



BLOOMINGTON CITY COUNCIL MEETING & 2023 Budget Hearing Amended Agenda

45 N 1st West
August 10, 2022 at 7:00 p.m.

Council Members: Roy Bunderson, Philip Ward, Cindy Piggott, Mike Knapp, Dan Porter, Debbie Thomas, Marilyn Wilkes

Attendees: David Bee, Eddie Payne

BADC: Jane Simpson, Winston Hart

Other Attendees: Kyle Jones

Meeting called to order by Mayor Bunderson at 7:00 P.M.

INVOCATION: Dan Porter

PLEDGE OF ALLEGIANCE: Mike Knapp

Mayor Bunderson welcomed everyone, and a special welcome home was given to Jenny Porter. We are happy to have her home.

Dan Porter introduced Kyle Jones from HLE Engineering. He and Dan have already discussed the city's pressure issue. He then turned the time over to Kyle.

Transportation Plan

Traffic counts – Dan would like to set up a radar counting system in the next month to get traffic counts. If the counts bump us into a collector street category, we can then apply at LHTAC for some roadway funding. We are hoping that Canyon Street can qualify as a collector street.

There is \$2,000,000 worth of funding, and we may possibly be able to get some of it if Canyon Street can qualify as a collector street. The counts need to be at 2,000 cars per day to qualify as a collector street, but there are other ways it may qualify.

- Roy thought we would have a hard time meeting 500 cars a day.

Water

Kyle Jones from HLE Engineering had a copy of a 2015 study water study plan. He asked for a copy of the updated JUB study. Roy said that study was an encapsulated version of what was going on and they made application for some funding which we didn't make the cut for.

Again, it was mentioned we don't have a volume problem, we have a pressure problem.

Roy wasn't happy with the fixes JUB suggested as we are going into an adjudication phase.

Winston and Philip thought there were only 8 houses that are in higher locations, above the line, that have a pressure problem.

Roy stated that we would like to get water to the higher grounds as they have the most desirable building lots, not the lower, fertile farm ground.

Our lowest pressure at time of testing in June was 45 psi, but at times the pressure goes down into the 30s depending on water use.

Roy asked Kyle what we needed to do to get to a place where we can arrive at some conclusions, where recommendations can be made, and we can take some action.

Kyle suggested that the tank be pressurized, but we need to look at the manufactures to see if they can handle the pressure.

An atmospheric pressure valve could be placed on the tank to control the overflow of the tank. The valve would be programed to open at 20 psi. This would back up all the water above the tank and cause pressure in the tank. At 100 psi, the pressure causes grief for customers in their homes.

Mike said this could be controlled by putting a pressure regulator in the home. Newer homes should have this, older homes may not, but this is an easy fix with a \$10 valve.

Other fixes were discussed, but Kyle said putting an atmospheric valve on the tank is the cheapest option, if the tank can handle it.

Also, pressure valves could be placed in the system creating two pressure zones, but each of those valves are \$8,000 to \$10,000.

A number of years ago, when the city was putting in the water lines, the city needed an easement through some private property. The landowners were given permission to connect to the water line in trade for the easement. The property has since been sold, and the new owners want to connect to the line. At the point of desired connections there is a reading of 0 psi. According to DEQ, connections cannot be made where the pressure is lower than 30 psi cannot be connected. Where these landowners want to connect there is zero water pressure at the point they want to hook on.

That connection would also cause other problems for the city:

- We have no way of chlorinating the water above the connection point as it is above the tanks.
- We can't control the water usage at that connection.

Mike asked what it would take to do an evaluation and advise us of some options. Kyle said their company would be willing to do that evaluation which would include:

- Inspection of the tank
- Research on tank manufactures
- Have their structural engineer come down and do an evaluation.

Winston has some information from Sunrise Engineering, who put in the tanks, that may be helpful to Kyle.

Kyle thought that the cost would be around \$5,000 to evaluate the problem, maybe less.

Roy asked for a written proposal of scope of work so each of us knows where we are going.

Kyle said he can give us a draft proposal of scope and fee, then it can be refined as needed.

Philip commented that there are two meters not working, one going into the tank and one going out of the tank. Mike Mattson with MJM Engineering said they would come and replace them, but we haven't seen them.

Roy mentioned the two meters again, stating that there are two meters that aren't functioning correctly, one before the tank and one after that may be impeding flow, and if we can get those fixed that may help our problem. Kyle agreed that it most likely would help. Roy then asked if Kyle's company had a contractor, through their resources, that would be willing to help. Kyle said they could help with that. He then mentioned a replacement flow meter that he really liked:

- A magnetic flow meter that has nothing on the inside. You cut the pipe and bolt it in and it will last forever. It has a cost of \$5500 per valve plus \$1,500 for labor. For two of them there would be an approximate cost of \$15,000.

