

**REGULAR BURLEY CITY COUNCIL MEETING
CITY HALL
1401 Overland Avenue
Burley, Idaho
February 7, 2023**

AGENDA

REGULAR SESSION AT 7:00 P.M.

CONSENT CALENDAR

1. ACTION ITEM 1. a through c. Items on the Consent Calendar are considered to be routine and enacted by one motion. Any item may be removed for discussion and made a part of the regular agenda at the request of a member of the Council. Any request shall be made after the Consent Calendar is read and before action is taken.

a. APPROVAL OF MINUTES FROM REGULAR AND SPECIAL MEETINGS

b. BILLS PAYABLE \$1,064,749.57

c. PAYROLL ENDING ON 01/27/23 FOR \$219,606.41

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| 2. ACTION ITEM | Mike Blauer - Cassia Regional Hospital | Mike Blauer |
| 3. ACTION ITEM | Letter to Idaho Public Utilities Commission | Brent Wallin |
| 4. ACTION ITEM | Acceptance of Utility Easement | Brent Wallin |
| 5. ACTION ITEM | Bucket Truck Purchase -Electric Department | Brent Wallin |
| 6. ACTION ITEM | Purchase of Right of Way | Mark Mitton |
| 7. ACTION ITEM | Latecomers Agreement | Bryan Reiter |
| 8. ACTION ITEM | Surplus Computers | Tayce Robinson |
| 9. ACTION ITEM | Merchant McIntyre Agreement | Mark Mitton |
| 10. ACTION ITEM | Adding Enhanced internet for Spudman | Jacob Johnson |
| 11. ACTION ITEM | Purchase of 1 ton Truck – Electric Department | Brent Wallin |

12. Report and Discussion of Recent City Events

Information Items

BUILDING PERMITS:

Residential	Remodel	1917 Yale Ave.	\$2,000
Residential	New Construction	246 South Hills	\$243,000
Commercial	Alteration	702 N overland	\$88,300
Commercial	Alteration	2560 Overland Ave.	\$398,652

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COMMENCE MEETING

EXECUTIVE SESSION

Council met in regular session at 7:00 p.m. with Mayor Ormond presiding. Council members present were Casey Andersen, John Craner, Janet Hansen, Kimberli Seely, Jim Powell, and Bryce Morgan by phone.

City Staff present were as follows: City Administrator Mark Mitton, City Clerk Tracy Bustos, Attorney Dave Shirley, Wastewater Treatment Director Dustin Raney, Golf Pro Scott Draper, Engineer Dave Waldron, Engineer Bryan Reiter, Electrical Supervisor Brent Wallin, Librarian Tayce Robinson, Human Resource Carol Anderson, Sanitation Supervisor Eric Pufahl (excused), Deputy Chief Casey Harman, Deputy Jared Thompson, and Shop Supervisor Rick Garner.

INVOCATION

The Invocation was offered by Council member Janet Hansen followed by the Pledge to the Flag.

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A motion was made by Council member Hansen and seconded by Council member Seely to accept the consent calendar with the change to correct date of 01/27/23 for the payroll ending.

Roll Call Vote.

The results of the votes were as follows:

Jim Powell	Aye	Bryce Morgan	Aye
John Craner	Aye	Kimberli Seely	Aye
Casey Andersen	Aye	Janet Hansen	Aye

Motion carried.

CASSIA REGIONAL HOSPITAL

Mike Blauer Hospital Administrator is new to the Hospital and wanted to introduce himself. Mr. Blauer grew up in Burley Idaho. Mr. Blauer talked about his education and work experience. It was stated that the doctors and staff here are great, and that Inter Mountain Health Care works under a board that is also exceptional. The ambulance system was talked about. Recently, the name was changed to Intermountain Health to focus on Health and improve the community's health.

In his education Mr. Blauer said that one whole class, at graduate school, was discussing Inter Mountain Health Care and what a great system it is, well respected throughout the country.

The system of Intermountain Health was talked about. All the services that are provided and some awards for the best Maternity Care. Life Flight services have been added to the hospital. A hanger is being added for the helicopter.

Doctors that have recently been hired were discussed. A new logo was also created and will be rolling out.

A few questions were asked as to how COVID has changed things and how to recruit doctors and nurses. It was explained that Telecare has increased due to COVID, and recruitment has been a challenge, but the hospital is in a good place now. It was mentioned again that there is great staff here. Salary adjustments are happening to help with this. Looking at nursing enrollment. Another question was the gap for pediatric care. A Pediatric Nurse Practitioner was recruited and then at the last minute the nurse practitioner changed her mind and did not come. The hospital is looking for ways to get doctors to come and feel supported. It was also mentioned that Primary Children's Pediatricians and nurses are available through tele services.

Encouragement to continue to communicate with city officials would help to engage the community.

LETTER TO IDAHO PUBLIC UTILITIES COMMISSION

Due to connection problems with 3CX we could not meet with the Attorneys from Murray, Ziel, & Johnston so this item was tabled until the next meeting. The Attorneys will come in person for the next city council meeting.

ACCEPTANCE OF UTILITY EASEMENT

A map was shown of the Walmart location and Snake River Crossing with the charging stations for Tesla. On the opposite side of the strip another charging system is coming, Rivian charging station that will be very similar. There is a need for an extension on the easement for the electric transformer that will need to be installed.

The easement had to be corrected from 500 acres to 500 feet. The owner has signed it, so we just need the signature from the city.

A question was asked about what will happen when the road needs to be widened in the future because of all the traffic on the road. It was discussed the cost of obtaining more property was discussed and putting up a fence or some type of barrier to protect that property was discussed. It was also stated that the property was designated for easement and not for widening the road.

It was stated that eight more stations will be put into place. More details about the charging station were discussed and what the boxes will look like and how they might block the view of the traffic. It was stated that these boxes will not block the view of the traffic.

A motion was made by Council member Andersen and seconded by Council member Craner with a note that it is good to have these opportunities as Burley is half-way to other destinations, to approve the easement and allow the mayor to sign it.

Janet Hansen	Aye	Bryce Morgan	Aye
Kimberli Seely	Aye	Jim Powell	Aye
John Craner	Aye	Casey Andersen	Aye

Motion Carried.

BUCKET TRUCK PURCHASE – ELECTRIC DEPARTMENT

It was explained that the bid government bid on this bid did not cover the whole truck. It only covered parts of the truck. The bid needs to cover the whole truck so the electric department is on the lookout for another bid for this truck that would meet the government bid requirements.

PURCHASE OF RIGHT OF WAY

2017 the city purchased property for expansion for Pleasant View Cemetery. The property was shown, and the boundaries were explained. The price of the property is \$14,915.50. It was explained that ownership of the property was not available at the time the city purchased the other right of way. It is available now and will be sold for the same price as what it was at the time. There are no restrictions on the property.

It was discussed that the money for the property would come out of general contingency fund. The use of the property was also discussed.

A motion was made by Council member Seely and seconded by Council member Craner to approve the purchase of Cassia County Tax parcel RP10S23E280790 by warranty deed for marketable title for \$14,915.50 and allow mayor to sign all closing documents.

Kimberli Seely	Aye	Casey Andersen	Aye
John Craner	Aye	Bryce Morgan	Aye
Janet Hansen	Aye	Jim Powell	Aye

Motion Carried.

LATECOMERS AGREEMENT

The Latecomers agreement was explained. A map was shown of property that had sewer lines going through the property. The requirements of what is needed for the property for sewer and water lines this goes against what is needed for the property and the contractors are asking with increasing frequency of how to recover the loss of this money. This agreement would help the contractors.

It was explained that the contractor could go ask all the property owners around the property, but there are many challenges with getting this consensus built. This agreement with the city and the developer is what the latecomer's agreement helps fix.

An arbitrary example was given. The developer builds the line and enters into an agreement with the city to reimburse the capacity portion of our connection fees. So, the capacity part would be \$1200, and the saddle would be \$100. The city would agree to reimburse the developer for the \$1200 capacity cost as they work off the extra portion. It would be \$1200 for every hookup until the developer is whole. There would be a sunset number ten years or something that the developer would get the money until the sunset and that would be the limit.

This is based on a model by city of Nampa. It was stated that Nampa no longer uses this model because they have implemented impact fees. It was explained that when impact fees started it changed the program.

An agreement would be set, the details would be worked out and set for everyone that would use the agreement. The developer would then decide what they want to do with the land. It was stated that capacitor fees would be used but not hard costs to the city. Bigger projects might have a shorter sunset than smaller projects. Administration fees would be charged to cover the city's costs, making sure these agreements were drawn up properly. It was explained that depending on the ground that agreement details could be different.

The city has done this in several ways in its history. King's warehouse was an example given. High Deseret came in and then it got tied into other projects down Washington.

A default mechanism will be set up for these developers when they come in and want something like this to use. This will be set through city code. There are many things to look at when setting the code and implementing the program. If impact fees are brought in, then it would change this model for the city.

