

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 07/15/24

REGULAR MEETING

OPENING – Council President Turner called to order the regular meeting of the City Council at 6:00 pm on Monday, July 15, 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: City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, Director of Utility Operations Sifford, and Planning & Zoning Administrator Quayle.

3. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 07/01/24

B. PAYABLES

C. MONTHLY RESERVE TRANSFER – JUNE 2024

D. TREASURER’S MONTHLY REPORT – JUNE 2024

E. RESOLUTION 24-043 – VALENCIA CONDITIONAL USE PERMIT, PLANNED UNIT DEVELOPMENT, AND SUBDIVISION – DEVELOPMENT AGREEMENT

F. RESOLUTION 24-044 – WELCH COMER – ENGINEER AGREEMENT AMENDMENT #4 – WASTEWATER SYSTEM IMPROVEMENTS – LARCH STREET REHABILITATION

G. RESOLUTION 24-045 – MEMORANDUM AGREEMENT – REAL PROPERTY LEASE – ROBINSON TRUST – FORMER COMMUNITY GARDEN SITE

H. RESOLUTION 24-046 – HOTEL CHARBONNEAU, LLC – RELEASE OF LIABILITY AND HOLD HARMLESS AGREEMENT – WATER METER INSTALLATION

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

4. ANNOUNCEMENTS/APPOINTMENTS

City Clerk/Treasurer Thomas reminded the council of a FY25 budget workshop scheduled for Monday, July 22, 2024, at 6:00 pm.

5. UPDATES

A. PARKS AND TREE COMMISSION

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

B. LAW ENFORCEMENT

Police Chief McLain gave an update on Law Enforcement.

C. PUBLIC WORKS

None

D. PROJECT UPDATES

1. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided a written project status update.

2. FY24 – THIRD QUARTER FINANCIAL REPORT

E. BUILDING & ZONING

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

6. BUSINESS

A. SILVER SPIKE 55+ PLANNED UNIT DEVELOPMENT AND SUBDIVISION – DEVELOPMENT AGREEMENT

Discussion ensued regarding item #7 referencing the necessity of a sewer and water feasibility study. Trevor Price, representative for the developers, was present for the discussion.

Council Member Mullaley made a motion to approve the Development Agreement with David John and Tamara Scarcello and David and Jill Spiker, for the Silver Spike 55+ Planned Unit Development and Subdivision, with the removal of item #7 as discussed. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously.

B. PRIEST RIVER HAPPY AGERS, INC. – REAL PROPERTY LEASE – 336 E JACKSON AVENUE, CONTINGENT ON ACQUISITION FROM BONNER COUNTY

Discussion ensued. Ted Moss, President of the Happy Agers, Inc., was present for the discussion.

Council Member Mullaley made a motion to approve the Real Property Lease with the Happy Agers, Inc., for 336 E Jackson Avenue, contingent on the city acquiring the property from Bonner County. Council Member Brower seconded the motion. After consideration and discussion, the motion passed unanimously.

C. J7 CONTRACTING, INC. – CHANGE ORDER #1 – LARCH STREET SEWER IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Brower made a motion to approve Change Order #1 with J7 Contracting, Inc., not to exceed an additional \$800.00 and no additional contract days. Council Member Mullaley seconded the motion. After consideration, the motion passed unanimously.

D. J7 CONTRACTING, INC. – PAY REQUEST #2 – LARCH STREET SEWER IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Mullaley made a motion to approve Pay Request #2, submitted by J7 Contracting, Inc., for the Larch Street Sewer Improvements Project, not to

exceed \$169,546.50. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.

E. USDA-RD GRANT PAY REQUEST #15 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Mullaley made a motion to approve draw #15 from the USDA-RD grant for payment of Welch Comer Invoice #14778280-008 in the amount of \$280.00. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed unanimously.

F. RESOLUTION 24-047 – STATE INVESTMENT POOL TRANSFER OF FUNDS

Discussion ensued.

Council Member Mullaley made a motion to approve Resolution 24-047. Council Member Wagner seconded the motion. After discussion and consideration, the motion passed unanimously.

7. PUBLIC COMMENT PERIOD

Anne Wilder, 349 Primrose Lane, commented that she believed Bonner County was agreeable to transferring the property of the City.

ADJOURN:

Council Member Mullaley made a motion to adjourn at 6:44 pm. Council Member Brower seconded the motion. After consideration, the motion passed by the following vote: AYES: Council Member Turner, Council Member Brower, and Council Member Wagner. NAYS: Council Member Mullaley. ABSTAINERS: None. ABSENT: None.

Motion to approve minutes of 07/15/24: _____

Second: _____

SIGNED:

ATTEST:

Jeff Connolly
Mayor

Laurel Thomas, CMC
City Clerk/Treasurer