

**CITY OF COUNCIL**  
**Council Emergency Service Building**  
**Meeting Minutes**  
**May 18, 2021**

**CALL TO ORDER:** Mayor Gardner calls the meeting to order at 6:30 p.m.

**ROLL CALL:** HUTER, STOKER, and STANFORD. A quorum is present.

**PUBLIC HEARINGS:**

Public Hearings are legally noticed hearings required by state law. The public may provide formal testimony regarding the application or issue before the City Council. This testimony will become part of the hearing record for that application or matter.
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**Public Hearing to accept public comment on a request by Murray Carter for a Conditional use Permit to allow the manufacturing and sale of hand-forged cutlery at 103 Moser Avenue.**

Mayor Gardner opened the Public Hearing at 6:30 pm.

Mayor Gardner asked for public comment.

Murray Carter- I spoke with Darrel & Marilyn Thompson and sat in their back yard and visited with them. I will be adding a door to the south end of the building to reduce the noise level. I promised to check in with them once a month for the first several months as we get going. Just to see what their ongoing concerns are. I felt it was a very productive visit. I think they were very relieved just to be heard.

No other comments

Mayor closes the Public Hearing at 6:32 p.m.

**REGULAR COUNCIL AGENDA**

**CALL TO ORDER:** Mayor Gardner called the meeting to order at 6:32 p.m.

**ROLL CALL:** HUTER, STOKER, AND STANFORD. A quorum is present.

**CONSENT AGENDA:**

- 1) Minutes of the Council Meeting on April 13<sup>th</sup>, 2021
- 2) Approval of Regular & Special Bills
- 3) Approval of Financial Statements
- 4) Approval of Agenda

***Council Member Stanford moves to approve the Consent Agenda. Seconded by Council President Huter. Voice vote indicated no opposition to the motion with all members voting aye: MOTION CARRIES***

## **REPORTS**

### **Pat DeHaas- Public Works Supervisor**

- Spraying weeds and filling potholes.
- Idaho Transportation Department swept the downtown corridor.

### **ENGINEER-** –Andrew Kimmel

- Titan Technologies intend to be in town the week after Memorial Day, to work on the punch list and warranty items.

### **Tami Testa** – City Clerk/Treasurer

- Not Present

## **REGULAR AGENDA**

### **1. FY 2020 AUDIT REPORT -JORDAN ZWYGART, CPA**

Jordan Zwygart presented the audit, and the single audit which was required due to the wastewater project. Jordan will correct the copier lease expiration date and submit the new audit report by pdf. *Council Member Stanford moved to adopt the Annual Audit Report for the fiscal year ending September 30, 2020. Council President Huter seconded the motion. Roll Call on the motion results as follows: YEA: Huter, Stanford, and Stoker: Motion Carries*

### **2. DOLLAR GENERAL SITE PLAN- ERIC FERGUSON & MARK ZAWADSKI**

Eric Ferguson with J-U-B Engineering and Mark Zawadski with Zaremba Group have been working on plans for a proposed Dollar General store at the northeast corner of Dartmouth Street and Illinois Avenue. The proposed development will construct a 10,640 square foot retail building, parking lot, utilities, and landscaping. A pre-app meeting was held on March 29<sup>th</sup>, 2021 with city staff and the city engineer. Mr. Ferguson presented the proposed site plan to the council with two specific issues they wished to address. He explained to the council that they would like to re-align the existing 25-foot sanitary sewer easement to align the northern edge of the easement with the northern property line. This will center the sanitary sewer main within the 25-foot easement. The second issue is the undeveloped 50-foot right of way reserved for S. Clarendon Street. They proposed the right of way be vacated, or an alternative to vacating the right of way is to pay a “fee in lieu of” for the development of the road, as they believe that the section of right of way adjacent to the proposed site is unnecessary because it would dead end at the northern property line into the Forest Service Ranger Station. Mr. Ferguson presented a probable cost estimate for construction of the undeveloped portion of S. Clarendon. City Engineer, Andrew Kimmel felt that the estimate was low. He will work with the developer and their engineers to review the cost estimate for construction of the undeveloped portion of S. Clarendon. *Council Member Stoker moved to approve the proposed Dollar General site plan as presented, and to have the city engineer work with the developer on the cost estimate for the “fee in lieu” of construction of the undeveloped portion of S. Clarendon. Council President Huter seconded the motion. Roll Call on the motion results as follows: YEA: Huter, Stanford, and Stoker: Motion Carries*

### **3. CONDITIONAL USE PERMIT- MURRAY CARTER**

*Council President Huter moved to approve the Conditional Use Permit to allow the manufacturing and sale of hand forged cutlery at 103 Moser Avenue. Council Member Stanford seconded the motion. Roll Call on the motion results as follows: YEA: Huter, Stanford, and Stoker: Motion Carries*

**4. PROPOSED COUNCIL HEIGHTS SUBDIVISION- BILL ABIDE**

Mr. Abide presented a conceptual lot layout for his proposed Council Heights Subdivision. He is currently working with a real estate agency in the area to find out the housing needs in Council. The proposed subdivision will be located to the east of Mountain View Drive, adjacent to the water towers. Mr. Abide would like to incorporate single and multi-family dwellings, and work with local contractors to build the homes. He is working on soil hydrology, and plans to work with the East Fork Ditch Company. Public Work Supervisor Pat DeHaas addressed concerns about water pressure during power outages, back-up power will be needed for the booster pump station if this area is developed. He believes the sewer system is capable of handling the additional capacity.

**5. AIRPORT COMMISSION APPOINTMENTS**

*Council President Huter moved to appoint Kathy Hughes, Terry Power, and Eric Pederson to serve on the Airport Commission. Council Member Stanford seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion Carries*

**6. KUHL STREET SEWER LINE REPAIR ISSUE - JASON GREENWAY**

Mr. Greenway presented several areas of concern regarding water flowing around his home after Titan Technologies replaced the sewer line in the right-of-way. City Engineer, Andrew Kimmel stated that Titan will be returning in the next few weeks to address all punch list items, which includes Mr. Greenway's property located at 202 Kuhl Street. The area along Kuhl Street will be compacted, and a swale will be installed to allow surface runoff to drain towards the existing ditch on the south side of the property.

**7. HARVEY KENNEL LICENSE REVIEW**

There have been multiple complaints submitted to both City Hall and the Adams County Sheriff's Office concerning Mr. Harvey's dogs running at large. The dogs also killed several chickens at the school. Mr. Harvey explained to the council that he was currently working on building a fence to keep his dogs on his property. The council decided to table the kennel license review until the next meeting. They asked Mr. Harvey to complete the fence, make sure all of the dogs are licensed, and make restitution with the school for the chickens prior to the June meeting.

**8. EXPEDITION VISITORS GUIDE AD**

Sheri Smit from Weiser Signal American presented a copy of a previous Expedition Visitors Guide and prices. *Council President Huter made a motion to purchase a half page ad. Council Member Stanford seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion Carries*

*Council President Huter moved to adjourn the meeting at 8:00 pm. Council Member Stoker seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion Carried.*

Minutes submitted by:

  
Julie Pate ~ Deputy Clerk

Minutes approved by:

  
Bruce Gardner ~ Mayor