Kyle thought he could try and get the city some money from Army Corps of Engineers. They do a 75/25 cost share. Kyle suggested packaging both the study and the fix of the meters together and then go after some money,

Mike stated that he is excited to see Kyle's proposal.

Roy said they would be willing to call a short meeting if needed to get him approval.

Kyle suggested another option could be a booster station and he suggested some options for those booster pumps.

Philip asked if Kyle could come meet with us and see our existing problems. Kyle agreed and numbers were exchanged.

He suggested we reapply to DEQ in January for ARPA funding.

General Business

APPROVE MINUTES JUNE 15, 2022 (Deferred from last Council Meeting)

- Motion: Mike Knapp, second, Philip Ward, vote unanimous
- APPROVE MINUTES July 13, 2022
- Motion: Dan Porter, second: Cindy Piggott, vote unanimous
- APPROVE SPECIAL MEETING MINUTES July 25, 2022
- Motion: Cindy Piggott, second: mike Knapp, vote unanimous
- PAYMENT OF EXPENSES – the Peterson Plumbing account will not be paid until such time as all items are received.
- Motion to approve as submitted: Cindy Piggott, second: Dan Porter, vote unanimous

DELINQUENT ACCOUNTS

Marilyn Wilkes said most delinquent accounts have been paid, and Marilyn is in contact with the others. Tom Rosemann will now be charged for water as meter has been installed.

REVIEW AND APPROVE BUDGET FOR 2023

No significant difference from previous years.

- Motion to approve: Dan Porter, Second: Mike Knapp

A rollcall was then taken:

- Dan: yes
- Mike: yes
- Cindy: yes

➤ Philip: yes

Blake Hart

It has been one year since the legacy room has been open. He has very fond memories of those who passed. The holding of the legacy room has vastly grown over the year. They are looking for any journals of the early residents. They are also looking for any other memorabilia they can get

Winston asked if the city clerk could draft a letter send it out to residents asking for things to be donated or loaned. Debbie agreed.

Building and Development Committee

A flow chart has been created for the issuing of building permits.

Two building permits have been issued this month:

- Angie Eborn
- Jared Nelson

The BADC would like to take the responsibility off the mayor of issuing building permits, this can be easily done with six members in town.

Roy said he would like to sign the permits based on the fact the BADC has done their homework and it's ready to roll.

The Building Lot and Standards Ordinance is now in effect as it has been published in the newspaper.

The BADC's main objective of being here tonight is to set a date for a work meeting for the Accessory Dwelling Unit Ordinance and the RV Ordinance.

Jane provided a hard copy of the Accessory Dwelling Unit and the RV Ordinance for each council member.

Roy asked when the council wanted a work meeting. Jane suggested they take some time to digest it. The 23rd of August at 7:00 pm was proposed. The council agreed on this date. The council was asked to come prepared to discuss these ordinances.

Jane said the ordinance was administrative heavy, but if we get through that, it will make sense.

Roy stated that an Accessory Dwelling Unit Ordinance will allow for others to put an ancillary dwelling unit, with some restrictions, on their property. Roy asked if this ordinance will allow others to put in these types of dwellings. The BADC agreed that it did. The positive thing about this ordinance is it will give property owners the ability to do something they want to do that the current ordinance does not let them.

Winston stated that the purpose of these dwellings is to do a few things:

- Provide an extra rental income for those that live on a limited income
- Create housing for those who may need it
- Provide more moderate-priced housing

The BADC is trying to put a map together that shows where the water and sewer lines are located. Jane asked if Philip had a map that Shaun created. He did and will give them a copy. Jane Simpson said the more information we can give our contractors the better things will be.

The BADC asked for an inventory of water meters. They will need 5 for the approved building permits. Jane will check with Shaun for a count.

Mike Knapp wanted a follow up on the GPS Mapping System rep. Roy called him today, but he was at a school. His office said they thought he had things put together and would be here to do a walk through with us soon.

Winston then asked if the candidates for the BADC had been spoken with. Roy said not all, but he would take care of that tonight.

There are complaints of trailers that are hooked onto the sewer system. The question is how to deal with that problem. Jane said the current RV Ordinance states that this is not allowed. The Sewer and Water Ordinances also states that this is not allowed.

Roy asked Winston if the BADC could get a compilation of what our water ordinance says, and if we have some supporting documentation, then if there's something that we need to change in the city, we can.

