go for the full presentation, we can shoot for two weeks from today. Advertise it in the paper and the signs are an awesome idea.

Item 9. DISCUSSION/MOTION: [ACTION ITEM] John Hafen. King Hill Irrigating Contract from March 1996.

Hafen: It's more of the same problem, it's that same situation that King Hill Irrigation has also and we're trying to make it last until we can figure out how to do it better. There's two main issues that are happening, there's enough customers on certain lines and laterals that people aren't getting the water that they need. We're going to have to figure out how to do that and share that water that we can get around. There are some people who feel that they are not getting their share. One, they're getting their share they're just not getting as much as they're accustomed to getting. The other, there are some that are not getting their water regular, and we need to figure out how to make that happen. I just want to say the last carriage agreement was signed in 1996 and it's just been a verbal ok agreement since then. I'd appreciate it if we could come together and come to some working terms of what we expect now from each other and go out and do it and do the best job we can. I think we need to look hard at odd even days or something like that. A rotation cause that helps those that don't get water get it every other day. New hook ups from the city on to the existing system, we're going to have to look really hard at that. The last main ones we did, the big one, the skate park, it burdened that system big time. If there are customers that you intend to hook up we need to really know if they're off the main line and we put a new lateral in that's one thing, but if we try to hook up to old laterals they probably are already maxed out and you hook another customer of two up. It's going to be really difficult to get water to them on a consistent basis. The other thing that happened in the last year, there have been some fifty acres here that Harry Knox property had been ideal for a few years and that took a lot of pressure off the system but that's being farmed now for two years. That end of town is seeing some challenges that they haven't seen in the past. When those dry lots start asking for water that have been dry, we think the waters there, but it's not there. Just things we need to talk about in our new agreement is who repairs what lines in the policy that governs that. There are some main lines that I've been told about. My understanding is there's one coming into Larry Stevenson's property that is abandoned that hopefully we can hook up to that, I need to find out if that's real so we can utilize that. The other line, the 1996 agreement talked about the city putting a pump down here by where the water plant is now. Pumping water up to Garfield main line which the city installed and that has not happened. We need to come to an understanding of what may or may not happen there and hopefully somebody knows the history on that. My understanding that part of the carriage agreement was to cover the cost of pumping that water that was supposed to come out of that pump, if that pump comes in, I think that carriage agreement should come down accordingly. I think that in that agreement we need to know who owns Garfield main line and Fifth Street main line the city installed it. I'm open to the discussion of which went south shortly before I came on about the Glenns Ferry City being the district that oversees all of the irrigation water within its city boundaries. We'd like to invite someone to come down to the board meeting this Thursday at two o'clock and have an open discussion to present ideas. To move forward I would like to have a new carriage agreement to be signed this year and that in tells what our visions are together. King Hill Irrigation District increased their assessments for one hundred and twenty dollars to one hundred and thirty dollars this year. About a nine-point two increase. We are asking an eight-point nine increase for the carriage money which would go from eighteen thousand to twenty thousand two hundred and fifty dollars.

Case: The carriage agreement was that an amendment or was that a whole new agreement, how far back do records go between the city and King Hill Irrigation.

Hafen: In our files we have a signed agreement from 1996.

Case: Sometimes if you have what preceded that, that helps. I missed that I apologize.

There was an amendment I believe was about 1999 that says we would continue the agreement and that's all that we found in our records.

Case: When you said that somebody didn't get the water, they were expecting are you talking about the pressure they thought, or a farmer didn't get the gallons.

Hafen: It's a city lot that did not get the water, they got enough to keep a quarter of their yard green, and the trees and the rest of the yard is suffering.

Nichols: Was that an overload on the system from the skate park?

Hafen: No, that is not the conclusion that is one of the possibilities. I think that line has been damaged from construction or it's full of clam shells.

Nichols: There's one CFS that's being required to pump water to the Garfield pipeline. That one CFS that belongs to the city still on the Glenns Ferry pump deck or is that something that we would have to apply for through Idaho?

Hafen: I don't know that answer to that.

Mayor Galloska: That's why you're proposing a working group to try to investigate that.

Hafen: I'm under the impression about two or three years ago, we read the CFS right and I believe there's three CFS transferred to the Glenns Ferry City pump deck from the city.

Case: Geoff, how familiar are you with this contract?

Schroeder: I looked at it, it said temporary. I haven't dealt with it in the past at all.

Parsons: I pulled the King Hill Irrigation file when he brought in the contract he had, and it matches the exact thing he has. I have nothing that precedes this on our side.

Case: Something had to be there before 1996.

Thompson: When we got the idea of redoing Garfield, we got the agreement at that time.

Mayor Galloska: So, this is original basically.

1984 the state went through a dutification of water rights there was water being used in town that needed a home to be in and the city took on that challenge and started providing water. They bought that five CFS from Ringits. And I think [art of that covers your city water, but there's five CFS at that time. They needed an opportunity to have that water delivered. They realized they couldn't build a new system, so they came to King Hill to work together.

Mayor Galloska: I think we need to have a couple of us at that meeting Thursday.

