

City Council Minutes

October 13, 2008



Meeting started at 6:07 pm

Mayor Rex Jardine; Councilmen: Orville Armstrong, Tiera Ball, Deck Green. Clerk: Lyndsey Anderson; City Attorney: Joette Lookabaugh. Community: Paul Scoresby (Schiess & Associates); Ted Hendricks (Development Company); Martin & Ryan (Schiess & Associates); Kyra Andrews; Tom Abbott; and Rea Fullmer.

- Mayor will be late.
- Armstrong calls for Pledge of Allegiance
- Minutes from last meeting reviewed:
 - **Armstrong moves to accept minutes from September 8th meeting after changing Armstrong's vote on researching sells tax to "nay" and changing "required" to "recommend" on the sewer rate increase; September 8th Public Hearing; and September 15th special meeting. Seconded. All in favor: aye, aye, and aye. Motion carried.**
- September claims & revenues are reviewed & discussed.
 - Mayor returns.
 - Council discusses claims.
 - **Green moves to accept September claims & revenues as presented. Seconded. All in favor: aye, aye, and aye. Motion carried.**
- Jardine asks to move Hendricks and the sewer ahead of the public hearing.
 - **Green moves to amend the agenda to move Ted Hendricks & the sewer ahead of the public hearing. Seconded. All in favor: aye, aye, and aye. Motion carried.**
- Paul Hendricks, Development Company:
 - Bond Election
 - Need to schedule a Public Information meeting about the sewer bond.
 - Council & Mayor will need to hand out fliers around town
 - The only purpose of the meeting will be the sewer bond.
 - Council needs to map out where each of them will hit.
 - We do recommend a billing system that would work for the city.
 - Sewer system was built in 1985-1986.
 - Here is a draft flier and the council needs to take it home and make any changes they want, get it back to Anderson and she will, get it back to us for the copies.
 - **Council decides to set the meeting for October 30th at 7:00 at the Teton Fire Station.**

- Water & Sewer Rates
 - If you want to get exact water rates then you need a flow rate system. But to have one of those you have to have a meter on every hookup which the city doesn't have. Maybe something you could do in the future.
 - Don't recommend free water.
 - You can use the EDU rate system for both water & sewer systems.
 - Jardine – Agrees that the EDU rate system is okay for the sewer but, but we don't need to think about the water until we get through the sewer.
 - Would recommend that you wait until the city has meters that you don't have to open before you move to a flow rate system.
 - The EDU rate system is the most accurate system if you are not doing a flow rate system.
 - Once you have the data & set the rates, then it won't be hard.
 - Paul Scoresby – Ted brought up the Federal EDU chart that was developed for everyone. You just need to fit it to Tetonia.
 - Jardine – Until we fix all our water system lines then we need to stick with the billing system that we have. EDU's are fine for sewer but I don't think they will work with the water.
 - We recommend that you set the EDU chart for the sewer with what we recommended at the beginning of the sewer project.
 - You have to start changing those that are not being charged and start charging those that need to be charged more.
 - Armstrong – I'm afraid that if we raise rates now, we won't pass the sewer project.
 - You do need a plan of attack. Before summer you will need to have the EDU system set for the water system.
 - Jardine – We should not be talking about water at all. We are working on the Water Study and the Sewer Project but we don't need to be talking about the water at all.
 - Jardine - There are some that we are not charging sewer at all, which we should.
 - I agree, anyone hooked up to the system should be charged.
 - With the EDU chart you can charge the rates you should.
 - Armstrong – we need to attract businesses not scare them out.
 - Suspend until after the public hearing.
- **PUBLIC HEARING open at 7:02:**
 - Title 9 Land Use Code: Chapter 12 Design Standards:
 - Community approving Ch. 12:
 - None
 - Community neutral of Ch. 12:
 - None
 - Community against Ch. 12:
 - None

- **Public Hearing closed at 7:12 pm**
- Reopen discussion of EDU rates: Ted Hendricks:
 - You might have a business that you charge a residential rate but the EDU chart says to charge 2 EDUs. If you have a business that the EDU chart says is 3 EDUs but the meter says it uses only 1 EDU, then you use the meter over the EDU.
 - Jardine – The businesses are already paying more because of the bigger lines.
 - I would recommend better establishing your rates.
 - Jardine – I don't think the residences are subsidizing the commercial, but I do think some of the residences are subsidizing the residences.
 - Paul and I can help you figure your rates and where you need to be. Lyndsey has already done a draft EDU rate schedule for you.
 - Jardine – We do need to figure out what are rates are going to be. Are we going to raise them \$1 every year or raise them . . . What?
 - Jardine – Our auditor requested that we raise the rates to \$78 for sewer alone. But we need to let people know that we will need to raise them to \$50. Before the last raise in rates; there hadn't been one in 15 years.
 - There might be a chance if we could get the rates to \$45. Current accounting on your EDUs would help.
 - Armstrong – The reason we are doing this sewer project is to get people into town.
 - Recommend the EDU chart and get your EDUs up where they should be.
 - Jardine – If we hit the Lodge with a full EDU chart, it will break them. They are seasonal.
 - That chart was established to consider that and it's pretty accurate.
 - Jardine – That chart is a national chart and it doesn't work for us. It's just someone's opinion.
 - It will have an impact on what you charge. We would recommend that you get your rates to \$45.
 - We would like to take a closer look at the EDUs Anderson came up with and compare them to what we came up with at the beginning of the project.
 - Before Scoresby and I leave, we would like to set up a special meeting on EDUs.
 - Jardine – How about next month (November)?
 - We would like to have it before the Bond Election and before the 30th.
 - Ball – I agree.
 - Rea Fullmer – I would like to get input
 - Jardine – I don't think we should have input yet.
 - I don't think the city has followed the recommendations that we gave them with our wastewater study.
 - Jardine – The sewer and water base rates are set by pipe size and charged if they go over. I think we are charging them enough. Nobody gets free water.
 - Rea Fullmer – what about those 19 hookups?
 - Jardine – We have 18-20 pre-bought hookups, but they are not hooked up to the system yet.

- If they are not capable of using the system, then they don't have to pay the base rate. There has to be a home or actually hooked up to the system. So no, you can't charge them. Once they hook on then they pay the monthly fee.
- If they paid the hookup fee at that time then they don't have to pay it again.
- Special meeting?
- **Armstrong moves to have a special meeting October 20th at 7 pm to discuss an EDU rate system for the sewer system. Seconded. All in favor: aye, aye, and aye. Motion carried.**
- Paul Scoresby, Schiess & Associates:
 - We would like to prepare a Grant Application for a Transportation Study.
 - **Armstrong moves to have Schiess & Associates prepare a grant application for a Transportation Study for the City of Teton. Seconded. All in favor: aye, aye, and aye. Motion carried.**
- Marvin & Ryan, Schiess & Associates: Water Study Update:
 - We are looking at the Idaho Drinking Water Rules for future and current development.
 - Fire Flow is a main issue
 - Existing system does not meet current Fire Flow Requirements
 - Alternative Plan:
 - #1: Run new water lines along SW of city & also in the SE of city.
 - #2: All of #1; upsized lines by School & Church; improve Central Ave; meet 6" laterals to Fire hydrants; add another Well (which would comply with Idaho Drinking Water Standards).
 - #3: All of #1 and #2; add 3rd Well; new storage tank.
 - Possible to talk to the Fire District and find out the Fire Requirements in your county.
 - Green – To become completely compliant with the Fire Code then we need a new tank, the current 400 gallon-a-minute well plus two new 600 gallon-a-minute wells??
 - Correct
 - If you think growth is driving these system changes, it's not. Your current system cannot support itself and is under code. The city will have to think about its water system sooner than it probably wants to.
 - We want to make sure that you know that you need a new well.
 - We recommend that you talk to Rocky Mountain Environmental. You don't have to have a well location pinned down to do this.
 - Jardine – I agree that we need another well, but you are not going to find a place in town that will work.
 - Kyra Andrews – Could you run the hydrants separate from the drinking water system?
 - Jardine – Don't know, but then you would be running double pipes everywhere.
 - It has been done in other cities, where when a new subdivision comes in they set aside a lot for a well pump.
 - There are many options you could do.

- Ball – is Free Flow Irrigation possible
- It would be very expensive for a city to do but if a new subdivision came in then they could possibly do that.
- Ordinance 2008-8 Title 9 Land Use Code Chapter 12 Design Standards:
 - **Ball moves to suspend the rules and read Ordinance 2008-8 by title only three times. Seconded. All in favor: aye, aye, and aye. Motion carried.**
 - Ball reads Ordinance 2008-8 Title 9 Land Use Code Chapter 12 Design Standards, three times out loud.
 - Ball moves to reinstate the rules. Seconded. All in favor: aye, aye, and aye. Motion carried.
 - **Ball moves to adopt Ordinance 2008-8 Title 9 Land Use Code Chapter 12 Design Standards. Seconded. Roll call vote: Armstrong – aye, Ball – aye, Green – aye. Motion carried.**
- Rea Fullmer: EDU petition:
 - Would like to hand in a petition from residents that are in favor of an EDU rate schedule for the sewer and water system base rates.
 - Jardine – Question, what did you pass out?
 - Hands Council letter packet that she passed around town.
 - Jardine – (accepts letter & petition) we will take it into advisement.
- City needs a new Attorney (Jardine makes suggestions):
 - Bart Birch’s term ends November 4th
 - Steve Zollinger would be good. Currently Driggs & Rexburg’s City Attorney
 - Birch would be familiar with Municipal Law
- September Budget Report & end of FY 2008:
 - General Account:
 - Expenses: Spent \$1,485.47 more than we budgeted for.
 - Revenue: Brought in \$8,827.49 more than we thought we would.
 - Water Account:
 - Expenses: Spent \$755.16 more than we budgeted for.
 - Revenue: Brought in \$1,060.03 less than we thought we would.
 - Sewer Account
 - Expenses: Spent \$22,226.18 less than we thought we would.
 - Revenue: Brought in \$2,000.21 less than we thought we would.
 - Anderson - These are pre-audit, so might not be right on.
 - Did go through 2-3 clerks during this budget cycle
- W/S Aging Report:
 - An account has been locked up twice within 6 months.
 - Jardine - As long as renter is current then don’t penalize them. But as soon as the renter moves out, then the lock is back on. Council agrees.
- Discuss EDU Petition:
 - Kyra Andrews – Jardine, this EDU chart that went out with the letter had water and sewer . . .
 - Jardine – We should only be talking about sewer right now not water.

- Kyra Andrews – When we get the bill at home we see Water and Sewer. We don't see water sewer.
- Green reads aloud letter that Rea Fullmer passed out with the petition
- Jardine – What's funny is that she has all of this about the Mayor & Council but has never talked to us.
- Kyra Andrews – I think Rea Fullmer has the right idea; we are ready for a change.
- **Ball moves to adjourn meeting. Seconded. All in favor: aye, aye, and aye. Motion carried.**

Meeting closed at 9:53 pm

Mayor, Rex Jardine

Date

Clerk/Treasurer, Lyndsey L. Anderson

Date