

# CITY OF GENESEE

Location: 235 W Chestnut Street, (Fire Station) Genesee, ID 83832

CITY COUNCIL

January 19, 2021

REGULAR COUNCIL MEETING

## MINUTES

6:00 PM

**CALL TO ORDER** - The Genesee City Council met January 19, 2021. Mayor, Steve Odenborg, called the meeting to order at 6:00pm.

**ROLL CALL** - Present at the meeting, Council Members Nyla Roach and Bill Krick, City Engineer Scott Becker, Deputy City Clerk/Treasurer Debi Zenner. VIA ZOOM: Mayor Steve Odenborg, Council Member John Hermann and Cody Bailey, Maintenance Supervisor Dustin Brinkly, City Attorney Jennifer Douglass and Clerk/Treasurer Karyn Wright

**VISITORS:** Bruce Scharnhorst, Carl Heilman

### UNFINISHED BUSINESS:

**Scharnhorst Petroleum, LLC-Site Plan**-Scott Becker has reviewed Bruce's plans and feels the building plan is straight forward without the need for engineering. Nyla wondered where the concrete slab is located and if she were to spill gasoline where would it go? Bruce will put in an oil/water separator tank with two separate drains, where he would occasionally have to clean out the oil tank. Bruce would like to be able to put the water in the existing sewer line....clean water only. This is standard practice in other gas stations or he could build a bio swale, where he would dig a hole and the water and oil would sift through rock. Both options are acceptable, but it would be cheaper to run the water in the city sewer.

Would like the city to approve the fact he doesn't need an engineered site plan; Scott agrees with this. All set backs are up to code, tanks are brand new, state of the art, and double walled. The Fire Marshall has also approved these plans. Motion made by Bill, seconded by Nyla, to approve this proposed plan, without an engineering stamp; **ROLL CALL VOTE: Roach, Krick, Hermann, Bailey; AYES, motion carried.** Debi will type a letter to Bruce, confirming the Council has approved his plans.

**PNW Land Purchase Agreement**-Jennifer feels this copy is okay for the Mayor to sign, with the new closing date of September 1, 2021. Motion made by Cody, seconded by Bill, to authorize the Mayor to sign this contract, with PNW for the property purchase with the new closing date of September 1, 2021; **VOICE VOTE: AYES; motion carried.**

**Mountain Waterworks Engineering Contract**-Bill discussed the continuing contract and said many of these items are already in progress. Bill moves to approve the Mountain Waterworks Engineering Contact for the next phase, seconded by John, **VOICE VOTE: AYES; motion carried.**

**Approval & Adoption of written decision on Request for Reconsideration-**The Genesee City Council has reviewed the applicants request for reconsideration of the rezoning residential property to commercial. Council approved the decisions at the past meeting and all agreed to deny this request. Nothing seems to be missing or inaccurate. Jennifer asked Council if her statement looks correct to everyone. Bill doesn't see an issue with it, neither does Nyla, John made a motion, seconded by Nyla to approval and authorize the Mayor to sign, **ROLL CALL VOTE: Roach, Krick, Bailey, Hermann; AYES, motion carried.**

**Water Project Short Term Funding-**The question, whether one department can borrow from the General Fund, came up last September and Jennifer says we were given wrong advice by Association of Idaho Cities. There was a discussion if each Department's funds were restricted. Jennifer says General funds can be used wherever they are needed, and believes AIC is wrong and spoke with Justin Ruen and also spoke with AIC's attorney, Jerry Mason. General Funds can legally be used for our water emergency. Enterprise funds should be self-sufficient, but in this case, we can use General Funds to get another Well online as soon as possible, since the Bond funds won't be immediately available.

Bill explained we are hoping to get the test Wells started as soon as possible. Would like Council to approve the short term use of the General Funds, possibly draw up a contract, would only be a month or two at the most and possibly won't be needed at all, but wanted to have something in place, in case we find water immediately, we can begin with the Well casings and construct the new Well. Cody wondered about the 100K loan we have received, but Bill explained, we have identified four places to test drill, and that money will be used to cover the exploratory drilling costs. Bill feels the maximum amount he would need to borrow, would be 260K; hopefully won't need it at all, but wanted to secure funding in case we hit water immediately and the Bond money isn't available yet. This would possibly get the new Well online by July. With the City being in an emergency situation, we need to get a Well established and online as soon as we can.

Karyn said our General Fund currently has 30K, Streets and Sewer have the largest budgets. Streets has budgeted money for a Jackson Street project, planned this year. Tax payer funds are allocated for General, Streets and Parks, however there is highway money that is only for Streets, so those funds would be restricted. Sewer funds are restricted and could not be used to construct a Well. Jennifer was wondering if there is money in reserves, investment accounts, or other places that could be used? Karyn indicated 200K in the Street budget, allocated for Jackson Street, could be available, if they could be considered General Funds. Would have to come strictly from Property taxes and not a Grant or other Street only restricted funds.

As far as a time frame, Bill says we just can't sign a contract to complete the Well, without having funds available. This needs to be put out to bid as soon as possible and Bond funds won't be available until March or if we go with DEQ, July. If we were able to use General Fund money, it would be reimbursed as soon as the Bond proceeds were made available.

Cody wondered when we were made aware of this and expressed frustration about a need for 260K and would have liked to be better informed. Cody would like to table this until we have more information. Bill explained he was trying to get information together, only becoming aware last Friday, and then Monday being a Holiday, he couldn't get through to AIC, the attorney, etc. but wanted to get it on the Agenda for discussion. Cody moves to table, seconded by John, as well as a list from the Clerk to find what funds are available, **ROLL CALL VOTE: Roach, Krick, Bailey, Hermann; AYES, motion carried.**



**NEW BUSINESS**

**Canvass November 3, 2020 Election Results**-Bill made a motion, seconded by Nyla to approve the election results, **VOICE VOTE: AYES; motion carried.**

**2021 Liquor License Applications:** Hall's Corner Bar/Brass Lantern Restaurant and Genesee Super Market, have applied for both County and State. The Stomping Grounds Coffee House has not gotten their State and County yet and the Pastime doesn't plan to open, but will let the City know within 30 days, if plans change. Motion made by Bill, seconded by Nyla to approve, with the contingency of copies of County and State License paperwork provided by January 31, 2021, **VOICE VOTE: AYES; motion carried.**

**CITY OFFICIAL STAFF REPORTS:**

**John-** Auditor is still working on both the City and Fire Bond audit and is close to completion.

**Cody-**Guys will do pothole patching as soon as weather permits. Moving forward, talking with Scott on the Jackson Street project, but will be in touch.

**Dustin-**Chestnut Street project will begin March 3<sup>rd</sup>, could be conflicting schedules, as they are anticipating 3 to 4 weeks. Bill says this is news to him and unacceptable, because Spring work could be beginning and wonders if there is anything we can do about this timeline. Dustin thinks we could let them know and try to negotiate their schedule. Bill will get with Dustin tomorrow.

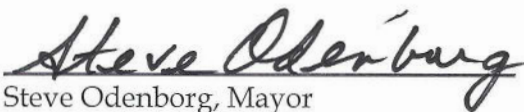
**Scott-** TO Engineering has three property use agreements with Scharnhorst Petroleum, PNW, and the City of Genesee. Needs to get all agreements signed. Will have the agreement for the next meeting, February 2, 2021. Meeting scheduled February 12<sup>th</sup> on Chestnut Street project with TO Engineering at 8am. Mayor will get the information to Cody as soon as possible. Plans will be available during the Zoom meeting.

**Nyla-**No Report

**Steve-**Talked with Tom Lamar about our situation on Spruce St, will have more information later.

**Karyn-**After months of working on this, Xpress Billpay finally was transferred to P!FCU, so will close out Wells Fargo accounts tomorrow. The CARES ACT has been approved through the first approval process, but funds have not been disbursed yet.

**ADJOURNMENT-**Motion made by Cody, seconded by Nyla, to adjourn at 7:30pm. **VOICE VOTE: Ayes; motion carried.**

  
Steve Odenborg, Mayor

  
Debi Zenner, Deputy Clerk/Treasurer