

July 19, 2021

Gooding City Council Minutes

Work Session

The work session of the Mayor and Council of the City of Gooding, Idaho was called to order at 5:00 pm in the Gooding Municipal Building, 308 5th Ave West, Gooding, Idaho on July 19, 2021.

Roll Call

Present were Mayor Brekke, Councilpersons Cram, Arkoosh, Pierce and Shepherd.

Employees

Present were Public Works Director Larry Bybee, City Clerk Hollye Lierman, Police Chief Dave Fisher and Streets Supervisor Mitch Rogers.

Visitors

None.

Purpose

The purpose of the work session was to discuss the increases and decreases anticipated in revenue and expenses for Fiscal Year 2021-2022.

There being no further business, the meeting adjourned at 5:52 pm.

Public Hearing

PURSUANT TO Idaho Code 63-1311A and Idaho Code 50-1002 a public hearing was held at 308 5th Ave West, Gooding, Idaho on July 19, 2021 at 6:45 pm to consider public comment regarding the rezoning request by Kendra Cockerham, Kathleen Renner, Milton "Mickey" Cockerham and John "Clancy" Cockerham, owners of Hummingbird Coffee Company, for property legally described as Lots 10, 11 & 12 in Block 52 of Gooding Townsite from Residential R-2 Zoning to Commercial Zoning.

Roll Call

Present were Mayor Brekke, Councilpersons Arkoosh, Cram, Pierce and Shepherd.

Employees

Present were Public Works Director Larry Bybee, Waterworks Clerk/Planning & Zoning Secretary Hayden Peterson, Police Chief Dave Fisher and City Clerk Hollye Lierman.

Visitors

Present were Judith Bradbury, James Bradbury, Michelle Owen, Marciel Pearson, Carolyn Robertson, Larry Robertson, Tana Sabin, Bree Sanders, Kyle Sanders, Walt Nelson, Pat Nelson, Debra Basterrechea,

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Ross Koyle, Alexx Sliman, Gustie Renner, Kendra Cockerham/Barnes, Lorena Solis, Lana Simis, Larry Simis, Ron High and John Arkoosh.

Agenda

Mayor Brekke opened the public hearing at 6:45 pm to consider a request by Kendra Cockerham, Kathleen Renner, Milton "Mickey" Cockerham and John "Clancy" Cockerham, owners of Hummingbird Coffee Company, for property legally described as Lots 10, 11 & 12 in Block 52 of Gooding Townsite from Residential R-2 Zoning to Commercial Zoning.

As required by Idaho Code 67-6511 the Gooding City Council will consider how the rezone relates to the Comprehensive Plan.

Kendra Cockerham stated her family purchased 125 7th Ave W. The building was a church for over 100 years. Their plan is to have a coffee shop during the day and an event center during the evenings and weekends. She stated they would like to have a positive impact in the community and would like a positive relationship with the neighbors. They will be working with the City to change the parking around the building to angle parking. Kendra stated the occupancy is set at 94 by the Building Inspector. She stated an employee will be on site anytime the building is open or being rented.

Judith Bradbury asked about the commercial kitchen and wanted to know if it would be used for restaurant use. Kendra stated the business will not be marketed as a restaurant. The kitchen will have a stove, fridges, freezers and mixers in it.

Lorena Solis stated she is concerned about the zone change. She would rather the building remain residential. Her main concerns are the lack of parking, the constant noise and the garbage. She is concerned about them serving alcohol and with children living on the block. She would not like to see people leaving there drinking and driving in a residential neighborhood. Kendra stated they will not be marketing the property as a bar and they will not allow events to go past 10:00 pm.

Judith Bradbury stated her concern is the lack of parking. She does not want her mailbox blocked since the Post Office will not deliver the mail if they can't get to the box. Judith also stated the Police are unable to enforce the speed limit on Idaho Street and wanted to know how they would enforce the parking and noise at the property. Mayor Brekke stated it's much easier to enforce at a stationary location and the Police will handle any and all complaints.

Ron High is also concerned about the lack of parking on Idaho Street. He stated he already has people parking in front of his house and he also stated he doesn't want his mailbox, driveway or sidewalk blocked. Ron feels the City should paint designated parking spots. He feels this can be better located downtown.

Michelle Owen stated she is in support of the new business. She stated the building is historical and rather than a citizen purchase it for employee housing she would prefer to see this building be open to

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the public and kept restored for everyone to enjoy. Michelle stated she would be sad to see what would happen to the building if it is not rezoned.

Walt Nelson stated he has lived in Gooding for a long time and he has seen weddings and funerals at this church and there was never a complaint about parking then. Walt stated this town needs something for people to do when they come to town. Gooding has younger people moving here and that generation is into coffee shops and free Wi-Fi. He feels that if someone is willing to make an investment in a piece of property they are going to work hard to keep it nice.

John Arkoosh stated he thinks it's great that someone wants to invest in our community.

Mayor Brekke stated that if this is to pass the Council will be in communication with the owners to make sure that all concerns are being recognized and taken care of.

There being no further comments or business, the public hearing adjourned at 7:11 pm.

Regular Meeting

The regular meeting of the Mayor and Council of the City of Gooding, Idaho was called to order at 7:11 pm in the Gooding Municipal Building, 308 5th Ave West, Gooding, Idaho on July 19, 2021. Pledge of Allegiance was led by Councilman Pierce.

Roll Call

Present were Mayor Brekke, Councilpersons Arkoosh, Cram, Pierce and Shepherd.

Changes to Agenda (Idaho Code 67-2343 Sec 4 (b))

None.

Visitors

Present were Hayden Peterson, Dallin Stevens, Pam Villarreal, Bryan Phinney, Kendra Cockerham, Kathleen Renner and Michelle Owen.

Consent Calendar

(Consent Calendar contains items which require formal Council action, but which are typically routine or not of great controversy. Council members can approve the items listed on the consent calendar as one item or, if finding a correction needs to be made, can pull that item for discussion. There will be no separate discussion on these items unless a Council Member or a member of the audience requests removal of the items from the Consent Calendar.)

Mayor Brekke asked, "Consent Calendar Items numbered are before you, are there any items to be removed?" There being no objection, Councilman Cram moved to approve the Consent Calendar.

1. July 6, 2021 Meeting Minutes
2. July 12, 2021 Special Meeting Minutes

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Motion seconded by Councilman Arkoosh. Motion carried by roll call vote.

Visitors Business

None.

Public Input

None.

Unfinished Business

Trailer Coach Parking Ordinance: Chief Fisher asked the Council to review the final draft. One item he would like to address is the truck parking in the Industrial Area.

New Business

Christine Turner; Trap, Neuter & Release Cats within City Limits: Christine Turner was not present.

Keller Associates Equipment Selection for WWTP Project: Bryan Phinney, Keller Associates, presented a letter that summarizes the equipment selection for the WWTP. The City received bids for the pre-purchase of wastewater treatment plant equipment including the headworks screen, vortex grit removal system, grit classifier, secondary wastewater treatment system, sand filter system, and closed vessel ultraviolet disinfection system on June 11, 2021. Keller Associates evaluated each bid according to the scoring criteria outlined in the contract documents and specifications issued on May 12, 2021 and discussed the results of their evaluation with the City, in which City staff agreed with the evaluation and recommendation. USDA-RD reviewed the evaluation and recommendation and provided concurrence. In summary Keller Associates recommends the bids be awarded as follows:

HEADWORKS SCREEN			
BIDDER	TOTAL BID AMOUNT	SCORE	NOTES
Huber Technology, Inc.	\$106,118	170	Recommended for Award
Kusters Water	\$88,000	125	

VORTEX GRIT REMOVAL SYSTEM			
BIDDER	TOTAL BID AMOUNT	SCORE	NOTES
Hydro International, Inc.	\$145,503	181	Recommended for Award
Smith & Loveless, Inc.	\$169,496	145	

GRIT CLASSIFIER			
BIDDER	TOTAL BID AMOUNT	SCORE	NOTES
Hydro International, Inc.	\$108,862	153	Recommended for Award
Smith & Loveless, Inc.	\$70,935	152	

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PACKAGED SECONDARY WASTEWATER TREATMENT SYSTEM			
BIDDER	TOTAL BID AMOUNT	SCORE	NOTES
Aqua-Aerobic Systems, Inc.	\$866,730	182	Recommended for Award
Aero-Mod, Inc.	\$1,553,000	141	

SAND FILTER SYSTEM			
BIDDER	TOTAL BID AMOUNT	SCORE	NOTES
Nexom (US), Inc.	\$198,600	179	Recommended for Award
Parkson Corporation	\$269,000	145	
WesTech Engineering, Inc.	\$432,850	115	

CLOSED VESSEL UV DISINFECTION SYSTEM			
BIDDER	TOTAL BID AMOUNT	SCORE	NOTES
Trojan Technologies	\$180,423	173	Recommended for Award
Evoqua	\$164,658	158	
Wedeco	\$224,221	121	

Bryan explained how the ranking works and how they came to their recommendations. Councilman Arkoosh made a motion to accept Keller Associates recommendation bid awards as presented. Motion seconded by Councilman Cram. Motion carried. Councilman Arkoosh made a motion to authorize the Mayor to sign the award letters for the WWTP project. Motion seconded by Councilwoman Shepherd. Motion carried.

Keller Associates Invoice #211723 for WWTP Project: Councilwoman Shepherd made a motion to approve the Keller Associates Invoice #211723 in the amount of \$275,600. Motion seconded by Councilman Pierce. Motion carried.

Planning & Zoning Recommendation for 125 7th Ave W: Planning & Zoning Chairman Platts submitted a letter of recommendation regarding the zoning change for 125 7th Ave West. The Planning & Zoning Board unanimously recommends approval of this zoning change.

Approve or Deny Zoning Amendment Recommendation from City Planning & Zoning for 125 7th Ave West: Councilman Arkoosh has recused himself due to family ties. Councilman Pierce made a motion to approve the zoning amendment recommendation from the City Planning & Zoning for 125 7th Ave West. Motion seconded by Councilwoman Shepherd. Motion carried.

First Reading of Proposed Ordinance No. 719; Changing the Zoning Classification for 125 7th Ave West from R-2 Residential to Commercial: Mayor Brekke read Ordinance No. 719 in its entirety. Councilwoman Shepherd made a motion to approve Ordinance No. 719 and to wave the 2nd and 3rd reading of Ordinance No. 719. Motion seconded by Councilman Cram. Motion carried by roll call vote with Councilman Arkoosh recusing himself.

Department Reports

City Council: Nothing to report.

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Police Chief Dave Fisher: Nothing to report.

Public Works Director Larry Bybee: Nothing to report.

Attorney Brendan Ash: Attorney Ash stated the Director of the Department of Water Resources ordered the Bellevue Triangle to curtail water. They filed an appeal in District Court and reached a settlement last week.

City Clerk Hollye Lierman: Nothing to report.

There being no further business Councilman Arkoosh made a motion to adjourn the meeting. Motion seconded by Councilman Cram. Motion carried. Meeting adjourned at 7:51 p.m.

ATTEST:

Hollye Lierman – City Clerk

Jeff Brekke - Mayor