

CITY COUNCIL WORKING SESSION

DECEMBER 13, 2021

203 Broadway Ave N

PRESENT:

Michael Higbee	Council President	Regie Finney	Public Works
Sue Gabardi	Council Member	Jeremy Engbaum	Police Chief
Kelly Peterson by phone	Council Member	Andrew Stevens	Fire Chief
Andrew Wright	City Attorney	Scott Bybee	City Engineer
Karen Drown	Clerk	Concerned Citizens	
Autumn Jones	Treasurer		

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

PUBLIC HEARING #1

Michael Higbee asked the applicant to make a statement. Tad Haney with Silvercreek Realty Group explained his client had purchase the property at 20264 Highway 30 as a commercial property to move his business SOS Copy and Print back to Buhl. It was discovered that half of the property was zoned B2 and the other was R1 and that was the portion of the property where the building sets that McKay Lundgren was planning on putting his business. They were requesting a rezone of the east side for the property from R1 to a B2 like the west side of the property.

Michael asked if there were any questions from Council. There were none.

He asked if there was any testimony in support of the application. There was none.

He asked if there was any testimony in opposition of the application. There was none.

Hearing #1 was closed at 7:04 PM.

PUBLIC HEARING #2

Michael Higbee asked the applicant to make a statement. Steve Calverley with WMC Partners, LLC presented the plan for the final plat on Phase 1 for the Harvest Hills subdivision. He noted it was the same as the preliminary plans. He stated that included 34 single family homes, 8 4-plexes and 7 duplexes.

Michael asked if there were any questions from Council. Kelly clarified that the multi-family units were still on the north end of the property by the storage units. Steve confirmed they were. Sue questioned how the property was to deal with watering lawns. Steve also confirmed there will be pressurized irrigation using the canal water shares for the yards in the subdivision.

Scott Bybee noted the application was brought through planning and zoning which approved all final plats pending review and approval by city council.

He asked if there was any testimony in support of the application. There was none.

He asked if there was any testimony in opposition of the application. There was none.

Jeff Gabardi, Buhl, ID, stated he had some questions including locations for sediment lots and green spaces for kids, which will increase numbers with proposed and existing apartment. It was noted there are 7 retention basins within Phase 1. Scott stated current city code does not require green spaces, he added the developer have discussed the but there are no guarantees for any. Jeff stated he really felt those areas need to be addressed in developments because the closest one is a small park on Milner.

Hearing was closed at 7:15 PM.

REGULAR SESSION called to order at 7:15 PM.

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

CONSENT AGENDA:

1. Minutes of November 8, 2021 – Working Meeting
2. Monthly Claims for Payment
3. Monthly Department Head Reports
4. Commission Minutes
5. Clerk Report
6. Treasurer Report

Sue Gabardi moved to approve the consent agenda. Kelly Peterson seconded the motion. There was no discussion and the motion passed.

UNFINISHED BUSINESS

There was no unfinished business.

ENGINEER REPORT:

Scott stated the Burley Ave is complete infrastructure installed before the total reconstruction grant that is coming which will rebuild the road from sub-grade.

The Summer Springs Subdivision is now full.

NEW BUSINESS:

Update on Annual Harvest Moon Man and Machine Car Show: Coke La Combe stated the car show went very well. Last year they had 93 cars and raised \$3634.00 for the school lunch program. This year they had 140 cars and raised \$6231 for teachers out of pocket expenses. He stated they appreciated the city council for allowing the event, the police department for putting on an event with the new dog and the fire department with hats and fire trucks. They are looking at more room next year for additional participants. They are looking at October 1, 2022. They also asked the possibilities of having a banner across Broadway. Regie noted that is a state highway and the previous poles were removed during the reconstruction of Broadway. Michael noted he and his family attended the event and loved it.

Review and Consideration of Public Testimony for McKay Lundgren Rezone Application: Sue moved to approve the rezone to change the entire property at 20264 Highway 30 a B-2 zone. Kelly second the motion. All of the property owned by North Canyon is zoned B-2. There was no further discussion and the motion passed.

Review and Consideration of Public Testimony for WMC Partners, LLC – Harvest Hill subdivision final plat for Phase 1: Sue moved to approve Phase 1 of the Harvest Hills Subdivision. Kelly seconded the motion. Kelly questioned if there is a code that requires a certain amount of retention areas. Scott stated it is outlined in Idaho Code and the plans are in compliance with that. Michael noted there have been discussions about providing low-, middle- and high-income properties within Buhl. He added he understands it will happen in phases because of the financial costs but would like not to offer low-income starter homes and they consider green space. There was no further discussion and the motion passed unanimously.

