

CITY COUNCIL REGULAR SESSION

JUNE 11, 2018  
203 Broadway Ave N

PRESENT:

Tom McCauley	Mayor	Andrew Wright	City Attorney
Michael Higbee	Council President	Elizabeth Barker	Treasurer
Pam McClain	Council Member	Karen Drown	Clerk
Kyle Hauser	Council Member	Scott Bybee	City Engineer
Sue Gabardi	Council Member	Concerned Citizens	

PUBLIC HEARING opened at 7:00 PM

Karen Drown confirmed a quorum.

Scott Bybee presented to Council the application by Dan Fawcett to rezone property located on the north side of Elm at the intersection with Clear Lakes Road, Buhl, Idaho. The changes requested would change the zone from (R-16) Residential to (B-3) Community Business District. Scott informed Council the application had been presented to Planning and Zoning who had also held a public hearing. They approved the rezone and recommended the application to Council for consideration. He explained there currently is residential and commercial around the property. Michael asked if there would be a security fence and he questioned about the house beside the property would be an island by itself. Scott confirmed there is in the plans a security fence and that the one home would be somewhat of an island from other residential zones.

Mayor McCauley asked if there was any testimony in support of the rezone; there was none. He asked if there was any testimony against the rezone. Denise Jarolimek, Buhl, Idaho, testified that she wasn't against the storage units. She felt there were better ways to handle this application. First she stated she felt this was spot zoning and this request could have been handled through a conditional use permit which would allow for restrictions on the request. This spot zoning is changing one property within a district. Second she felt that approving this application would set precedence and allow other requests in the future which would violate city code and state code.

Dan Fawcett rebutted the testimony explaining he is looking at cleaning up the property and save fire calls for dry weeds. He has a plan to build low profile units and step the buildings down to keep them non-offensive to the neighbors. Long term there would be asphalt driveway to lessen the dust.

Scott added that a conditional use permit is not allowed under the R16 zone so that was never an option. He also noted that it did not fall in spot zoning because there are four other zones around it now.

Mayor McCauley closed the public hearing at 7:14 PM.

REGULAR SESSION called to order at 7:15 PM.

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

OLD BUSINESS:

- ... Minutes of May 14, 2018: Michael Higbee moved to approve the minutes; Pam McClain seconded the motion. Kyle noted a typo under budget discussions with the word pouched instead of poached. There was no further discussion and the motion passed.
- ... Monthly Claims for Payment: Pam McClain moved to approve the monthly claims for payment; Sue Gabardi seconded the motion. There was no discussion and the motion passed.
- ... Monthly Reports: Pam McClain moved to approve the monthly department head reports; Kyle Hauser seconded the motion. There was no discussion and the motion passed.
- ... Clerk/Treasurer Report: Pam McClain moved to approve the clerk/treasurer report; Kyle Hauser seconded the motion. There was no discussion and the motion passed.
- ... Monthly Report: Scott informed Council that Amanda Ames with the Idaho Department of Commerce will be coming down Thursday to do a walk-through of the ICDBG project and to look at files. The project still has services on Sprague to connect and the additional work the city would like to add project to use the remaining funds.

North Canyon Medical will be starting on the RV Park portion this week and the plans for the clinic are still being reviewed by the state with some complications due to plumbing concerns. St. Luke's have begun with the pad preparation and they have been working on their new water line and fire line. Burley Ave should reopen Tuesday morning; it had been closed the previous week for those water lines to be installed. URA would be meeting Tuesday of next week and Planning and Zoning would be on Wednesday. He updated that he is continuing to work with the engineer firm for the Summer Springs Subdivision to complete the process and annex the property.

NEW BUSINESS:

Review and Consideration of Rezone of Property on Elm Street: Michael moved to approve the rezone from R-16 to B-3. Pam seconded the motion. Scott noted again that there are four different zones adjacent to the property and a conditional use is preferred but it just wasn't possible for this property. There was no further discussion and the motion passed.

Consideration of Beer License at 715 Highway 30: Pam moved to approve the Beer License for 715 Highway 30. Sue seconded the motion. Karen explained that this license needed to be considered early so they could continue the process to receive their state license because the property is within 300 feet of a church. There was a discussion on the process and if there needed to be a public hearing since Magic Valley Brewing needed a public hearing. It was noted the zoning for the location of 715 Highway 30 is different than the location for Magic Valley Brewing who needed a conditional use permit for the brewing part of the business. There was no further discussion and the motion passed.

Consideration of Alcohol in Eastman Park for Class of 1998 Reunion: Rich White with Magic Valley Brewing and Raemi Nolevanko with the Class of 1998 detailed two options for the event. They would like to have beer and wine either in McClusky Park and use the concrete barriers as the boundaries or Eastman Park under the Rotary shelter. Raemi noted that it would be an adult's only event which would start about 6:30 PM and go for about 3 hours or so on Friday, July 20. Michael moved to approve the beer garden in McClusky Park. Kyle seconded the motion. Michael noted that the Rotary shelter is a busier area of the park with the possibility of other groups close; McClusky Park is less used and a great location for this event. There was no further discussion and the motion passed.

Update by CSI Head Start: Jay Thurber with CSI Head Start updated Council on the happenings at the Buhl location. He explained the problems the building has between the foundation and the failing sewer line. He stated they are looking at all the options and possibilities for a facility in Buhl. He added CSI Head Start is committed to Buhl. For the time being they will be busing students to Twin Falls until a facility is ready. He also discussed the possibility of working with the city on sponsoring a grant for the program. There was discussion and it was noted there is the possibility of expansion to service more at a new facility.

Airport Budget Presentation: Neil Ring, Airport Board Chairman and Kent Atkin with JUB Engineers presented information for the 2018-19 budget year. Neil explained the board had been looking at future projects and felt the increase of hanger and Ag spray leases would help work towards achieving those projects in the next few years. There was a discussion about how the airport is growing and several new hangers being built. But with those hangers a new taxi way is going to need to be paved. Neil and Kent presented information regarding two different grants with an AIP grant requiring matching funds from the airport/city and an Omni grant which is a zero match grant. If those are awarded then that money would be used to pave the taxi way. The goal of the airport board with the plans they have would be self-sufficient by fiscal year 2020-21 and have the attorney's fees from years ago paid off.

Neil did note that there had been an Airport Appreciation Day held the previous weekend and there had been a great turnout. The Airport Board would like to carry it on next year; Foothills Aviation coordinated the event this year. In closing Neil thanked the Council and noted the airport appreciated the support from the city.

Consideration of 2018 Fireworks Application: Kyle moved to approve the fireworks stand application for 2018. Sue seconded the motion. It was noted there was only two this year where as in years past there had been three. There was no further discussion and the motion passed.

Update and Discussion of Pool Conditions and Season: Mayor McCauley updated Council on the conditions at the city pool since the rainstorm over Memorial Day weekend that flooded the pump house and filled the pool with muddy water. He stated the parks department had been working very hard along with the lifeguard staff to clean up the mud and make repairs. They are finishing repairs but the process to fill the pool and get the temperature and chemicals correct will take a few days. There was a discussion about those that have already purchased season passes and the possibility it could be up to a month late on opening. Michael moved to offer season passes for 20% less and refund that 20% to those who had already purchased passes. Kyle seconded the motion. There was no further discussion and the motion passed.

Budget Discussion: Karen updated Council that Weaver and Associates had all the job descriptions and are working on the salary project. She was really hoping to have the information for this meeting but with the time it took to gather and write the descriptions that were needed it wasn't ready. A number of the descriptions had to be written because positions over the years have changed or been newly created. She hopes to have information on this and also health insurance renewal rates for the next meeting.

COUNCIL CONCERNS – There were none.

CITIZENS CONCERNS – Denise Jarolimek questioned if there was a Zoning Code Officer within the city to help enforce the codes for example with weeds and keeping properties clean. Mayor McCauley explained we have Rick Brook who is our Code Serviceman who monitors the city and helps try and encourage code compliance. He also explained the city is working with the city attorney to amend codes to help provide for a way to enforce the codes easier in some cases.

MEETING ADJOURNED – Michael Higbee moved that the meeting be adjourned; Pam McClain seconded the motion and all were in favor. The meeting was adjourned at 8:30 PM.

Minutes prepared by Karen Drown, City Clerk