SURPLUS COMPUTERS

The library replaced their public computers last year. The computers are highly used and were needed to be replaced. The Cassia County Museum has requested to have a couple of computers. The other six would be kept on hand to replace the computers in the city or other county organizations that need a computer.

The cost of the replacement was discussed, and the value of the computers was also discussed. If the computers are not used, they will be recycled with ETS.

Nothing is needed to donate the computers to a governmental agency.

A motion was made by Council member Andersen and seconded by Council member Seely to approve the surplus of the eight computers.

Jim Powell	Aye	Janet Hansen	Aye
Kimberli Seely	Aye	John Craner	Aye
Casey Andersen	Aye	Bryce Morgan	Aye

Motion Carried.

MERCHANT MCINTYRE AGREEMENT

There is federal money out there, but it is hard to find the money. There is not a lot of clarity in where the money is going and how to get the money. There are so many different pots of federal money. This business works exclusively with non-profits and small cities.

The city will put together the priorities that the city needs. This company will work with the federal government to get the money for Burley. They know where the money is out and who to contact.

The city has many projects coming up that we will need help with the funding. It is recommended that we use this company for the next three months to see if this will work.

It was stated that the city does not have a grant writer, and this would be outsourcing this need and having this company fill this need. This company has a good track record of getting money for non-profits and for cities.

Some of the concerns would be could we meet the deadlines with this three-month trial. It was stated that this depends on the project. Would we see the results in the three months. Within three months they should be able to give us a good report.

It was stated that this was talked about at AIC. This group was found at a conference, and they have many references and awards for helping people with the federal money.

Concerns about how we would ensure that we get what we are paying for. It was explained there must be some trust. It was stated that we would schedule right away to renew and have some sort of results for the money spent.

The council wanted to see the BDA approve paying for half of this before they approved the agreement. The BDA would meet next week and then the agreement would be brought back to the council at a special meeting.

ADDING ENHANCED INTERNET FOR SPUDMAN

It was stated that ETS would like to donate equipment for enhanced internet and cameras for the Spudman and other uses by the city. ETS is hoping that the city will put up a pole for the equipment.

The electric department would put up the pole. The end of the parking lot is where the pole would go next to the power box.

The Lions club would donate the pole for the city to put up. A camera would be placed there so that city could monitor what is going on down there.

A motion was made by Council member Powell and seconded by Council member Seely to put up a pole for enhanced internet services for the Spudman and other uses by the city.

Bryce Morgan	Aye	Janet Hansen	Aye
Jim Powell	Aye	Kimberli Seely	Aye
Casey Andersen	Aye	John Craner	Aye

Motion Carried.

PURCHASE OF ¾ TON TRUCK – ELECTRIC DEPARTMENT

A ¾ ton truck for the electric supervisor. This is a budgeted item. This truck was found through a local supplier. The truck is in stock and the lowest bid fits within the budget. The GMC from Young was the lowest bidder.

The truck was to be replaced about three years ago. It will cost about 3,500 to retro the truck to fit the needs of the electric department. The cost will be right around \$50,000. The bid is only good for two or three days.

A motion was made by Council member Andersen and seconded by Council member Powell to approve the purchase of the GMC ¾ ton Truck for the Electric Department for \$47,884.00.

Casey Andersen	Aye	Jim Powell	Aye
Janet Hansen	Aye	John Craner	Aye
Bryce Morgan	Aye	Kimberli Seely	Aye

Motion Carried.

REPORT AND DISCUSSION OF RECENT CITY EVENTS

A follow-up from the Rec Committee. Concern that we do not have young families that will help with the Story Book Park. There are people that will help, we need to keep asking.

Ideas for people that want to help. Clean-up of graffiti and clean up the city. It was asked what the clean-up day for the city would be. It was discussed that this usually happens the third weekend in May.

The US treasury department has allocated 3.5 million dollars for capital improvement funds, and this is specifically for the Library to improve their space. Please contact local representatives to encourage them to use this money to improve the library space.

A STEAM exhibit was put up at the library, and the children are scheduled to see it.


Councilman Jim Powell will be meeting with the Boys and Girls Club to see if they can make this happen in Burley.

The Council members attend the AIC day at the capital. It was great to meet with the representatives and to see what is going on in the state.

A motion was made by Council member Andersen and seconded by Council member Craner to adjourn the meeting at 9:22 P.M.

All "Aye"
Motion carried.

City of Burley



Mayor Ormond

ATTEST:



City Clerk