Review and Consideration of November 2, 2021 Election Results: Karen presented the Twin Falls County canvased election results from November 2, 2021 with Amanda Hawkins receiving 195 votes, Michael Higbee receiving 220 votes and Taylor Morse receiving 113 votes. Sue moved to approve the November 2, 2021 election results. Kelly seconded the motion. There was no discussion and the motion passed.

Review and Consideration of waiving of water meter installation at Westly House Food Pantry:

Barbara Gietzen presented information regarding the division of the Westly House from the Buhl United Methodist Church. The Westly House has been donated for use by the West End Ministerial Association for the food pantry. She stated currently if the church closes all property would return to conference in Portland, Oregon. They would like to separate the Westly house services from the church to allow the food pantry to remain open. She stated they are applying for grants to connect into the building and reconnect the fire sprinklers. In this process the property would also need split and a variance considered. Kelly moved to waive the fees for the installation of a water meter for the Westly House. Sue seconded the motion. Barbara noted several grants had been applied for but they have not heard back on any yet. Michael stated this facility is help for many people in our community. There was no further discussion and the motion passed.

Review and Consideration of waiving of building permit fees for new Rotary Shelter at Eastman Park:

Michael presented information that the local chapter of Rotary celebrated 100 years in Buhl last year and in honor of that would like to build a new shelter in Eastman Park. Michael was asking on behalf of the Rotary members to waive the approximately \$650 building permit fee. Sue moved to waive the fees for the new Rotary Shelter. Kelly seconded the motion. It would be similar to the current one but have a couple of picnic tables that have the spray on rubber coating. It would be near the new restroom and the city would work to put in handicap accessibility ramps to the facility. There was no further discussion and the motion passed.

Review and Consideration of capital fund purchase for Utility Service Truck to include purchase of trailer:

Regie informed Council he found a nice service truck which was under budget. He explained the current trailer being used to haul equipment was a little small. He would like to use a portion of the funds budgeted for a larger trailer. The old trailer would be used to pickup and haul parts as he paid \$120 to have two pieces of pipe delivered from Twin. Kelly moved to allow funds to be used for the purchase of a larger utility trailer. Sue seconded the motion. There was no further discussion and the motion passed.

Review of fire building options from Fire Chief perspective:

Chief Stevens presented his perspective on the station proposals from the Buhl Rural Fire Protection District. He specifically noted option number three, which he stated doesn't outline when equipment would need to be purchased. It could be in the next 20 to 50 years. Andrew stated he is not going to replace truck just for the fact of replacing trucks. He also stated to propose a counter offer to the district. He stated the equity in the fire building would be useless for anything other than a fire station. He also discussed getting water lines out to the building. He noted the district will have their money ties up in purchasing the station and they need the city's help for future equipment. Kelly noted with this plan the city would have completely depreciated equipment and was not impressed by any of the fire districts offers. Sue noted the council needs to discuss options presented from the

district and other options. Michael concluded it is hard to get past the previous discussions about working on projects and station jointly and then the district goes a different way. It was asked to have a discussion of the fire station options on the January 10th meeting.

Presentation on Fire Department Impact Fees: Anne Wescott with Galena Consulting stated she was working with all county fire districts to address impacts of the growth happening. Her company has provided services for 20 years and have worked with Twin Falls. She added she had met with all the districts a couple months ago. She would look at long term capital needs and a committee that would be formed to review information and present it to Council. A sample resolution had been provided that outlined the collection and distribution of impact fees to the district. Karen questioned some of the wording in the resolution and explained the City of Buhl is not a part of the district. She also questioned other parts of the resolution as the City of Buhl and the fire district are two separate entities that operate under a Joint Management Agreement. Anne stated this is complicated because we are using the same stuff and the long-term agreements may not work anymore. It was stated that Karen should review with Anne for clarification on the resolution. It was questioned if the fees were just for fire. Anne stated she was just looking at fire impact fees, but other fees can be reviewed. Kelly asked to have this on the agenda for January 10th meeting.

COUNCIL CONCERNS – Kelly confirmed both the fire station counter offer discussion and impact fees be on the January 10th meeting.

He was wondering if any thing had been done with keeping Council up to see on current projects. Scott noted staff is working on it and trying to find the best way to inform Council. Karen noted that we have to be careful as some project will come before Council during a public hearing and that information needs to be presented at that time. We want to make sure we are following open meeting laws and Idaho Code in this process.

CITIZENS CONCERNS – There were none.

MEETING ADJOURNED – Sue Gabardi moved that the meeting be adjourned; Kelly Peterson seconded the motion and all were in favor. The meeting was adjourned at 8:37 PM.

Minutes prepared by Karen Drown, City Clerk