Thompson: I think I'm the one.

Hernandez: Working with the city also, there's a lot of homeowners that have pumps. If they're watering their roses to remove those horsepower pumps to help with some of the issues you have.

Hafen: That or they have to have an ordinance saying you irrigate at night once a week.

Janousek: When Gibb was there if you were the last one on the line you were allowed pumps.

Case: Do customers know they can't have pumps?

Nichols: I think there was a clause in there that if you were under five inches of water you couldn't have a pump.

Hafen: We need to come to some sort of united effort and enforce that effort. The golf course stockpiles water in a pond, and they pump it out about three hours out of the day. Couple of the water users in town have a tank and they pressurize that water.

Mayor Galloska: Scott, are you able to attend that meeting as well?

Nichols: Oh yeah.

Item 10. DISCUSSION/MOTION: [ACTION ITEM] Easement: BLM to Water Tower.

Mayor Galloska: For the Verizon tower and we found out this afternoon it does not have to do with Verizon tower. We need to get more information. Teresa talked to the BLM people today and we need to table this until next time. It's not the Verizon tower, but there's a ROW that was signed in 1999 when the application was put in. It was issued in 2000. Then the last existing one was in 2020 and needs to be resigned. It's for a different road across BLM. We have the road that goes across Cindi Wilde's property and then this is a different access. I want to get more information before we discuss this.

Thompson: I make a motion we table it.

Hernandez: I'll second.

Mayor Galloska: All in favor, all-ayes. Motion carries.

Item 11. DISCUSSION/MOTION: [ACTION ITEM] Impact Fees.

Schroeder: There's some confusing information in some of the prior minutes that I think had a misunderstanding of how the process is supposed to work. I talked to Ann Westcott today there was allegedly a time deadline to sign up for this so they can get in and get on board with the counties process of doing impact fees. The problem with that is that the city can't dovetail with the counties impact process. The city could dovetail with the cities fire impact fees with King Hill Rural Fire Department. There's two categories of assistance in which the city could do for impact, ones streets and one's fire and maybe parks. Each one of those components and your ship has not sailed of you want to get in on that, she would charge ten thousand dollars to do the study and the ordinance with one or both of those components. The King Hill Fire Department you could share some equipment with the city and would be a little harder to dial in, but the street one totally eligible and she could come in and do the ordinance and the evaluation on the city these streets systems and set up the method by which you collect them. That's purely up to you on how you do it. Impact fees are for capital improvements, capital improvements only that are attributable to growth. The street is a great category for that. Water is not so incidentally if you tear up a street and put in a water line that would come out of the water fund. The only question is Anne has, is do you anticipate there to be enough growth for it to pay its way. If you put the system in place, then you have it there for when the growth does occur. You will have to appoint your own five-member impact fee advisory committee. They'll have to be appointed and have to bring the impact fee ordinance and the capital improvement plan to your planning and zoning, they send a recommendation to the city council and so on. That process runs independently with the city limits, not dovetail to the counties. Annes offered and she indicated she would be willing to help to fold in some Glenns Ferry Fire Department to the King Hill process.

Janousek: The fire department yes, but the King Hill Fire Department is folding in with the county. That adds another layer of complexity, so I don't know if we go with one of these in Gem County. The City of Emmett is collecting some portion of impact fees for ambulance and not for.... anyway, it's similar but it's doable. The street one would be completely independent and on its ow.

Case: We've been getting some conflicting information because last meeting we were told none of our projects would even qualify because they are existing, and it had to be a new project. Other words fixing the roads we already have wouldn't qualify, it would have to be a new road. Is that miscommunication?

Schroeder: This came up when we were doing the conditional use permit for the RV park. The degree to which the traffic on that road would create a new demand on that road that would require capital improvements on that road to improve that road to handle the cost of that new development. The way it works is they put it over the whole system and so if that road is already in bad shape, the city already owes itself the duty to fix itself. Anne's study says you have this many miles of road for this many dollars and your level of service they give you a grade and that is what the citizens owe themselves already. You have a perfect level of service or you're behind. Then when new development comes in, they say this much of that new development is going to put this demand on this infrastructure and they have to share a portion of the cost. If you have a bad street, you have to fix it. You can't put the burden of already fixing that street on the new folks, but to be fair to the folks that live here can't put the burden of the street of its repair on the citizens that already live here. That's the balancing act, it's all dictated by statute. There's very little digression, the way you have to calculate them, you have to access them. You have to give credits if a developer expenses his own money, like putting in a roundabout. It's designed and very difficult, but to be fair so that no body is getting ripped off. So, you're not putting the burden on the new developer and the folks that live here.

Case: So, it would be very difficult to tell in the near future if we would get our ten thousand recouped. Unless you had something new going on big.

Acord: Considering the growth that is happening in Mountain Home right now the impact fee is very important to the City of Glenns Ferry. That growth is coming here.

Case: I thought we already covered it and approved it.

Mayor Galloska: We did.

Thompson: Is there a reason we need to do it again?

Case: We approved it, but we couldn't approve it under the conditions we thought we could.