The BADC asked what their next assignment should be? Roy asked what was the council's top priority. The Nuisance Ordinance bubbled to the top with the BADC.

Roy said his biggest problem is with our Sewer and Water Ordinance, then perhaps the Nuisance Ordinance.

Mike stated that what he would like to see shouldn't be put above the mayor's wish, but he said there's a concern about losing our quality of life here in Bloomington with the development that is surely coming, and there's also a big concern for him about not taking away people's property rights. He would like us to tackle that problem head-on.

Mike stated the best way to preserve what we have is for landowners to put their property into a land trust of some kind and there is some money in that, however Mike is opposed to making the town do anything, but any landowner could put their land into a conservation easement and get paid.

One other avenue of protecting our way of life is through our water and sewer systems. A limit on connections is a way to do this.

Roy then asked for a vote from each of the other council members as to what they would like to see the BADC work on next

- Cindy – water and sewer
- Philip – water and sewer, but he also agrees with Mike about maintaining quality of life.

Jane asked if they could split the water and sewer ordinances? When the BADC meets and discusses water and sewer, can Mike come meet with them? Mike said he would be happy to.

- Dan – of course water and sewer, but also protecting people's rights and safety.

Roy stated that we need to make sure we can enforce the ordinances we make.

Water

Philip is excited to work with Kyle and receive other bids.

Shawn did get the two valves in front of the hall and the one by the post office cemented in.

Marilyn asked if the extra water connection was ever disconnected at 21 pines. The answer was no. Philip was asked to follow up on that.

Roads

Radar signs are here. They need to be cemented in. They will most likely use 4x4 treated wood posts due to cost. They need to be 14 feet long. They must be 10 feet above the ground.

If it's a rainy day this weekend, they need help installing the signs. Winston will try and pick up posts and cement tomorrow in Logan.

Dan asked for volunteers: Mike and Roy said they were available.

- Dan had 4 copies of directions for others to review
- The signs stay up in winter
- The placement needs to be at the ballfield backstop on Canyon Street. The second one will be 1200 feet west of cemetery road.

Roy asked for an update on pavement – Dan texted the paver about doing more pavement for citizens. He didn't give him a price.

Status of the extension on 3rd North

The city has no control over the building of that road as we have given permission for Mr. Magee to open the road at his expense. Collin Maughan owns property up the road. He is insisting on Dustin Thompson to do the road. We think perhaps the Magee isn't licensed in Idaho.

Eddie Payne was checking on Alden Talbot's water fees and connections.

Roy stated that Mr. Talbot was invited to come sit down with the council and work things out.

When the road was paved, they paved over a valve. They also discussed other valves and meters. Roy asked for them to be GPSed and put on the sewer and water connection sheet.

Roy told Eddie that we would follow up on that.

Sewer

Seepage Test: the plan has been submitted to DEQ from Sunrise, and they expect approval. As soon as that happens, they will get right on that.

City Hall and Offices

THE PASSEYS – Beth Ann has turned in a letter of resignation as of the end of August 2022. Tim would like to finish the wall and Generac generator project.

We need to get a job description of the job, then advertise the position. Roy asked Cindy and Debbie to work on that.

Dan asked Cindy to get another "no parking" sign that says "no parking between signs."

THREE-HOUR RENTAL RATES FOR RESIDENTS

Roy asked where do we want to go with that?

It was proposed that during the summer months that a ½ day will be \$65 for residents.

In the winter months, it will be free, but someone still has to clean it.

Roy asked Cindy and Debbie to get together and bring something back to propose to the council.

Treasure/Clerk

PURCHASE OF LAMINATOR: Permission was given to Debbie to purchase a laminator.

DIGITAL STORAGE: Permission was given to purchase digital storage each month for the city.

WILL SERVE LETTER FOR EBORN'S: A Will-Serve Letter is not needed.

Mayor**CLARIFICATION OF RESPONSIBILITY AND INTERACTION BETWEEN BADC AND CITY COUNCIL**

Roy stated that the city is moving in a positive direction and thanked the BADC for all their work. He went on to say let's keep the lines of communication open. It isn't what we know that gets us in trouble, but it's what we don't know.

Clarification on Eborn Annexation: The county prosecutor and the county clerk reviewed the documents and found it did not create an illegal lot split when Eborn's split off an acre for Angie. So, when the publication hits the newspaper the annexation is completed at that time and a building permit from the City of Bloomington could be issued. There was no need to have the last work meeting addressing the annexation.

Community Comments: none

Roy thanked everyone for all their hard work.

Adjournment: 9:17 pm

- Motion: Philip Ward, second: Cindy Piggott, vote unanimous

Next Regular Meeting: September 14, 2022