

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 05/06/24

REGULAR MEETING

OPENING – Mayor Connolly called to order the regular meeting of the City Council at 5:30 pm on Monday, May 6, 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, Council Member Brower, and Council Member Mullaley. Absent: None.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Director of Utility Operations Sifford, and B&Z Assistant Ayers.

3. PUBLIC HEARING

TO CONSIDER AND RECEIVE TESTIMONY REGARDING CITY PROPOSALS TO AMEND SECTIONS OF TITLE 10 OF THE PRIEST RIVER CITY CODE, THE OFFICIAL ZONING CODE OF THE CITY OF PRIEST RIVER.

Mayor Connolly opened the public hearing at 5:31 pm. B&Z Assistant Ayers explained the reason for the public hearing. She explained the proposed changes to the following sections of Title 10: penalties and remedies, definitions, district classifications, R-1 density provisions, R-2 density provisions, MU-R conditional uses, MU-R establishment size limits, MU-R setbacks, MU-C principal uses permitted outright and conditional uses, MU-C commercial establishment size limits, MU-C setbacks, C principal uses permitted outright and conditional uses, M principal uses permitted outright, recreational vehicle storage, exempted signs, design review consideration relating to historic buildings, off-street parking and loading general provisions, off-street parking and loading requirements for commercial uses, shoreline development compliance, MU-C manufactured home placement standards, MU-C “site-built” home placement standards, and development agreements.

Questions from the Council:

Council Member Mullaley asked for clarification regarding the definition of light assembly, voiced his concern with the removal of the historic overlay district, asked for clarification regarding the city allowing recreation vehicle storage if certain homeowner’s associations prohibit it, asked for clarification regarding removing the sign code exemptions for the Chamber of Commerce and other non-profit organizations, asked for clarification regarding manufactured homes and the requirement that a roof be built over them if they do not meet the required snow loads, and asked for clarification regarding the requirement for a maintenance agreement within a development agreement.

Council Member Brower asked for clarification regarding the definition of light assembly. **Council Member Turner** asked for clarification regarding removing the sign code exemptions for the Chamber of Commerce and other non-profit organizations.

B&Z Assistant Ayers, City Attorney Elsaesser, and Mayor Connolly addressed the Council's questions as they were asked.

Lengthy discussion ensued.

Written Testimony: None

Testimony from Those Supporting: None

Testimony from Those Uncommitted: None

Testimony from Those Opposing: None

Mayor Connolly closed public testimony at 6:10 pm.

Council Member Mullaley made a motion to approve the proposed changes as presented, and to direct staff to proceed with the development of an ordinance. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 04/15/24

B. PAYABLES

C. RESOLUTION 24-027 – MERRICK & COMPANY – PROFESSIONAL SERVICES AGREEMENT – WASTEWATER ENGINEERING SUPPORT SERVICES

Council Member Mullaley made a motion to approve the consent agenda.

Council Member Brower seconded the motion. After consideration, the motion passed unanimously.

5. ANNOUNCEMENTS/APPOINTMENTS

Jake Garringer from the Office of the Governor was present at the meeting and introduced himself.

Mayor Connolly announced that the city was moving forward with the purchase of a truck so we can haul wastewater sludge instead of paying a third-party.

6. UPDATES

A. PARKS AND TREE COMMISSION

Council Member Wagner gave an update on the Parks and Tree Commission. Mayor Connolly thanked the public works crew for building and erecting a new parks informational sign at the City Park.

B. LAW ENFORCEMENT

None

C. PUBLIC WORKS

Director of Utility Operations Sifford provided a written update. Council Member Mullaley thanked the treatment plant crew for all of their hard work.

D. PROJECT UPDATES

Mayor Connolly gave an update on the Wisconsin Street Realignment Project. Council Member Mullaley presented two downtown concept drawings obtained from the high school. Lengthy discussion ensued.

E. BUILDING & ZONING

None

7. BUSINESS

A. LARCH STREET SEWER IMPROVEMENTS PROJECT – ACCEPTANCE OF LOWEST QUALIFIED PROPOSAL AND NOTICE OF AWARD

Five proposals were received:

J7 Contracting - \$212,125.00

Sonray Enterprises - \$227,855.00

KG&T Septic - \$348,875.59

S&L Underground - \$365,145.00

Northfork Enterprises - \$568,817.00

Ashley Williams from Welch Comer was in attendance to present the proposals to the Mayor and Council. Discussion ensued.

Council Member Turner made a motion to accept the proposal from J7 Contracting for the Larch Street Sewer Improvements Project (base bid and add alternate number 1), not to exceed \$212,125.00, and to approve the Notice of Award. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.

B. RELEASE OF LIABILITY AND HOLD HARMLESS AGREEMENT – DUNCAN – LARCH STREET SEWER IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Mullaley made a motion to approve the Release of Liability and Hold Harmless Agreement with Arlyn and Marie Duncan for the removal of a tree as part of the Larch Street Sewer Improvements Project. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.

C. CONTROL #2024-04-02 – GREGORY – REQUEST FOR ORDINANCE/RESOLUTION AMENDMENT REGARDING MULTI-FAMILY HOUSING CONNECTION AND MONTHLY UTILITY FEES

Lengthy discussion ensued.

Council Member Mullaley made a motion to table the discussion and hold a workshop on May 20, 2024, at 5:00 pm. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

D. CITY PARK PLAYGROUND IMPROVEMENT PROJECT – CONSIDERATION OF CONCEPTUAL DESIGN AND AUTHORIZATION TO PROCEED

Daisy Schneider and Ginny Kerstetter were present to address the Mayor and Council regarding the proposed city park playground improvement project. Lengthy discussion ensued. This item was tabled for additional information.

E. SEWER SLUDGE BIN ROOF PROJECT – BID ACCEPTANCE

One bid was received: B. F. Builders, Inc. - \$118,000.00

Council Member Mullaley made a motion to accept the bid from B. F. Builders, Inc. for the sewer sludge bin roof project, not to exceed \$118,000.00. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

F. RESOLUTION 24-028 – PROCLAIMING MAY 30, 2024 AS ARBOR DAY IN THE CITY OF PRIEST RIVER

Discussion ensued.

Council Member Turner made a motion to approve Resolution 24-028, proclaiming May 30, 2024 as Arbor Day in the City of Priest River. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.

G. RESOLUTION 24-029 – AUTHORIZING DESTRUCTION OF RECORDS

Discussion ensued.

Council Member Mullaley made a motion to approve Resolution 24-029. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.

8. PUBLIC COMMENT PERIOD

Jake Garringer from the Office of the Governor gave a suggestion regarding funding for the city’s parks and said that they were always willing to write letters of support.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 7:30 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.

Motion to approve minutes of 05/06/24: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer