

# CITY OF GENESEE

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

CITY COUNCIL

January 5, 2021

REGULAR MEETING

## MINUTES

6:00 PM

**CALL TO ORDER** - The Genesee City Council met January 5, 2021. Mayor, Steve Odenborg, called the meeting to order at 6:00pm.

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

**VISITORS:** Roger Kinyon, Jay Roach, Don Galloway, Carl Heilman, Jennifer Tengono, Gary & Lynn Kiss and Jim Sims

**CONSENT AGENDA:** Bill made a motion, seconded by John, to accept the consent agenda, along with payment of the bills as presented. **ROLL CALL VOTE: Krick, Hermann, Roach, Bailey; Ayes; motion carried.**

### UNFINISHED BUSINESS:

**PNW Property Purchase-** Mayor Odenborg read part of the Purchasing agreement. John has spoken to Mr. Boyd and felt it went very well. Most or part of the property, the City wishes to purchase for the wastewater facility, will be farmable for next three years. Jason Boyd is more than willing to work with the City on a farming lease. John indicated a dollar amount was not discussed, but Jennifer thought it was mentioned in the PNW contract, but would have to go back and search old emails. Cody said there is no dollar amount specified, only referred to. Bill thought what he mentioned before would not be relevant because we thought the full parcel would not be farmable, and now it may be, for at least the first year. Mayor Odenborg said, if everyone agrees with the redlined version, we can approve the agreement, with the contingency of writing a new lease agreement with Mr. Boyd. Jennifer suggests we negotiate the agreement with Jason Boyd immediately. John was curious when construction would begin. Ryan Rehder says it's too early to tell what phase the project is in, but there may be site investigation work beginning, 2022, when we plan to occupy the entire property. It was discussed we may want to negotiate a one year lease with Jason. The farm lease would be a completely separate agreement from the land purchase. There was a question whether or not the City would honor the previous farm lease or negotiate a completely new lease, with a payout if the property wouldn't be available to farm. Bill would like to put in a provision, in the purchase agreement, stating what the City plans to do with the farm lease. Cody made a motion to approve, with an authorized satisfactorily negotiated farm lease with Jason Boyd, seconded by Bill, **ROLL CALL VOTE: Roach, Krick, Bailey, Hermann; Ayes, motion carried.**

### NEW BUSINESS:

**Utility Bill Reduction Request-Toppi:** Letter received from the owners of the Wendy Anne Apartments, requesting a reduced water/sewer bill, because of small apartments and only one bathroom per unit. Our ordinance states for a multiple resident; apartments, duplexes, etc., the City bills PER UNIT. Bill moves to deny this request, seconded by Cody, (include reference to City Code 3-1- 2 to 3-1-4...amended by John)  
**VOICE VOTE: AYES, motion carried.**

**Consideration of new engineering contract w/MOUNTAIN WATERWORKS-** Ryan discussed his contract to continue working for the City, especially on the emergency Well. Ryan said we revisited the overall water project at the last meeting, as well as, construction of an emergency Well #8. Ryan presented his information, and understands the city is in a water supply emergency and explained the priority of what needs to be done next. The City's Well #3 has been testing high in nitrates, so it's been taken off line. Ryan discussed the phases of the project and would expect to begin drilling the test sites in February. The 100K loan, for test site drilling, has been received by the City. Tim Farrell, via Zoom, added that Well #8 is their priority to make sure the City gets the water they need. This contract will be forwarded to Jennifer for her approval and added to the January 19<sup>th</sup> meeting agenda.

**PASTURE BID-** We only received one bid. Nyla opened the bid from Anita Falen; she bid \$20/month. Bill moves we accept the bid for the pasture rent; seconded by Nyla; **VOICE VOTE; AYES, motion carried.**

**Water Fee Reduction Jim Sims (Pastime)-**Bill read Jim's letter aloud. Since the Covid-19 pandemic, in March, Jim closed his business and said his Doctor advised him to stay home. He does go down occasionally, and asked the City to keep his water on at no charge. John feels we can't do this when all other businesses are paying full fees; Cody agrees. Carl Heilman thought it would be nice if the City would help their seniors. It was suggested Jim hire someone to run the business, but Jim said he would lose more money if he were to hire someone to do the things he did to keep his business running. Motion made by Cody to deny Jim's request, seconded by Bill; **ROLL CALL VOTE: Bailey, Roach, Krick, Hermann; AYES, motion carried.**

**REQUEST FOR RECONSIDERATION-** Jennifer discussed the letter and read the statute. She also has received information from Steve and Patti Myers' attorney, Jon Hally. Jennifer would like Council to have time to read this letter and review all of the information. Jennifer Tengono, attorney for Roger Kinyon, needed a little extra time to go over materials, so it was decided to table this issue for a Special Council Meeting, next Tuesday, January 12, 2021, at 6pm.

Gary Kiss said there is a lot of activity going on in this area and knows they have been given a Cease and Desist order, from the City. Gary would like to know what can be done to get them to stop?

#### CITY OFFICIAL, COUNCIL AND STAFF REPORTS

**Nyla-** One of the RV restrooms has been locked, because the wind will swing the door open and cause damage. New door handles have been ordered, so we hope this will solve the problem.

**Cody-** Our guys did a great job with plowing snow, getting all the streets cleared and graveled. Will try and get an update for the Chestnut Street project soon.

**John-**Notified our request for the CARES ACT has been submitted and the audit is moving forward.

**Bill-** Water and sewer items were discussed and hopefully will have a Chestnut Street update soon.

**Steve-** 100K loan was received for the test Well drilling.

**ADJOURNMENT-**Cody made a motion, seconded by Bill, to adjourn at 7.50pm. **VOICE VOTE: Ayes; motion carried.**

  
Steve Odenborg, Mayor

  
Debi Zenner, Deputy Clerk/Treasurer