

STATE OF IDAHO)
COUNTY OF BONNER)
CITY OF PRIEST RIVER)

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 04/18/22

REGULAR MEETING

OPENING – Mayor Wylie called to order the regular meeting of the City Council at 6:00 pm on Monday, April 18, 2022, at the Priest River Event Center, 5399 Highway 2, Priest River, Idaho.

1. ROLL CALL

Council Members Present: Council Member Wagner, Council Member Turner, Council Member Yount, and Council Member Mullaley. Absent: None
Staff Present: City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, Planning & Zoning Administrator Quayle, and Deputy City Clerk Ayers.

2. PUBLIC HEARING

TO CONSIDER AND TO RECEIVE TESTIMONY ON THE FOLLOWING PLANNING AND ZONING APPLICATION:

THE APPLICANT, KEYSTONE LAND, LLC, IS REQUESTING A SUBDIVISION TO ALLOW THEM TO SUBDIVIDE APPROXIMATELY 24.75 ACRES INTO 80 SINGLE-FAMILY HOME LOTS, WITH THE LARGEST LOT BEING 12,492 SF, AND THE SMALLEST BEING 6,030 SF.

THE PROPERTY IS GENERALLY LOCATED BETWEEN 6552 & 6736 HIGHWAY 2, PRIEST RIVER, ID.

Mayor Wylie opened the public hearing at 6:01 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request in detail. Topics of discussion included the proposed subdivision, existing wetlands, city utilities, current zoning of the property, proposed conditions, and potentially dedicating the southern common area to the City.

Questions from the Council:

Council Member Mullaley had numerous questions regarding the city's water and sewer capacities, asked about designing the infrastructure for future development, about street lighting and signage, and asked for clarification regarding proposed snow removal operations and irrigation connections. Council Member Yount asked whether the city had the budget to maintain the proposed streets to be dedicated

to the city. Council Member Turner asked about the proposed buffer zone and asked for clarification regarding whether or not fire services were adequate.

Testimony from the Applicant:

Trevor Price from James A Sewell & Associates, representative for the applicant, presented the application for a subdivision to allow the applicants to subdivide approximately 24.75 acres into 80 single-family home lots. Topics of his presentation included an introduction of Keystone Land, LLC and Cornerstone Homes, LLC, the proposed water, sewer, and fire infrastructure, proposed accesses from Highway 2, BPA encroachment permits, electricity infrastructure, wetlands and highwater information, geotechnical report and stormwater design, pedestrian pathways and snow storage, compliance with city zoning ordinances, and the proposed construction schedule.

Nate Perkl from Cornerstone Homes, representative for the applicant, was also present for the testimony and answered questions.

Written Testimony (read aloud by Planning & Zoning Administrator Quayle):

Anne Wilder, 349 Primrose Lane, opposed the subdivision.

Testimony from Those Opposing:

Anne Wilder, 349 Primrose Lane, opposed the subdivision.

Testimony from Those Uncommitted:

Jamie Painton, WPOFD Fire Chief, was uncommitted but had questions regarding the clearing of the property.

Testimony from Those Supporting:

None

Rebuttal from the Applicant:

Trevor Price and Nate Perkl, representatives for the applicant, answered questions asked during public testimony.

Council Member Turner made a motion to leave public testimony open and continue the public hearing to Monday, May 2, 2022, at 5:30 pm. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously.

3. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 04/04/22

B. PAYABLES

C. MONTHLY RESERVE TRANSFER – MARCH 2022

D. TREASURER’S MONTHLY REPORT – MARCH 2022

E. RESOLUTION 22-011 – JOSLYN MANUFACTURING COMPANY, LLC – AGREEMENT FOR REIMBURSEMENT OF COSTS ASSOCIATED WITH

**SEMI-ANNUAL INSPECTIONS AND REPORTS SUBMITTED TO IDEQ –
JOSLYN PROPERTY**

Council Member Mullaley made a motion to approve the consent agenda.
Council Member Yount seconded the motion. After consideration, the
motion passed unanimously.

4. ANNOUNCEMENTS/APPOINTMENTS

None

5. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner gave an update on the Parks and Tree Commission.

B. LAW ENFORCEMENT

None

C. PUBLIC WORKS

None

D. PROJECT UPDATES

1. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided the Council with a written project status update.

2. FY22 – SECOND QUARTER FINANCIAL REPORT

E. BUILDING & ZONING

Planning & Zoning Administrator Quayle gave an update on Building & Zoning.

F. ADMINISTRATIVE COMMITTEE

None

6. BUSINESS

**A. CONTROL #2022-03-05 – PRIEST RIVER MUSEUM – REQUEST FOR
FINANCIAL ASSISTANCE**

Discussion ensued regarding the Priest River Museum's request for financial
assistance and the assistance already being given by the City.

**Council Member Turner made a motion to deny the request for additional
financial assistance by the Priest River Museum. Council Member Wagner
seconded the motion. After discussion and consideration, the motion
passed by the following vote: Ayes: Council Member Wagner, Council
Member Yount, and Council Member Turner. Nays: Council Member
Mullaley.**

**B. CONTROL #2022-04-01 – WEST BONNER LIBRARY DISTRICT –
REQUEST FOR WAIVER OF PARK RESERVATION FEES FOR SUMMER
READING PROGRAM**

Discussion ensued.

**Council Member Wagner made a motion to waive six \$60.00 park
reservation fees for the West Bonner Library District's summer reading
program. Council Member Turner seconded the motion. After
consideration, the motion passed unanimously.**

C. J7 CONTRACTING, INC. – CHANGE ORDER #4 – WATER SYSTEM IMPROVEMENTS PROJECT

Ashley Williams from Welch Comer was in attendance to present the Change Order to the Council. Discussion ensued.

Council Member Yount made a motion to approve Change Order #4 with J7 Contracting, Inc. for the Water System Improvements Project, for no change in the contract price and twenty-one (21) additional contract days. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

D. J7 CONTRACTING, INC. – PAY REQUEST #5 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Mullaley made a motion to approve Pay Request #5 for J7 Contracting, Inc. for the Water System Improvements Project, in the amount of \$119,083.39. Council Member Yount seconded the motion. After consideration, the motion passed unanimously.

E. IDEQ – INTERIM FINANCING LOAN DRAW #11 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Turner made a motion to approve the IDEQ Interim Financing Loan Draw #11, with \$7,379.90 being remitted to Welch Comer for Invoice #14778240-017, and \$41,679.00 being remitted to J7 Contracting, Inc. for Pay Request #5. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously.

F. ICDBG PAY REQUEST #9 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Mullaley made a motion to approve ICDBG Pay Request #9 for the Water System Improvement Project, with payment of \$3,200.00 being remitted to Panhandle Area Council and \$41,679.00 being remitted to J7 Contracting, Inc. for Pay Request #5. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

G. USDA-RD GRANT PAY REQUEST #15 – WASTEWATER COLLECTION SYSTEM IMPROVEMENT PROJECT – PHASE II

Discussion ensued.

Council Member Mullaley made a motion to approve draw #15 from the USDA-RD grant for payment of Welch Comer Invoice #14778290-004 in the amount of \$659.66. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

H. RESOLUTION 22-012 – STATE INVESTMENT POOL TRANSFER OF FUNDS

Discussion ensued.

Council Member Wagner made a motion to approve Resolution 22-012. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

I. CITY PARK ADA WALKWAY PROJECT – BID ACCEPTANCE

One bid for the City Park ADA Walkway Project was received, from GCX, LLC, for \$98,524.20. The engineer's estimate and the amount of pledged funds from the Priest River Urban Renewal Agency was \$78,752.08. GCX, LLC does not have an Idaho Public Works Contractor License. Lengthy discussion ensued.

Council Member Turner made a motion to reject the received nonresponsive bid and go through the semi-formal bidding process again for the City Park ADA Walkway Project. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

J. RESOLUTION 22-013 – CONCEPT COMMUNICATION CORPORATION – TRANSFER OF CONTROL OF FRANCHISE TO MIFIBER HOLDING, LLC

Discussion ensued.

Council Member Turner made a motion to approve Resolution 22-013. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

EXECUTIVE SESSION

UNDER 74-206 1 (f) Pending Litigation

Council Member Mullaley made a motion to enter executive session under 74-206 1 (f) Pending Litigation at 8:24 pm. Council Member Yount seconded the motion. After consideration, the motion passed unanimously by the following roll-call vote: AYES: Council Member Wagner, Council Member Turner, Council Member Yount, and Council Member Mullaley. NAYS: None. ABSTAINERS: None. ABSENT: None.

RECONVENE

Council Member Turner made a motion to reconvene at 8:53 pm. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously.

EXECUTIVE SESSION

UNDER 74-206 1 (b) Personnel

Council Member Mullaley made a motion to enter executive session under 74-206 1 (b) Personnel at 8:54 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following roll-call vote: AYES: Council Member Wagner, Council Member Turner, Council Member Yount,

and Council Member Mullaley. NAYS: None. ABSTAINERS: None. ABSENT: None.

RECONVENE

Council Member Turner made a motion to reconvene at 9:09 pm. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 9:09 pm. Council Member Yount seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 04/18/22: _____

Second: _____

SIGNED:

Kevin Wylie
Mayor

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer