

**CITY OF MARSING
COUNCIL MEETING
AUGUST 9, 2017
7:00 P.M.**

Mayor James Ferdinand called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Roll Call: Mayor James Ferdinand, Councilman Cory Percifield, Councilman Marie Herman, Councilman Jolyn Green, Councilman Chris Even were present. Staff members present were City Clerk/Treasurer Janice Bicandi, Deputy City Clerk Doris Hayward-Roland, Public Works Supervisor Philip Gibson, City Attorney Stephanie Bonney and City Engineer Amy Woodruff.

Others also present in the audience were: Noyam Hale (10 E Main), Rose Gress (13 Reich), Ray Mitchell (225 Canal), Hope & Xavier Villa (108 Patton), Carol Garrison (USDA Rural Development) and Sean Chaney (Owyhee Avalanche).

Mayor Ferdinand asked for an amendment to the agenda to place Civil Dynamics/Amy Woodruff after the approval of the Consent Agenda.

Councilman Percifield moved and Green seconded to amend the agenda to place Civil Dynamics/Amy Woodruff on the agenda directly after the approval of the Consent Agenda. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

CONSENT AGENDA: Councilman Percifield moved and Even seconded to approve the minutes of the July 12, 2017 City Council Meeting and the Claims against the City for the approximate amount of \$41,973.68 from July 12, 2017 to August 9, 2017. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

City Engineer Woodruff reported that they had been working with Rural Development to get the new bathrooms at the City Park.

There has been some coordination with the Public Works Staff on the NPDES permit and the water system. There are pressure relief valves in the water system. When they were installed, they needed to have a venting capability that DEQ is now paying a lot more attention to. Philip Gibson has been working with Civil Dynamics to get a waiver in place.

The City of Marsing received grant funding from the Department of Parks & Recreation for a new dock the same size as the old existing "L" shaped dock.

The boat ramp bid is to open Friday, August 11, 2017. There have not been a lot of contractors excited about working on that.

Marsing City Council Meeting

August 9, 2017

7:00 P.M.

Mayor Ferdinand, Kirby Cook and Woodruff met with ITD regarding the water mainline on the bridge on August 2, 2017. The details are still being worked through. She will put together a summary email for the Mayor to recapture the meeting. Senator Brackett and Representative Blanksma both participated in the meeting by phone. The City's existing water main and getting the water main reinstalled on the bridge is what is at issue.

Woodruff's office has been working through the design/right-of-way on Reich Street. A lot split application has been filed for a property that abuts Christensen Street on the west side. One of the City's requests regarding the lot split was to have the right-of-way dedicated to the City. Both Woodruff and Bonney are working with the surveyor on getting the quit claim deed in place. They are also working through the design on Reich Street.

Civil Dynamics had an on-site meeting with ITD regarding the sidewalk along SH 78. ITD requested that the sidewalk be moved on to the School District property. The School District has agreed to do that subject to a few conditions. They want to make sure that the new sidewalk does not interfere with their new plans for their campus expansion. They also want to make sure that the new sidewalk doesn't inhibit the storm drain or that they lose parking spaces. Woodruff thought all of the needs could be met.

Carol Garrison with USDA Rural Development has some documents and conditions of the grant to discuss with Council. Once the paperwork is in place and the application is approved, then the City will enter into a contract with CXT for those bathrooms. A contractor will be needed that can put the pad of ¾" road mix in and place the bathrooms. That process should move pretty quickly once all the paperwork is done. The new bathrooms will be placed right where the existing bathrooms are. There was some added expense in the project for concrete, sidewalk type pedestrian facilities to get to the front door and for a little parking area. She thought that it could be done for less than what is in the budget.

PUBLIC HEARING: FY2017-2018 Proposed Budget

Mayor Ferdinand asked if anyone in the audience had comments concerning the upcoming fiscal year budget. The Mayor closed the public hearing for the FY2017-2018 Proposed Budget.

ORDINANCE: Annual Appropriation Ordinance A-199

Councilman Green moved and Even seconded that pursuant to Idaho Code, Section 50-902, requiring an ordinance be read on three different days, with one reading to be in full, be dispensed with and that Ordinance A-199 be considered after reading once by title only. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

Marsing City Council Meeting

August 9, 2017

7:00 P.M.

Councilman Green moved and Herman seconded to adopt Ordinance A-199. The Mayor asked for a roll call vote with all Councilmen present voting yes. Motion carried.

RESOLUTION: None

PUBLIC INPUT: Rose Gress (13 Reich Street) addressed Council regarding her utility bill. She was behind on her water/irrigation bill. Gress' water was turned off on July 25th. Mayor Ferdinand asked Gress how far behind she was. She said she didn't know. Her last bill she said she was told she still had approximately \$700.00. She said it was the irrigation along with the water. She said she didn't know which was which.

The Mayor asked if she had made arrangements to pay her bill. Deputy Clerk Doris Hayward-Roland said that Gress had made arrangements to pay a certain amount every month.

Ray Mitchell (225 Canal) spoke to Council regarding his building permit for a single car garage which he paid for in March. He had issues with the setbacks. He presented his fourth site plan to the building inspector and the Mayor which was approved. Then the building inspector said it would not work. The inspector had been on site three times. Mitchell chose that site because of two large trees on the property. Mitchell asked for his building permit fees back because he was not issued a permit and was told that only the permit fees would be returned, not the plan review fees. He said that where he lived previously that was a public service to the community and has never had to pay for a building inspector.

Mitchell stated that he was told that the building inspector was on a contract with the City of Marsing. He wanted to know who pays for the contractor.

Mayor Ferdinand replied that it came directly from the permit fees. The City only keeps the administrative portion of the permit fee.

Mitchell said the inspector killed his project. He is going to put in a car port now.

Mayor Ferdinand said he would follow up on the situation.

USDA City Park Grant – Carol Garrison, Community Programs Specialist with USDA Rural Development, presented a "letter of conditions" by which the City will be given grant money. The grant is similar to the one that was done for the Island Park restrooms, it is the same program. USDA is agreeable to the City's request for \$36,700. Within 60 days, the City will agree to meet the conditions that it can before construction.

The U.S. Government has a contract with CXT. They will bring the new restroom and will drop it on the foundation. The rest of the construction is an ADA parking space, a sidewalk, and the demolition of the existing building.

Marsing City Council Meeting

August 9, 2017

7:00 P.M.

If the project comes in for less and it looks like the City will not use all of the grant money, it can be used on other project related expenses.

Councilman Green moved and Percifield seconded for the final approval of the USDA City Park Grant. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

OLD BUSINESS:

- A. **City Attorney Stephanie Bonney** gave a summary of the documentation that talked about the USDA Loan Refundings. Zion's Bank took a look at whether or not the City could save any money with the refunding of its current water and sewer bonds. When a refunding is done, a 5% savings is what is usually sought.

Something that comes out of doing a refunding even if it does not save you a lot of money, is that it opens up a reserve fund.

Mayor Ferdinand said the reason for his request for the refunding is because there is a possibility of a very large expense coming in the way of a water line across the bridge. There is \$700,000 that is just sitting there until the bond is paid off.

He also said there is a possibility that changes are needed for the lagoon also.

Recommendation for the Water Refunding is to go through the Idaho Bond Bank. The City sells its bond to the Idaho Bond Bank Authority. It pools together more than one bond and then it goes out and sells its bonds to the market. It lets the City piggy back on the State's rating. The City would get a lower rate than it would if it was by itself. The only potential loss would be a \$500 application fee if the City put in for it and then all of a sudden the rates weren't where we would like them. The application does not commit the City to anything.

Bonney said that if Council wanted to go ahead, they would need to approve \$500 application fee to the Idaho Bond Bank. Worst case scenario, the City would be out the \$500 if the market goes up.

Councilman Even asked what the savings would be to the citizens of Marsing.

Mayor Ferdinand said that the reserve requirement would not have to be met.

Bonney said one way to look at it is, if the money is tied up in reserves, then City ultimately has to borrow money to do the water line on the bridge.

Marsing City Council Meeting
August 9, 2017
7:00 P.M.

Councilman Even asked what the savings would be regarding the water bills to the Marsing citizens. The biggest complaint he gets is concerning the utility bill rates.

Mayor Ferdinand said there are a lot of positive things to refinancing the bond. One would be the \$83,000 that the City would not have to put in reserve as required money annually is directly taken out of water bills. Council would have to make a decision as to what reserve they would like to keep for catastrophic failure. He wants to see some savings right back to the citizens, immediately when this happens. That is the ultimate goal.

Bonney said potentially even if the Council kept from having to raise rates because of borrowing the money for the waterline. The minimum what you would be doing is saving 3 1/2 %.

Bonney said she is not optimistic that the City can get ITD to pay for the waterline. At a very minimum, the City is holding very hard to pay for the engineering and the design.

Councilman Even moved and Percifield seconded to move forward with the application process for the Idaho Bond Bank. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

NEW BUSINESS: Xavier & Hope Villa, Property Purchase Proposal, 211 2nd Avenue West

The Villas submitted a purchase offer for the property located at 211 2nd Avenue West for the amount of \$8000.00 providing there are no liens on the property and that City services and building permits are obtainable on the property.

Mayor Ferdinand said this property has been offered up for bid and it has been offered up for a price of \$15,000.00. There have been no takers or offers at this point. The Mayor asked if Council had any questions.

Councilman Green asked who would be responsible filing title reports and doing all of the fees. Would it be the City or the Villas? (Usually the closing costs are split.)

Councilman Even moved and Green seconded to accept the \$8,000.00 offer from Hope & Xavier Villa and split the closing the costs for the property located at 211 2nd Avenue West. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

PLANNING & ZONING: None

REPORTS:

A. PUBLIC WORKS SUPERVISOR – PHILIP GIBSON

New Business

- Backhoe to Musick Auction – Live Auction on Saturday August 26th at 10 a.m. (Gibson will be attending the auction.)
- Searching for a Mini Excavator that will Suit our Needs (Gibson has checked with Idaho Federal Surplus and they haven't see a mini excavator go through their auction. Checking on line, Gibson said that most are around \$20,000 to \$22,000, used with approximately 1500 hours.)
- Made Cleaning the Bar-Screen Safer (The two sewer lines "T" together and go through a screen with 1" bars that catches paper towels. The "gunk" is raked and put in the trash can. The trash can is hauled to the dumpster. The dumpster has been placed on a platform with wheels. They dump directly into the dumpster.)
- Patched Road on 1st N.
- Prepped Roads for Chip-Sealing – Scheduled for the Later this Month
- Marsing Hardware & Pump Replaced Well Seal/Cap at Well #3 for the Sanitary Survey
- Covered Chlorine Contact Chamber with Tarps at the Wastewater Treatment Plant to Prevent Algae Growth and Prevent Discharge Permit Exceedances; Results have been Good (Temporary Solution. Levels of BOD, TSS and E-Coli have dropped.)
- Grass Carp Ordered
- Spraying Weeds
- Irrigation Repairs/Cleaning
- Juan is back to work on light duty cleaning and organizing the shop.
- Snowplow Scheduled to be Installed on Sander Truck in October
 - Utility Truck Equipment - \$6,550

Next Months Planned Projects

- Chip-Seal Roads
- Replace Water Meter Lids that don't Lock
- Lead and Copper Samples

Questions for City Council

- Merry-Go-Round – 10" Diameter (Two legs broke off and bearings are going out. Unfortunately it was designed to replace rather than repair. No repair parts are available.)
 - New 10' - \$5,415 plus shipping
 - New 8' - \$2,431 plus shipping

Mayor Ferdinand said the biggest concern was the City's liability in putting in another merry-go-round. He asked if Council would consider putting something else in its place.

Councilman Percifield preferred to spend the money on trash cans, park benches or picnic tables.

Council agreed to not replacing the merry-go-round.

Marsing City Council Meeting
August 9, 2017
7:00 P.M.

- Sanitary Survey - Air Release/Vacuum Valves – (The City needs to sign a waiver to exempt the City from the venting requirement. An inflow preventer would need to be installed to fix this violation.)
 - 3 Valves at \$1,087 each for a total \$3,261

Councilman Green moved and Even seconded to purchase an inflow preventer to fix the violation on the Sanitary Survey for a total amount of \$3,261.00. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

- Who will be riding in the Owyhee County Parade?
 - Permission for my Children to Ride in the Pickup to and From the Parade

Mayor Ferdinand did not have any issues with Gibson's children riding the City owned vehicles for the parade in Homedale as long as they wore seat belts.

Councilman Green asked Philip Gibson if there was a maintenance schedule for the City owned vehicles and equipment.

He said yes. There is a maintenance book which he revamped over the past years with more information. Prior to him being the Public Works Supervisor, he said the mentality was to not put any money into equipment if it was old. Gibson said he is changing that.

Mayor Ferdinand said that when he drives down 2nd Avenue W heading south, his vehicle windshield is "pummeled" by tree branches.

Gibson said he noticed the trees. They usually do most of the tree trimming in the winter time. He said that he will be renting a lift to do tree trimming. He said he would take care of the Mayor's issue now.

B. Mayor Report: Catering Permit – Tim Percifield Tournament

Councilman Even moved and Green seconded to approve the Catering Permit for the Tim Percifield Tournament. The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye. Motion carried.

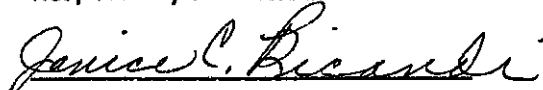
Councilman Green motioned and Even seconded to enter into Executive Session at 8:15 p.m. pursuant to IC – 74-206 (1) (f) To communicate with legal counsel. The Mayor asked for a roll call vote with all Councilmen present voting yes. Motion carried.


Mayor Ferdinand and Council concluded the Executive Session at 8:32 p.m. during which discussion was held communicating with legal counsel pursuant to Idaho Code 74-206 1 (f).

Marsing City Council Meeting
August 9, 2017
7:00 P.M.

Councilman Even moved and Percifield seconded that the meeting be adjourned at 8:33 p.m.
The Mayor asked all Councilmen in favor to say aye with all Councilmen present voting aye.
Motion carried.

Respectfully submitted:


Janice C. Bicandi, City Clerk-Treasurer


James Ferdinand, Mayor

Date: September 13, 2017