



Meeting Minutes: Thursday, September 4, 2025, 7:30 a.m.

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

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

McGeehan called the meeting to order at 7:35 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 August 7, 2025

B. July 2025 Payables

C. July 2025 Financials

Tompkins moved for approval of the consent agenda as presented, seconded by Tribble. Roll Call Vote: Ayes: Unanimous (4). 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 offered.

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

Elevated ammonia and nitrate concentrations at the Agency's property at Sixth and Jackson have been monitored since 2016. The Board approved a pilot project that involved a microbial injection into site groundwater to evaluate the effectiveness of breaking down ammonia and nitrates in the soil. Staff will provide an update of the project and potential next steps, including a request to authorize an expenditure of approximately \$9,000 to install two downgradient monitoring wells in the public right-of-way. The purpose of these wells would be to determine ammonia and nitrate levels off-site. If at acceptable levels, the on-site injection and monitoring systems could be removed.

Riddle provided a brief review of the work Alta has been doing and the proposed next steps, which would cost the Agency an additional approximate \$9,000. The work would satisfy all requirements for Department of Environmental Quality (DEQ) and so the wells could then potentially be removed completely. The testing would prove that off-site nitrate and ammonia levels are at, or below, an acceptable level. There continued to be a discussion about the requirements for DEQ satisfaction.

Tompkins moved to accept the Alta Groundwater Monitoring Report and authorize the use of additional funds for the proposed project, as recommended by Staff. The motion was seconded by Davis. Roll Call Vote; Ayes: Unanimous (4). Nays: None. Abstentions: None. Motion carried.

4. Tabling Opportunity at the Farmers Market (A) - Cody Riddle

The Board has expressed an interest in tabling at the Moscow Farmers Market. The last available date this season is October 18, 2025. Staff will lead a discussion to gauge interest in tabling this year, or if it is more appropriate to look for a date during the next season.

Riddle informed the Board that there are dates available for tabling at the Moscow Farmers Market, as described above. The Board discussed different handouts that could be designed and ordered and decided to wait to do the tabling early next season. Staff will begin work on producing the documents that the Board requested.

5. General Agency Updates – Cody Riddle

- *The date of the next regular meeting of the Urban Renewal Agency is September 18, 2025, but Staff will reschedule it to occur on Thursday, September 25 instead.*

Staff has gathered more information about the street trees for Sixth and Jackson Street property and will share at the next meeting.

- *General Agency Business*

The meeting adjourned at 7:57 a.m.



Steve McGeehan, Agency Chair

10-6-25

Date