

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 03/04/24

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:30 pm on Monday, March 4, 2024, at the Priest River City Hall Council Chambers, 552 High Street, Priest River, Idaho.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Council Members Present: Council Member Wagner, Council Member Turner, and Council Member Mullaley. Absent: Council Member Brower.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Director of Utility Operations Sifford, Planning & Zoning Administrator Quayle, and Building & Zoning Assistant Ayers.

**3. PUBLIC HEARING CONTINUATION FROM FEBRUARY 20, 2024
TO CONSIDER AND TO RECEIVE TESTIMONY ON THE FOLLOWING PLANNING
AND ZONING APPLICATION:**

**THE APPLICANT, RIVER MOUNTAIN DEVELOPMENT, IS ASKING FOR A
CONDITIONAL USE PERMIT TO ALLOW THEM TO DEVELOP A NINETEEN (19) LOT
SUBDIVISION WITHIN A PLANNED UNIT DEVELOPMENT ON 2.64 ACRES OF
UNUSED LAND.**

**THE PROPERTY IS GENERALLY LOCATED BEHIND THE DOLLAR GENERAL
STORE ON HIGHWAY 57, PRIEST RIVER, ID.**

Mayor Connolly opened the public hearing continuation at 5:31 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing continuation. He addressed his stance on the issue of the proposed alleyway access, paving of the alley “roadway,” addressing of the two lots in question, and drainage concerns. Other topics of discussion included concerns regarding connection to the sewer system via East Beardmore Avenue, the lack of proposed sidewalks, and the discrepancy within the intersection at Seventh Street and East Beardmore Avenue. Lengthy discussion ensued.

Testimony from the Applicant:

Edward Cabale and Kevin Koesel with James A Sewell & Associates, representatives for the applicant, addressed the issues of the proposed alleyway access, paving and maintaining the alley “roadway,” the existing encroachments on Eighth Street, proposed intersection improvements, and proposed lighting solutions.

Questions from the Council:

Mayor Connolly asked for clarification regarding the proposed width of the alley access. It was clarified that the fire department would accept a 20-foot width.

Written Testimony:

No additional received.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

None

Mayor Connolly closed public testimony at 6:02 pm.

Discussion and deliberation ensued.

Council Member Turner made a motion that the application and submittals, evidence contained in the file, public hearing testimony, and the Planning and Zoning Report be adopted as presented and discussed as the findings of fact and conclusions. **Council Member Mullaley** seconded the motion. After consideration, the motion passed unanimously.

Council Member Turner made a motion based on the City's Comprehensive Plan, Ordinances, and the adopted findings of fact and conclusions, that River Mountain Development's Conditional Use Permit, Planned Unit Development, and Subdivision be approved subject to the conditions as discussed and as listed in the Planning & Zoning Report. Action to obtain the permit is to complete the conditions as approved. This action does not result in the taking of private property. **Council Member Mullaley** seconded the motion. After consideration, the motion passed unanimously.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CCPH 02/20/24

B. PAYABLES

C. RESOLUTION 24-014 – WELCH COMER – ENGINEER AGREEMENT AMENDMENT #10 – RAW WATER INTAKE EXTENSION PROJECT CONSTRUCTION PHASE AND RESIDENT PROJECT REPRESENTATIVE

D. RESOLUTION 24-015 – SPOKANE TESTING SOLUTIONS – CONSORTIUM AGREEMENT – THIRD-PARTY ADMINISTRATOR FOR EMPLOYEE DRUG TESTING

E. RESOLUTION 24-016 – RUEN-YEAGER & ASSOCIATES – PROFESSIONAL SERVICES AGREEMENT – CONSTRUCTION ENGINEERING & INSPECTION SERVICES FOR LHTAC WISCONSIN STREET REALIGNMENT PROJECT

Council Member Mullaley made a motion to approve the consent agenda. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES: Council Member Turner, Council Member Wagner, and Council Member Mullaley. NAYS: None. ABSTAINERS: None. ABSENT: Council Member Brower.**

5. ANNOUNCEMENTS/APPOINTMENTS

Mayor Connolly announced that the start of construction on the Wisconsin Street Realignment Project was delayed until March 18, 2024 due to the weather.

Mayor Connolly also updated the Council regarding the status of the impact fee revision. It was postponed until the completion of the city's updated transportation plan.

6. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner and Mayor Connolly gave an update on the Parks and Tree Commission. The City Park bathrooms will be opened on March 22, 2024. Discussion was held regarding Arbor Day.

B. LAW ENFORCEMENT

None

C. PUBLIC WORKS

None

D. PROJECT UPDATES

Various project updates were given.

E. BUILDING & ZONING

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

7. BUSINESS

A. C.E. KRAMER CRANE & CONTRACTING, INC. – CONSTRUCTION CONTRACT – RAW WATER INTAKE EXTENSION PROJECT

Discussion ensued.

Council Member Turner made a motion to approve the Construction Contract with C.E. Kramer for the Raw Water Intake Extension Project, not to exceed \$259,140.00. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed unanimously.

B. AMPED PUMP & CONTROLS, LLC – CONSTRUCTION CONTRACT – UPPER BOOSTER STATION REHABILITATION PROJECT

Discussion ensued.

Council Member Mullaley made a motion to approve the Construction Contract with Amped Pump & Controls for the Upper Booster Station Rehabilitation Project, not to exceed \$24,507.00. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

C. RIVER PARK CONDITIONAL USE PERMIT, PLANNED UNIT DEVELOPMENT, SUBDIVISION – DEVELOPMENT AGREEMENT

Discussion ensued.

Council Member Mullaley made a motion to approve the Development Agreement with Millie’s 40 Bren-Burke, LLC for the River Park conditional use permit, planned unit development, and subdivision. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

D. CONTROL #2024-02-01 – HOOD – REQUEST FOR WAIVER OF PARK RESERVATION FEE AND SPECIAL EVENT FEE FOR COMMUNITY EASTER EGG HUNT

Discussion ensued.

Council Member Mullaley made a motion to approve the waiver of one \$70.00 park reservation fee and one \$100.00 special event permit fee for Desiree Hood for the Community Easter Egg Hunt. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

E. CONTROL #2024-02-02 – WEST BONNER LIBRARY DISTRICT – REQUEST FOR WAIVER OF PARK RESERVATION FEES AND SPECIAL EVENT FEES FOR SUMMER READING PROGRAM

Discussion ensued.

Council Member Turner made a motion to approve the waiver of eight \$70.00 park reservation fees and eight \$25.00 special event permit fees for the West Bonner Library District for the Summer Reading Program. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

F. TITLE VI PLAN FOR ITD FHWA SUBRECIPIENT

Discussion ensued.

Council Member Mullaley made a motion to table the Title VI Plan for ITD FHWA Subrecipient for additional review. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

G. NATIVE AMERICAN ELECTRIC, INC. – CAMERA PROCUREMENT & INSTALLATION PROPOSAL – CITY HALL AND POLICE DEPARTMENT

Discussion ensued.

Council Member Turner made a motion to table the proposal from Native American Electric, Inc. for camera procurement and installation at City Hall and the Police Department, until March 18, 2024. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

H. RESOLUTION 24-017 – STATE INVESTMENT POOL TRANSFER OF FUNDS

Discussion ensued.

Council Member Turner made a motion to approve Resolution 24-017. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

8. PUBLIC COMMENT PERIOD

None

ADJOURN:

Council Member Mullaley made a motion to adjourn at 6:51 pm. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 03/04/24: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer