

April 15, 2019

The City Council of the City of Idaho Falls met in Special Meeting (Council Work Session), Monday, April 15, 2019, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

Call to Order and Roll Call:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Shelly Smede
Councilmember Jim Francis
Councilmember Jim Freeman
Councilmember Michelle Ziel-Dingman
Councilmember John Radford

Also present:

Chris Fredericksen, Public Works Director
Kent Fugal, City Engineer
Gary Olson, Construction Inspection Chief
David Richards, Water Superintendent
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 3:00 p.m. with the following agenda items:

Acceptance and/or Receipt of Minutes:

There were no minutes to accept.

Calendars, Announcements and Reports:

There were no calendar items.

Mayor Casper stated the Council Work Session scheduled for April 22 may be lengthy. She requested Council availability for June 22 and August 14 for the 70th anniversary of the INL.

Liaison Reports and Concerns:

Councilmember Hally stated the public reception for the retirement of Fire Chief Dave Hanneman will be held on April 23. He also stated he is no longer eligible to be a member of the Development Workshop Inc. (DWI) Board.

Councilmember Francis had no items to report.

Councilmember Freeman stated a kiosk is being installed in the City Hall Annex Building. Director Fredericksen stated the kiosk has been purchased from a grant to educate on water, wastewater, etc.

Councilmember Smede stated the Library Director is currently working on bylaws. She also stated several items within Community Development Services will be forthcoming.

Councilmember Radford expressed his appreciation to those who attended the fiber open house. He stated the Parks and Recreation Department recently received two (2) awards from the Idaho Recreation and Park Association for the Up, Up and Away program and the William Maeck Education Center.

Councilmember Dingman had no items to report.

Chip Seal Presentation:

Director Fredericksen stated chip sealing has been a major component of the pavement maintenance system since 1987. He noted bids for the 2019 chip seal project are scheduled to be opened on April 16. Director Fredericksen stated \$3M of the \$7M Street Division budget is dedicated to pavement maintenance. Approximately \$500,000 of the \$3M is dedicated to primarily chip sealing. The 2019 chip seal project will include 25th Street from Holmes Avenue to Hitt Road; Garfield Street from NW Bonneville Drive to Royal Avenue; the S. Boulevard round-about; the intersection of Science Center Drive; the majority of Highland Park Subdivision; 6th and 7th Streets between Boulevard and Holmes Avenue; and, Jennie Lee Drive. Director Fredericksen stated the Public Works Department

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attempts to chip seal the major arterial and collector streets every seven (7) years, residential streets are chip sealed every 20-30 years per budget. The chip seal coating maximizes the life of the pavement. Director Fredericksen stated a Federal Aid project, amounting to approximately \$600,000-700,000, will complete micro sealing on a number of projects. He noted micro sealing has less construction impacts and vehicles can travel on micro sealing sooner than regular seal coating. He also noted the cost of micro sealing is almost double the amount as there are no local contractors that currently perform micro sealing. The long-term performance of micro sealing is currently being evaluated on Pancheri Drive/Skyline High School area. To the response of Councilmember Hally, Director Fredericksen stated a large project would reduce the cost of micro sealing. He briefly reviewed pros and cons of micro sealing versus chip sealing. Director Fredericksen then presented a YouTube video describing the chip seal process. Director Fredericksen stated chip seal is a universal process. Councilmember Hally questioned the varied mixture of the oil by contractor. Director Fredericksen stated there is one (1) local distributor for the oil mixture. He also stated the outside temperature is an important factor when the oil mixture is applied. He noted the S. Boulevard issue is being discussed with the contractor, he is hopeful these issues can be resolved prior to the July 4 activities. Brief discussion followed including a light-colored seal coat, the size of the chip seal, and, the notification and sweeping process required by the contractor.

Ball Packing Contract for Service Discussion:

Director Fredericksen stated the Public Works Department has been approached by Golden Valley Natural Jerky and Meat Snacks regarding hauling wastewater from Shelley to their plant in Idaho Falls and discharging into the City's wastewater system. A number of tests have been completed regarding this request, the tests indicate the request could be accepted. This would be similar to other industrial and septic haulers permits, with the associated fees. The amount of wastewater would be approximately 40,000 gallon per month with approximately \$54,000 per month in revenue. Director Fredericksen does not anticipate any concerns. To the response of Councilmember Freeman, Director Fredericksen stated the amount of wastewater would be in-line with approximately five (5) households per month. This service contract could be incorporated into the fee schedule. He briefly reviewed the associated fees. It was noted there would be no increase to the number of Public Works staff. To the response of Councilmember Smede, Director Fredericksen stated there would be no impact to the existing discharge permit and he believes there may be a disadvantage to the business if not approved. General discussion followed. There were no concerns with the Councilmembers to proceed.

Water Tower Discussion:

Mr. Richards stated the Water Facility Plan was created in August 2015 which generated a plan including the well site deficiencies, a Capital Improvement Plan (CIP), and, rate adjustments for the CIP. He reviewed the following with general discussion throughout:

- Well Ranking versus Average Daily Production – the elevated water tower at Well 3 bears a big portion of overall project cost and, Well 3 was targeted as the second most important project.
- The elevated water tower establishes pressure for the water system; provides reliable pressurized water during times of peak water use, fire fighting, emergency, and, power outage; prevents contamination of the water system; and, resides nearly in the centroid of the City.
- Why the elevated tower? Ground-level tanks are cheaper to build but require a larger footprint; an additional pump station; and, more life-cycle Operations and Maintenance (O&M) costs.
- History of the elevated water tower – constructed in 1937; built by Chicago Bridge and Iron Company (still in business today); “Horton Tank” named after the company owner; holds 500,000 gallons of water; 185’ at peak; and, colored red, white and blue for 1976 bicentennial year.
- Water tower issues include paint (there is a high-lead paint content); pier foundations; inlet and outlet piping; seismic conditions; location safety; and, code and miscellaneous upgrades.
- Seismic zone allowed tower types – composite tower (steel bowl with concrete pedestal), multi-column tower (all steel construction), fluted column tower (all steel construction), and multi-leg tower (all steel construction). Mr. Richards recommended the composite tower as the concrete construction of pedestal reduces maintenance costs over the tower's lifecycle. He noted the overall circumference is approximately 40’ in diameter, this is a smaller footprint than the existing tower.

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- Water tower replacement siting (the existing tower must remain in service until the new tower is placed into service, therefore the new water tower cannot be erected in the same location) – six (6) locations were initially identified for a new water tower: Site #1 – next to Key Bank, Site #2 – Idaho Falls Power (IFP) parking lot, Site #3 – South Capital Park, Site #4 – the parking lot between the Library and State of Idaho building, Site #5 – the parking lot on Cliff Street, Site #6 – the parking lot south of State of Idaho building. All locations are City-owned property, relatively close to Well 3, and, close to drainage facilities. Mr. Richards stated following discussions with stakeholders, the site locations have been reduced to three (3) feasible sites – Site #3, Site #4, Site #6. He reviewed rendering of the three (3) remaining sites. These sites will be presented to the public prior to a final decision.

Mr. Richards reviewed the anticipated schedule including site selection; conceptual design and permitting; final design; bid opening; and, construction phases with construction anticipated to be completed by October 2023. The existing tower removal is anticipated to be completed by spring 2024. Total estimated project cost for replacement = \$6,434,000, this would be distributed over multiple fiscal years. Funds for these projects were considered in the Water Facility Plan with the increase of water rates, this will be funded in-house and would not require a bond. The proposed new elevated water tower would allow for growth and would hold 1M gallons of water. Total estimated project cost for rehabilitation of existing tower = approximately \$2,307,000. It was noted improvements to the existing tower will not meet the seismic zone requirements and would not allow growth. There was also concern with the lead-based paint on the existing tower. General discussion followed including site selection, the proposed time frame, and, the historical landmark.

There being no further business, the meeting adjourned at 4:37 p.m.

s/ Kathy Hampton

CITY CLERK

s/ Rebecca L. Noah Casper

MAYOR