Schroeder: The timing was really bad in terms when Anne was out of the country and your mayor was waiting to leave office and which category you were going to sign off on. All you need to do is tell Anne that you want to engage her street impact fee for the City of Glenns Ferry and pay your ten thousand dollars for that and you'll be done. The key is in the course of that you will develop a capital improvement plan that 'll identify all the improvements you will need due to growth. I would suggest putting the underpass in that.

Janousek: I think, with the fire district it's split up in to two. The five thousand dollar mark you will know exactly what your impact fees are. For us you can decide at that point whether you want to pay the five and finish the whole thing, but at five thousand you will know what your impact fees are going to be.

Mayor Galloska: Her fees, we can recover those through the impact fees, correct?

Schroeder: You can yes, but it would be a while. You can't do schools; you could do parks.

Mayor Galloska: Your advice is streets and joining in with the fire?

Schroeder: We'll see, I need to look into it. The Glenns Ferry one is its own ordinance and advisory board. The problem with parks is you have a recreation district that is covering some of your parks already.

Mayor Galloska: We already approved impact fees; we need to approve which area. I that what we need tonight?

Schroeder: You need a motion to authorize the mayor to sign a contract with Galena Consulting to do street impact fees. That narrows the scope. We don't have the document in front of you, you may want to review it. You'll want to look at that contract before.

Mayor Galloska: Did you have time to review the contract?

Schroeder: Go to page five and that gives you your scope of work. It goes by statute.

Case: Are those positions going to be difficult to fill for the committee?

Schroeder: I don't know.

Hernandez: I motion to go ahead and sign the contract.

Thompson: I'll do that.

(ROLL CALL VOTE)

Councilwomen Case: Aye.

Councilman Hernandez: Aye.

Councilman Thompson: Aye.

Mayor Galloska: Motions passes.

Item 12. DISCUSSION/MOTION: [ACTION ITEM] DEPARTMENT/COMMITTEE MEMBER REPORT:

A. Sheriff Office – Sheriff Hollinshead/Lieutenant Burnett:

Sheriff Hollinshead: Month of January of two thousand two one hundred-thirteen events, one hundred services, seventy-three self-initiated, and seven case numbers. Last year there was only thirty-six total events, twenty-twenty there were fifty-four.....I'm pleased that the guys are doing what they need to. Normally why the numbers have been down in January in the past is we see more snow and crashes on the interstate. I was patrolling, Lt Moore was detective and Lt Gavin was at the jail, we shuffled Lt Moore and myself. Lt Moore is in charge of patrol and operations side; it'll be Lt Moore you'll be reaching out to contact. I have been moved over to purely an administrative side. I still get the pleasure of reporting to you guys. If you do have questions or concerns, please contact me.

B. Fire Chief – Derik Janousek:

Chief Janousek: The truck is certified laddered, we're able to climb but we still have to waiting for ladders. We can still run with it the way it is. Once we get it pump tested and get the bugs out, we can put it in service.

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

Carnahan: N/A

D. Public Works – Scott Nichols:

Nichols: Just trying to get our stuff ready for Donn and doing research.

E. Clerk/Treasurer – Teresa Parsons:

Parsons: N/A

F. Economic Development – Christy Acord:

Acord: The Glenns Ferry Chamber of Commerce award winner/citizen of the year Vicki Fike. See citizen of the year statement. Economic Development update, I haven't heard from Idaho Firewise yet. I'm also working on the generator grant through FEMA and the Block Grant for the three Island Senior Center.

The visitors guide for Elmore County is seventy-five percent complete. Before it mainly focused on Mountain Home, but it is different now. Small business classes start twenty-second of February at six o'clock here. Get the city website updated and rebuild the chamber website and make sure everyone's websites work together in order to display accurate information for Glenns Ferry for visitors and community.

G. Librarian – Jennifer Trail:

Trail: Absent

H. Animal Control – Jackie Shenk:

Shenk: Absent.

Mayor Galloska: She's almost through her training modules. I've been having her ride around with the Gooding Animal Control.

Schroeder: Sorry, but I just received an email from Anne with the contract if you want to look over it.

Mayor Galloska: We can go back to it.

I. Airport Manager – William Galloska:

Mayor Galloska: We're going to be meeting the third Thursday. I can't report anything until we have that meeting.

J. Historical Museum – Donna Carnahan: Absent.

Acord: About a year and half ago New Fields came and talked to us about EPA about doing some things at the museum. They access asbestos and stuff like that. The one building that is left and important is the museum. The museum still has the old boiler in the museum. They qualify for the grant through region four that's in Twin Falls. They put in for a regional grant. Denver Price and I started working on the assessment grant for the EPA to do an assessment. We'll be coming back to you.

K. Planning & Zoning – Kt Carpenter: Absent.

Item 13. MAYOR AND CITY COUNCIL COMMENTS:

Thompson: N/A

Hernandez: N/A

Case: N/A

Item 14. ADJOURN: [ACTION ITEM]

Parsons: 8:18pm

Approved by the City Council: 03/08/2022

William L. Galloska - Mayor

Attest: _____
Teresa Parsons - Clerk/Treasurer