
**MIDDLETON CITY COUNCIL
APRIL 1, 2020**

The Middleton City Council meeting on April 1, 2020 was called-to-order at 6:30 p.m. by Mayor Steve Rule. The meeting was streamed live via the City Facebook page due to CDC/COVID-19 restrictions.

Roll Call: Council President Rob Kiser, Council Members Carrie Huggins, Jeff Garner, were present. Council member Tim O'Meara participated via telephone.

Pledge of Allegiance, Invocation: Deputy Clerk Jennica Reynolds

Mayor explained that according to CDC guidelines due to COVID-19 (Coronavirus) to not gather in groups of more than 10 people, City Council was being streamed live via the City Facebook page.

Information Items

1. Kittelson Traffic Study – Bruce Bayne

Mayor Rule called and introduced the item. Planning and Zoning Official Bruce Bayne gave a summary of the Kittelson Traffic Study. Kittelson Associates are the traffic engineers that the cities of Middleton, Star as well as Canyon Highway District 4 (CHD4) has hired to do a traffic study for Canyon County for the areas from Canada Road west to Interstate 84. They finished phase 1 last fall, this is now to finish phase 2 and to come up with the impact fees that would be assessed in that area. The City is currently looking at getting that approved through CHD4. Phase 2 will be done in about 5-6 months and then the City will be able to move up to the ordinances. The City of Middleton as well as the City of Star has agreed to pay \$25,000 each towards that study, CHD4 is paying the rest. The initial part was about \$20,000 in phase 1, CHD4 has paid for that and it is approximately \$90,000 to do phase 2. He asked for questions.

Council President Kiser asked where this study was located. Bruce said it is from Canada all the way to I-84, it covers all of Middleton, south of the Boise River and north to the Gem County line. It covers all of CHD4. Mayor asked for additional questions. There were none.

2. COVID-19 Update – Becky Crofts

Mayor Rule called and introduced the item. City administrator Becky Crofts gave an update on some of the precautions the City is taking at City Hall to protect employees and the public, and all the folks that the City deals with. Beginning Monday March 30, 2020 City Hall remains open by appointment only. We are going to watch this, as there is an utility billing period that is coming up. The City is encouraging people to pay online or in the drop box, but if customers do need to come in to get a receipt, the clerks will open the door and receive them a little bit at a time, but there cannot be lines forming in the lobby. All meetings are being done by teleconference. There are very few meetings being done in City Hall itself. All public works employees are taking home their trucks now. That way they don't have to come in and check into a certain meeting place, they are able to stay in their truck, do their work and they stay somewhat isolated just with themselves. Their vehicles are becoming their office for the short time. Police department is doing basically

the same thing. The City doesn't have a lot of people, so one infection is potentially very bad. The clerks have all been separated up at the front, one is at the front counter, one in the newly created work room and one in an office. Although the City is open for business we are taking all the precautions that we need to. Some cities have shut down, we just can't do that, all positions were deemed necessary and the work needs to continue.

There are no employees with direct exposure. We have had some employees with a secondary exposure. We are making sure to keep employees distanced and on quarantine during those times until those tests come back. The library services were discontinued and so we were working through the details of the Family First Coronavirus Act and putting in place letters for those employees. We have had several employees request benefits from that act and so we are working through that with the City Attorney to make sure that we administer that to the best that we can, and we will be sending notices to those employees soon. The City is in pretty good shape as far as taking care of employees, the public and business.

Mayor Rule thanked Becky and stated we could talk a long time on COVID-19. There is a lot of information, just take it serious. He appreciates staff wiping down, and cleaning City Hall, it doesn't go unnoticed.

3. Police Station relocation to the LAB – Mayor Rule

Mayor Rule called the item, said there isn't anything to report. The Police Chief is meeting with Becky in the next few days to discuss how to pay for relocation.

