

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 07/19/21

REGULAR MEETING

OPENING – Council President Wylie called to order the regular meeting of the City Council at 6:05 pm on Monday, July 19, 2021, at the Priest River Event Center, 5399 Highway 2, Priest River, Idaho.

1. AMENDMENTS TO THE AGENDA

None

2. ROLL CALL

Council Members Present: Council Member Wylie, Council Member Turner, Council Member Schneider, and Council Member Wagner. Absent: None.

Staff Present: City Clerk Thomas, City Attorney Elsaesser, Planning & Zoning Administrator Quayle, Deputy City Clerk Ayers, and Public Works Director Rollicheck.

3. PUBLIC HEARINGS

A. To consider and to receive testimony on the following Planning and Zoning application:

Two Rivers Storage has applied for a Conditional Use Permit to allow Commercial outdoor boat and RV storage on a Commercially zoned parcel of land.

The property is generally located on Highway 2.

Planning & Zoning Administrator Quayle explained that due to a staff error, the public hearing would not be held and would be rescheduled to a later date.

B. To consider and to receive testimony on the following Planning and Zoning application:

Blueplank, LLC is requesting a site plan approval for the development of the approximate 2.2-acre Lot 6, Block 2 of River View Ridge subdivision.

The single family, 22-unit plan is consistent with the previously approved PUD.

The property is generally located on Rimrock Court.

Council President Wylie opened the public hearing at 6:07 pm. Planning & Zoning Administrator Quayle explained the reason for the public hearing and the applicant's requests in detail. Topics of discussion included the PUD as it was approved in 2017, the reduction in density, water and sewer plans, the private road within the development, fire hydrants, snow storage, carports and storage units, stormwater, and fencing along the cemetery.

Questions from the Council:

Planning & Zoning Administrator Quayle presented a larger set of plans for the Council to review and answered various questions.

Testimony from the Applicant:

Brant Morris with Inland Northwest Consultants, representative for the applicant, presented the application to the Council. Topics of his presentation included additional fencing and trees/shrubs, storage units, and carports.

Testimony from Those Supporting:

None

Testimony from Those Uncommitted:

None

Testimony from Those Opposing:

Dale Tucker, 96 Rimrock Court, opposed the application.

Hayley Montana, 76 Rimrock Court, opposed the application.

Sue Tucker, 96 Rimrock Court, opposed the application.

Jeannette Ingold, 168 Rimrock Court, opposed the application.

Christian White, 178 Rimrock Court, opposed the application.

Chad Montana, 76 Rimrock Court, opposed the application.

Maureen Shoop, 112 Rimrock Court, opposed the application.

Patrick Schabell, 52 Rimrock Court, opposed the application.

Written Testimony:

Dale and Sue Tucker, 96 Rimrock Court, opposed the application.

Jeannette Ingold, 168 Rimrock Court, opposed the application.

Christian White and Stephanie and Denny Foster, 178 Rimrock, opposed the application.

Chad and Hayley Montana, 76 Rimrock Court, opposed the application.

Rebuttal from the Applicant:

Brant Morris addressed the concerns regarding the existing Homeowner's Association and the proposed new one for "The Village," traffic, an open swale area, fencing, irrigation, density, trees/shrubs, and the units being rented or purchased.

Bryan Quayle addressed concerns regarding future notifications of development, density, fencing, and the proposed common area and park.

Lengthy discussion ensued.

Council Member Turner made a motion to close public testimony and continue the public hearing to 5:30 pm on Monday, August 16, 2021, at 7:15 pm. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote:

AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

4. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 07/06/21, CCWS 07/12/21, CCSP 07/15/21

B. PAYABLES

C. MONTHLY RESERVE TRANSFER – JUNE 2021

D. RESOLUTION 21-031 – WOODLANDS ESTATES – SECURITY AGREEMENT

E. RESOLUTION 21-032 – HEBREW MINISTRIES, NATHAN DAVID YOUNG – UTILITY EASEMENT TO CITY

F. RESOLUTION 21-033 – HEBREW MINISTRIES, NATHAN DAVID YOUNG – ACCESS AND UTILITY EASEMENT FROM CITY

G. RESOLUTION 21-034 – WELCH COMER – ENGINEER AGREEMENT AMENDMENT #3 – WATER SYSTEM IMPROVEMENTS PROJECT

H. RESOLUTION 21-035 – J7 CONTRACTING, INC. – CONSTRUCTION CONTRACT – WATER SYSTEM IMPROVEMENTS PROJECT

I. RESOLUTION 21-036 – CONCEPT COMMUNICATIONS – MEMORANDUM AGREEMENT – REAL PROPERTY LEASE – FIBER HUB SITE

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

5. ANNOUNCEMENTS/APPOINTMENTS

None

6. 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

Director of Public Works Rollicheck gave an update on Public Works.

D. PROJECT UPDATES

1. FY21 – THIRD QUARTER FINANCIAL REPORT

2. WELCH COMER – PROJECT STATUS UPDATE

Welch Comer provided a written project status overview

E. BUILDING & ZONING

None

F. ADMINISTRATIVE COMMITTEE

None

7. OLD BUSINESS

A. ABANDONED IRRIGATION CONNECTIONS – LETTERS TO OWNERS

This item was tabled for additional information.

B. NCL GOVERNMENT CAPITAL – MUNICIPAL LEASE PROPOSAL – VACTOR 2100i COMBO TRUCK

Discussion ensued.

Council Member Turner made a motion to approve the municipal lease proposal from NCL Government Capital, for a Vactor 2100i Combo Truck. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

8. NEW BUSINESS

A. FISCAL YEAR 2022 TENTATIVE BUDGET ADOPTION

Discussion ensued.

General Fund:	\$1,318,640.00
Street Fund:	\$1,557,865.00
Water Fund:	\$3,410,803.00
Wastewater Fund:	\$1,205,718.00
Impact Fee Fund	\$ 24,307.00
TOTAL	\$7,517,333.00

Council Member Wagner made a motion to adopt the tentative fiscal year 2022 budget as discussed, with expenditures totaling \$7,517,333.00. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

B. WBCSD #83 – PROFESSIONAL SERVICES AGREEMENT – SCHOOL RESOURCE OFFICER

Discussion ensued.

Council Member Turner made a motion to approve the Professional Services Agreement with the West Bonner County School District #83 for a School Resource Officer. Council Member Schneider seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner,

Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

C. BONNER COUNTY EMERGENCY OPERATIONS PLAN – ADOPTION

Discussion ensued.

Council Member Turner made a motion to approve the adoption of the Bonner County Emergency Operations Plan. Council Member Schneider seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

D. IDEQ – INTERIM FINANCING LOAN DRAW #3 – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Wagner made a motion to approve the IDEQ Interim Financing Loan Draw #3, with \$15,156.00 being remitted to Welch Comer for Invoices #14778250-007 and #14778250-008. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

E. ICDBG PAY REQUEST #2 – WATER SYSTEM IMPROVEMENT PROJECT

Discussion ensued.

Council Member Wagner made a motion to approve ICDBG Pay Request #2 for the Water System Improvement Project, with payment of \$1,000.00 being remitted to Panhandle Area Council. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

F. RESOLUTION 21-037 – STATE INVESTMENT POOL TRANSFER OF FUNDS INTO AND FROM THE GENERAL CHECKING ACCOUNT

Discussion ensued.

Council Member Turner made a motion to approve Resolution 21-037. Council Member Schneider seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

ADJOURN

Council Member Wagner made a motion to adjourn at 7:38 pm. Council Member Turner seconded the motion. After consideration, the motion passed unanimously

by the following vote: AYES: Council Member Wagner, Council Member Turner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

Motion to approve minutes of 07/19/21: _____

Second: _____

SIGNED:

James L Martin
Mayor

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer