



City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioners Present	Commissioners Absent	Staff in Attendance
Mark Beauchamp, Vice Chair	Steve McGeehan	Cody Riddle, Executive Director
Drew Davis		Jennifer Fleischman, Clerk
Sandra Kelly		Renee Tack, Treasurer
Tom Lamar		
Alison Tompkins		
Nancy Tribble		

Beauchamp called the meeting to order at 7:33 a.m.

1. Consent Agenda (A)

Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.

- A. Minutes from June 20, 2024
- B. Finance Committee Minutes from July 3, 2024
- C. June 2024 Payables
- D. June 2024 Financials

Lamar moved for approval of the consent agenda as written, seconded by Tompkins. Vote by Acclamation: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Members of the public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Moscow Urban Renewal Agency. Please state your name and resident city for the record and limit your remarks to three minutes.

None.

3. Sixth and Jackson Street Property Groundwater Monitoring Report (A) – Cody Riddle

Elevated ammonia and nitrate concentrations in the Agency's property at Sixth and Jackson have been monitored since 2016. Alta Science & Engineering has completed their site assessment of the property and will provide the Board with a summary of their Remediation Alternatives Analysis (RAA) Technical Memorandum.

Riddle introduced staff from Alta Science & Engineering, who provided a brief review and update of their work at the Sixth and Jackson Street property. The testing done over the last year have pointed to extra ammonia in the soil, which combined with heavy precipitation converts to high levels of nitrates. Alta proposed to convert all the ammonia to nitrates and then remove the nitrates from the soil to process at the City's Waste Water Reclamation & Reuse Facility (WRRF). Alta would like to do a pilot test to see if their proposed remediation plan would be effective.

The high levels of ammonia stop approximately 15feet below the surface of the soil. The Board talked about the construction development soil needs in addition to the nitrates and ammonia contamination, and discussed

opportunities for possibly tackling two problems with one solution. The proposed pilot test would gather more information for the Board and any potential developer. The Idaho Department of Environmental Quality (DEQ) is currently funding Alta's work on site and has offered to completely pay for the pilot test. There was a conversation about the need for complete excavation if any development would be more than three stories tall, however the site could not support the parking that would require.

The Board proposed adjusting the next Request for Proposals (RFP) to provide for more flexibility and/or broader direction for potential developers. It was mentioned that the date from the pilot test could be helpful to other development companies for their projects. The site could be difficult to develop, not just because of the soil structure but because Hello Walk bisects directly down the middle of the property. The Board members continued to discuss possible solutions for both the contamination and development constraints on the site. In order to adjust the design for Hello Walk, the Board and City would need to modify the Legacy Crossing Design Standards, which would include a public comment process. The proposed Alta remediation pilot test could have a conclusive report within a month, if the Agency decided to accept their recommendation. There was a discussion about all the different remediation alternatives proposed by Alta.

Nancy Chaney, Moscow, asked a question about the effect of increasing nitrates to the WRRF. Alta informed the Board that approximately 8 million gallons of water is discharged to the WRRF each year, and that volume would not change. There is a potential for the concentration of nitrates in that water to increase. Chaney asked if there was any additional funding from Environmental Protection Agency (EPA) for fixing the soil contamination. Staff will contact the WRRF operators about any possible effects of increasing nitrate extraction from the wells.

Victoria Seever, Moscow, talked about the University of Idaho's developments in the same area and how the Agency's actions might provide a blueprint for them to use if they run into similar soil contamination challenges. There was a brief discussion about the University's plan to build a walking bridge spanning Paradise Creek in 2026.

Tompkins moved for approval of In-Situ Biological Nitrification Treatment pilot test as recommended by Alta, seconded by Davis. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

The Board requested Staff look into the requirements for modifying the guidelines, including a tentative timeline, of the Legacy Crossing Design Standards and the Hello Walk design in specific. There was a discussion about planting trees in the tree grates along the property's right-of-way.

4. General Agency Updates – Cody Riddle

- *General agency business*

- The next regular meeting scheduled for August 1, 2024 will be the FY2025 Budget Public Hearing.

The meeting adjourned at 8:26 a.m.



Steve McGeehan, Agency Chair

8-6-24

Date