

Fertile City Council Minutes May 12, 2014

The Fertile City Council held its regular meeting on Monday, May 12, 2014 at 6:30 p.m. at the Community Center. Present were: Mayor Brian Nephew and Council members Todd Wise, Linda Widrig, Dennis Hasler and Tanner Lehmann.

The meeting was called to order by Mayor Nephew and there were no agenda revisions or additions.

The meeting began with Barry Robertson reporting on Fair Meadow Nursing Home. The month of April began with 44 residents and ended with 47, operating at 90.53% capacity. In addition they served 209 home delivered meals and provided 31 days of adult day care.

Robertson then gave an update on the walk-in cooler/freezer stating that the installation would begin next week and would take about one week to complete. He reported that the Fair Meadow Foundation would be paying the cost of the replacement which would run about \$35,000.

Robertson also commented that the nursing home was seven months into their fiscal year and that they were doing well financially so far. As for the assisted living, that was still experiencing a negative cash flow since there were currently only nine of the 19 units occupied.

Council member Widrig then asked about the status on the water pipes that had been leaking. Robertson reported that the pipes had been replaced in both the east and west wings so they should be done with the problem of pinhole leaks. They were waiting for a new mixing valve to complete that project.

Robertson then requested that the Council approve the appointment of John Swanson to the Fair Meadow Board. Council member Wise made the motion to appoint Swanson, seconded by Council member Widrig. The motion was carried.

Kevin Nephew, Director of Public Works, then appeared before the Council. Nephew reported that the water and sewer line installation in the Industrial Park was almost completed and that the water lines would be tested the next day. He stated that they were still waiting for parts for the lift station and that when they arrived and were installed the lift station would be up and running.

Council member Lehmann then asked about the depth of the west manhole on the new sewer line. Nephew explained that it was at about 7 ½ feet. When questioned about whether this portion of the line was insulated, Nephew responded that the main line at seven feet should be safe from freeze up but that the service lines from Northside and Danny Strem's should be insulated.

Council member Lehmann then questioned whether the new line going west from the Industrial Park would also service Hall's and Bauer Honey. Nephew explained that a separate line would have to go west and then north from the lift station to serve those properties either along the back of those properties or along Highway 32. He stated that it was due to elevations that a separate line was required rather than going off the west manhole of the new line.

Scott Hall, who was present at the meeting, then questioned why his property, Bauer's and Bohnenkamp's were not taken into consideration when this newest line was installed. This was

followed by a discussion of the elevations that were needed to serve those locations as well as what the options would be for a separate main to those properties. Kevin Nephew explained that Hall's could tie into the manhole by Northside on the new line, but that they would have to have a pump installed in their septic tank to pump the waste to the manhole.

When Hall continued to question why a line wasn't brought to the properties along Highway 32, Administrator Liden explained that TIF money was available for the new lift station which would allow for all properties on the north end of town to be served by sewer. She explained that TIF dollars were also available for the water and sewer projects in both Peterson's Subdivision and the Industrial Park so it made sense to install water and sewer in both those areas with the funding that was available. Liden explained further that TIF dollars, unfortunately, were not available for the sewer service line to the properties along Highway 32 and that line would have to be funded through other means.

After further discussion, Mayor Nephew then asked Kevin Nephew to talk to Dale Bauer and also Mel Bohnenkamp to see if they were interested in being served by City sewer. He also asked Kevin to see if the engineers could run some preliminary cost figures on how much it would be to extend a service line to the properties along Highway 32.

Mayor Nephew then inquired about the recent hydrant flushing. Kevin Nephew stated that the flushing had gone really well and that two of the hydrants needed repair.

The Council then briefly addressed the yard waste disposal item that was on the agenda. Administrator Liden explained that Nathan Stuhaug wanted the City to consider a disposal area that residents could use to drop off yard waste. Liden stated that she had briefly discussed the matter with Kevin Nephew and that he would be thinking of possible locations for a site. She also stated that any disposal site would have to be fenced in and then monitored so that only yard waste was disposed of. Nephew commented that the City of Ada monitors their yard waste site with a surveillance camera.

Council member Widrig then asked about the clean up at the Harold Ash house and was wondering about the status of the house itself. Liden explained that the house had gone into tax forfeiture and that the County was cleaning the yard. The County was putting the demolition of the house out on bids and that would be taken care of sometime this summer.

Nephew briefly reported that he had spoken to Billy Dale and that the Dale building would be demolished early this summer. There was also a garage on South Mill Street that was in danger of collapsing and that he would talk to the owner to see if it could be taken down.

Mayor Nephew then closed the Council meeting and called the Public Hearing to order. Liden explained that the Public Hearing was for the vacation of an easement in the Industrial Park. She reported that the hearing notice had been published in the Journal and also mailed to all property owners in the Industrial Park and also those within 350 feet. Liden had received only two phone calls regarding the vacation and that both of those calls were just for clarification on the easement that was being vacated. Neither party had an objection to the vacation.

There being no further questions or comments on the vacation, the Public Hearing was closed and the Council meeting reconvened. Council member Wise then made the motion to approve Resolution

#5-1-14 Vacating an Easement in the Industrial Park. The motion was seconded by Council member Hasler and was carried.

Libby Eid then reported on activities at the Learning Center stating that she was quite pleased with the appointment of Jennifer Dillard, the new Education Director. She went on to explain that the Visitor's Center was open only when weather allowed so with all the recent rain it had not been open.

The minutes of the April 14th and April 28th meetings were approved on a motion made by Council member Lehmann, seconded by Council member Widrig. The motion was carried.

The Treasurer's Report and Bills were then reviewed by Administrator Liden. Council member Widrig then made the motion to approve the Treasurer's Report and Bills. The motion was seconded by Council member Hasler and was carried.

The next agenda item up for discussion was airport haying. Mayor Nephew reported that he had briefly discussed the matter with Dan Wilkens and that Wilkens was unable to attend the Council meeting since he was out of state for a week. He went on to explain that we need to wait and see if Wilkens would voluntarily consent to terminate his airport lease. If Wilkens would not do this, the City would have the option to terminate the lease with a 90 day written notice. He stated that the bids that had been received would remain sealed until there was resolution on the Wilkens lease and then a special meeting would be called for the opening of bids.

After further discussion of the matter, Council member Hasler made a motion to give Mayor Nephew the authority to implement any of the three options spelled out in the Council packet memo in regard to terminating the Wilkens contract. The motion was seconded by Council member Lehmann and was carried. (That memo, marked as addendum A is included as part of these minutes.)

Industrial Park lot prices were the next item on the agenda. Mayor Nephew reminded the Council that they had done some preliminary work on lot prices before it was handed over to the EDA for their recommendation. He further explained that the EDA had the same basic ideas on lot pricing that the Council had already discussed and explored.

After a brief discussion, Council member Hasler made the motion to accept the EDA's six point recommendation on lot pricing as was spelled out in the Council packet memo. Council member Widrig seconded the motion and it was carried. (The Industrial Park lot pricing memo, marked as Addendum B, is included as part of these minutes.)

The final item under old business that was addressed was the 2 a.m. license request made by Elizabeth Valdez. As Ms. Valdez was again not present to address the Council, Mayor Nephew recommended that the item be taken off the agenda until such time Ms. Valdez requests that the Council address the matter again.

Under new business, Carole Larson was present to speak with the Council about the pioneer home that was currently located on the fairgrounds. Mayor Nephew explained that the home needed to be removed for the installation of new water and sewer lines to the bathrooms. The Fair Board had explored other options for the pioneer home but had decided that moving it and restoring it were too costly at this time.

Ms. Larson explained that she was working to raise funds to move and restore the building and was wondering if the building could ever be located on City owned property. The two areas discussed as possible locations were JD Mason Park and Cannon Park.

Council member Hasler expressed some concern over possible liability issues as well as future costs involved with upkeep. Council member Wise inquired whether or not the Learning Center Board would be interested in having the building located at the Learning Center.

After further discussion, Mayor Nephew instructed Administrator Liden to check into the possible insurance and/or liability issues if the building were to be located on City property.

The final agenda item to be addressed was Estimate #1 for payment on the water and sewer project in the Industrial Park. Council member Wise made the motion to approve payment in the amount of \$97,045.20 to Sellin Brothers. The motion was seconded by Council member Lehmann and was carried.

There being no further business, the meeting was adjourned.

Brian Nephew, Mayor

Lisa J. Liden, City Administrator