Action Items

- 1. Consent Agenda (items of routine administrative business)**
 - a) Consider approving minutes for Council's March 18, 2020 meeting.**
 - b) Consider ratifying March 27, 2020 payroll in the amount of \$104,786.48, and accounts payable thru March 23, 2020 in the amount of \$230,105.19.**

Mayor Rule called and introduced the action items. Council President Rob Kiser explained the amount is more because of two large ticket items, one from Republic Services and the final payment for the clean out at the sewer plant. If you remove those two items the amount drops drastically. Council member Huggins commented that with the projects the city has ahead, these accounts payable are going to be normal. We are not a town of 4,000 anymore, and the larger numbers are going to be the norm. President Kiser said he hopes that is the norm, but he thinks it will get big due to the large project coming up. He anticipates next council meeting for the number to go up due to the timing of the month.

Motion: Motion by Council President Kiser to approve consent agenda items a and b, it was seconded by Council Member Garner and carried unanimously.

- 2. Republic Services Waste Collection Services Contract and yearly consumer price index increase – Rachele Klein via Phone.**

Mayor Rule called and introduced the item. Rachele Klein thanked the Mayor and Council, she is the manager of Republic Services business development. Republic

Services has been the trash and recycling partner with the City of Middleton for a long time. This year they used the All Western States Urban Consumers Price Index. This year the annual increase came out to be 2.78 percent, which translates to an 11 cents increase per household per month for the basic service of on trash cart and one recycling cart. The two big drivers of the price increase. One was the competition for labor and the other was maintenance. Cost of labor was increased by 7 percent, to hire, train and maintain drivers. The maintenance saw a 4 percent increase in truck parts and 20 percent increase in tires. Fuel costs were the same, but tire costs increased. To date they are servicing 2950 households in Middleton, starting at 6 a.m. and running 5 days a week. She stated that they want to work with people the best they can as we go through the COVID-19 pandemic.

Council Member O'Meara thanked Republic Services for their services over the past few years. He appreciates the drivers and think they do a great job.

Motion: Motion by Council President Kiser to approve the Republic Services Waste Collection Services Contract and yearly consumer price index increase as stated via the conversation with Rachele Klein on phone, seconded by Council Member O'Meara and carried unanimously.

3. Consider approving Mitigation Credits Price Quote from The Wetlands Group, LLC for Joint Application for Permits regarding project: KN12048, S. Cemetery Rd: SH 44 to Willow Creek, Middleton. – Bruce Bayne

Mayor Rule called and introduced the item. Public Works Superintendent Bruce Bayne gave a summary of this item. He said it has to do with South Cemetery Road phase 1. There is a portion of the project in the wetlands that goes over top of Willow Creek where the bridge is going to go in. Because it is a federal project the City has to do offset or mitigation credits for the area they will impact in the wetlands. There are 0.3 acres and the price to offset that is \$39,204.00. He asked for questions.

Council President Kiser asked if we can offset this by the work we are doing down by the river to approve the wetland? Bruce said yes, at this time we are not set up to do that, but it would be a great thing to get set up once we do start working in the park, because we can sell these same credits to other agencies and cities that are looking for credits. It is something he suggests the City look into doing, but at this time is not something that is currently set up. This has to be set aside in the land bank. Council President Kiser asked how we recoup the credits from other cities setting up other wetland areas. Bruce explained that if we are able set it up in River Park as we are doing, other cities as they do their projects have to go to the Land bank and get those credits, so they would have to pay us which would provide that offset. He said we are buying the credits from the Land Bank and the Mayor asked Bruce to explain what the Land Bank is. Bruce explained that it is a bank where the credits are approved through the state and they are allowed to accrue in the bank. When cities need to pull credits for projects they can. It is not a bank that holds money, it is a bank that holds credits for wetlands.

Council President Kiser asked for clarification of how the City buys land credits and then eventually gets reimbursed if we set up River Park correctly in order for others to buy

credits from the land bank. He also asked if this was a must happen for the South Cemetery Road project? Bruce said yes because this is a federally funded project.

City Administrator Becky Crofts added that it is a Federally Funded project and \$39,204.00 that will be spent the city will be reimbursed about 93 percent of that. So the City pays the bill, then requests reimbursement from ITD or LTAHC on this particular piece. The other piece to this is later when the City develops that property it can develop some additional wetlands that can be put into this bank and other people can buy from. There are two different parts. This part includes the South Cemetery Road piece and the Mill Slough Culvert. In doing the calculations the city is spending less than \$3000 once it gets the reimbursement. Mayor Rule asked about the time frame for the reimbursement. Becky stated it is about 4-6 weeks and is federal funds administered by LTAHC. Council Member Huggins asked if there is a monthly submittal on this project. Becky said yes and explained the process as it goes through Accounts Payable.

Motion: Motion by Council President Kiser to approve Mitigation Credits Price Quote from The Wetlands Group, LLC for Joint Application for Permits regarding project: KN12048, S. Cemetery Rd: SH 44 to Willow Creek, Middleton. It was seconded by Council Member Huggins and approved unanimously.

4. Consider approving an estimate from Agri-Lines Irrigation Inc. in the amount of \$26,545.00 to create an irrigation source for Crane Creek Park. – Bruce Bayne

Mayor Rule called agenda item and Public Works Superintendent Bruce Bayne gave a summary of the item. This area is currently known as the farm. Eventually it may become part of the Re-Use farm. It is proposed as a park for the City. Currently there is no irrigation source the park but we do have water shares, so we have to put in a sump and a pump so that can be pumped out for the farmer so he can farm the land for the City. Council Member Huggins asked for clarification of what the farm is. Both Bruce and Becky Crofts said this is a farmer farming the land, not a City farm.

Mayor Rule said that he had questions about this and he, Bruce and Becky drove out and looked at all of the parks, but took note of this one in particular because there is a \$25,000.00 expenditure coming towards it. It is a pretty big piece of ground. He has watched it exist with weeds for years. He understands the cost of maintaining weeds, as opposed to investing in the irrigation source because the City will need to get water to the property in the future if intends it to turn it into a park or ball fields. Unless there is an irrigation system for it, the property is not worth as much so it didn't take him long to figure out the need for this and the ability for the City to recouped the cost in the next 4-5 years if not sooner. Council Member Huggins stated there is value in having land produce and not just weeds. Council Member O'Meara asked if the City was planning on leasing the farm out? Bruce said the City will lease it to the farmer, there is currently not a lease in place, but the farmer is farming the Re-Use farm as well so that will also be included in the lease or a separate lease.

Council Member Huggins asked if the City received any additional bids from other companies? Bruce said no, because the bid was from the company that the farmer uses.

Motion: Motion by Council President Kiser to approve an estimate from Agri-Lines Irrigation Inc. in the amount of \$26,545.00 to create an irrigation source for Crane

Creek Park. Motion seconded by Council Member Garner.

Discussion: Mayor Rule asked what the life expectancy for the sump and pump is. Bruce said 30 plus years for the actual sump, the pump is about 20 years as long as the pump is maintained. Motion approved unanimously.

5. Consider approving an estimate from Aqua Irrigation in the amount of \$19,250.00 for the City farm underground reuse drip project – Bruce Bayne

Mayor Rule called and introduced the item and explained that this is regarding City Waste Water. Public Works Superintendent Bruce Bayne gave an explanation of where the re-use land is and how the underground irrigation drip line would work. This is re-use water used for irrigation, not irrigation water used for irrigation. Mayor Rule asked if the term drip disposal is an accurate description of what is being done and why is the City doing this? Bruce explained that this is water that has already been treated through the waste water treatment plant. That water could be sent straight out to the Boise River, that is where it is going right now. We have a permit to discharge into the Boise River. However by using this treated wastewater for land application, we can hopefully prove that we are able to take out the phosphorus and other things the government does not want in the Boise River. Once the wastewater is treated it can be applied to alfalfa crops which will uptake the water, reducing our discharge into the Boise River. We don't currently have problems now, but every cycle when the government gives a new permit they reduce the limits. The City is looking at this means of treating the wastewater in a different way. The other option is to treat the wastewater using mechanical equipment removing the phosphorus and other things and then cool the water and send it out to the Boise River. The cost of the re-use system is about \$37,000,000, and the cost of the mechanical system treating to the same level is about \$52,000,000. This is a huge savings to the City. We currently have a permit through DEQ to do a test plot. Once we get the test plot working we can go further to the east and apply more of this wastewater on the Re-Use farm.

Mayor Rule asked if the City passes DEQ on this initial test plot of 9-10 acres how many potential acres does the City have that could be used with this program? Bruce said the City has about 160-170 acres that are available for the City to use with this program. Council Member Huggins clarified that with any project the engineering is not a guarantee that the requirements for federal government will be met, they all have a big "if" factor. Nothing is a done deal, once you start dealing with engineering it doesn't always work in practice like it does on paper and the cost can increase no matter what direction. Bruce agreed and stated that if this pilot project doesn't work, then the City doesn't have to go any further with it. There are other things that can be done with the City land, the City has a lot of options which is a good thing.

Council Member Garner asked when will the first test be done. Bruce said with the first cutting of the alfalfa and then monthly after that. Mayor Rule said that there are monitoring wells that are testing water before and after and this is proven technology. When we say "if" it is not if it works, it is what are the uptake levels. There will still need to be mechanical treatment of the water during the time when the uptake is gone, but certain months of the year this will really help the City. Council President Kiser reminded City Council that the opportunity to bank credits was a big goal of this project. This is a big step going forward and he thinks it is a good project.

Motion: Motion by Council President Kiser to Consider approve an estimate from Aqua Irrigation in the amount of \$19,250.00 for the City farm underground reuse drip project, seconded by Council Member Garner and carried unanimously

- 6. Public Hearing: Consider an application from Jed Wyatt to rezone 1.06 acres from R-3 (Single Family Residential) to M-U (Mixed-Use) and acquire a special use from Middleton City Code 5-4-1, Table 1 (Land Use Schedule). The subject property is located at 1121 W Main St., South of Main Street (State Highway 44), Middleton, Idaho, commonly referred to as Canyon County Parcel No. 1760920.**

Mayor Rule introduced this item and asked if the public hearing was being held. Planning and Zoning Official Bruce Bayne asked that the public hearing be tabled to a date certain of May 6th.

Motion: Motion by Council President Kiser to table the Public Hearing to a date certain of May 6, 2020, seconded by Council Member Huggins, approved unanimously.

Public Comments, Mayor Comments, Council Comments:

Mayor Rule asked that people stay safe during this time. He said this is a strange time, he has never seen this in all the years of his political career. The Coronavirus is a real problem for older citizens. Please be safe and wash. Please keep your distance, follow the social isolation/distancing guidelines.

Council President Kiser said the Middleton School District is shut down until April 20, 2020. This means that no classes or extra-curricular activities. The Superintendent said come Friday April 3, 2020 no one is allowed in the school buildings.

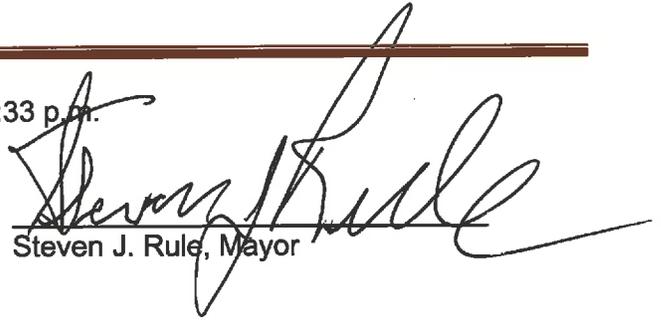
Council Member Garner stated that the School District had a special School Board meeting where they talked about the failed levy. They discussed budget cutbacks, possibly transitioning to a 4 day school week versus the 5 day, and also voted to run another levy in May.

Council Member O'Meara said the Parks and Rec District is following the School District Guidelines and shutting down all programs.

Mayor Rule responded to Council Member O'Meara's question about the status of ITD dropping the speed limits on Highway 44. City Attorney said as long as a report was stated and there was no discussion or determination made the Mayor could give his report. Mayor Rule stated that there were three areas that he talked to ITD about, the west end of Highway 44, by Hartley Rd, the east end by Murphy Street and the intersection of South Middleton Road and Highway 44. ITD seemed receptive to changing the turn lanes at on Highway 44 by South Middleton Road, but was not receptive to the idea of reducing the speed limit on the east or west end of town. ITD said they would look at it again next year.

Mayor thanked everyone for doing what they are doing to handle this crisis. Encouraged more patience and that everyone please be careful.

Adjourn: Mayor Rule adjourned the meeting at 7:33 p.m.



Steven J. Rule, Mayor

ATTEST:



Jennica Reynolds, Deputy Clerk
Minutes Approved: April 15, 2020