

CITY COUNCIL REGULAR SESSION

JUNE 14, 2021
203 Broadway Ave N

PRESENT:

Tom McCauley	Mayor	Autumn Jones	Assistant Clerk/Treasurer
Pam McClain	Council Member	Regie Finney	Public Works
Sue Gabardi	Council Member	Scott Bybee	City Engineer
Kelly Peterson	Council Member	Concerned Citizens	
Karen Drown	Clerk		

Because of the recent COVID-19 pandemic Buhl City Council made this meeting available telephonically.

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum for the public hearings.

PUBLIC HEARING #1 – Opened at 6:04 PM

Mayor McCauley asked the applicant to make a statement. Bill Williams with WMC Partners, LLC stated the proposed property was first owned by his father and looked at developing. Bill explained they are currently working on Phase 1 and 2 but are asking to annex the entire property.

Scott stated the annexation had been considered last month by planning and zoning who had recommended it go before council. He noted the higher density units are next to the storage units and the density is less to the south of the property. Scott added there is room in both water and sewer capacity for the growth.

Mayor McCauley asked if there were any questions from Council. There was 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 was closed at 6:15 PM.

PUBLIC HEARING #2 – Opened at 6:15 PM

Mayor McCauley asked the applicant to make a statement. Bill Williams with WMC Partners, LLC stated the proposed rezone was for only Phase 1 & 2 for the fourplexes and duplexes which are right behind the storage units.

Scott detailed the information and referred to the map for clarification to show the exact location of the two streets that would contain the fourplexes and duplexes.

Mayor McCauley asked if there were any questions from Council. There was additional discussion about the zones for the different types of units. Scott detailed out the area with the fourplexes would be rezoned to R-16, the duplexes would be R-6. The remaining area of the development is single family homes is already zoned R-4 and there is no change required.

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 was closed at 6:19 PM.

PUBLIC HEARING #3 – Opened at 6:19 PM

Mayor McCauley asked the applicant to make a statement. Bill noted his statement was similar to the previous hearing. This preliminary plat was for the entire property but are really only focused on Phase 1 & 2.

Scott noted the layout that has been presented does indicate some features but the layout of the lots could change in the final plat but the density must remain the same.

Mayor McCauley asked if there were any questions from Council. It was detailed that Phase 1 & 2 will have 8 fourplexes, which is 32 units, 7 duplexes, which is 14 units, and 50 single family lots. There was a discussion if WMC Partners LLC would be building all the units. Taylor Marecle with WMC Partners LLC said they might build the multifamily units and list the single family lots to sell to other builders. He also noted they will be developing CCR's to help guarantee a nice development. It was also discussed there are three water retention lots to serve Phase 1 & 2 and a right-hand turn lane off of Fair Street onto the property.

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 was closed at 6:28 PM.

PUBLIC HEARING #4 – Opened at 6:28 PM

Mayor McCauley asked the applicant to make a statement. Karen stated as it had been presented in the original discussion the details of the Adopt-A-Truck Program had changed some

since the original resolution. The reason for this hearing was for the change is cost the city charges to cover the Twin Falls County Transfer Station charges based on the weight of the load. She explained there is not additional charges added to this, it is just a pass through of fees.

Mayor McCauley 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 was closed at 6:30 PM.

PUBLIC HEARING #5 – Opened at 6:30 PM

Mayor McCauley asked the applicant to make a statement. Karen stated this resolution was to include the “Rock Clause” to allow charges if additional time and equipment is needed to remove rock for proper installation of the water service line.

Mayor McCauley asked if there were any questions from Council. There was a question concerning the cost of removal of a service. Regie stated it is not something done often but there is a need sometimes.

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 was closed at 6:32 PM.

PUBLIC HEARING #6 – Opened at 6:32 PM

Mayor McCauley asked the applicant to make a statement. Karen stated this resolution was to set fees for service provided and regularly charges as specified by city code. She explained the original discussion showed the amount as a whole charge but since that presentation administration had learned in the State of Idaho a fee cannot have sales tax included. The revised resolution has the fee and sales tax broken out.

Mayor McCauley 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 was closed at 6:37 PM.

PUBLIC HEARING #7 – Opened at 6:37 PM

Mayor McCauley asked the applicant to make a statement. Karen stated was for the consideration of amending the 2020-2021 Fiscal Budget to allow for funds in the airport, streets and utility funds.

Mayor McCauley 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 was closed at 6:40 PM.

REGULAR SESSION called to order at 6:41 PM.

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

CONSENT AGENDA:

1. Minutes of May 24, 2021 – Working Meeting
2. Monthly Claims for Payment
3. Monthly Department Head Reports
4. Commission Minutes
5. Clerk Report
6. Treasurer Report

Pam McClain moved to approve the consent agenda. Sue Gabardi seconded the motion. Karen noted an updated budget schedule had been provided as the “Piece of the Pie” discussion was being postponed until June 28th which pushes initial review of all departments onto July 12th. There was no discussion and the motion passed.

MONTHLY CITY ENGINEER REPORT

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS:

Review and Consideration of WMC Partners, LLC annexation ordinance: All members of the City Council having been furnished a copy of the proposed Ordinance No. 1001 and being fully apprised of the content and purpose of said Ordinance, Pam moved that the provisions of Idaho Code Section 50-902 which require that said Ordinance be read on three (3) different days, two (2) readings by Title only and one (1) reading which shall be in full, be dispensed with and that said Ordinance be pass upon one (1) reading by title only. Pam requested a roll call vote on the motion. Sue seconded the motion. There was no discussion. Sue voted yes, Pam voted yes, and Kelly voted yes. The motion passed.

Pam moved to approve Ordinance No 1001, approving the WMC Partners, LLC annexation. Kelly seconded the motion. There was a roll call vote. Sue voted yes, Pam voted yes, and Kelly voted yes. The motion passed.

Review and Consideration of WMC Partners, LLC rezone request: Kelly moved to approve the rezone request by WMC Partners, LLC. Pam seconded the motion. Pam clarified that this rezone only affects Phase 1 & 2, the rest of the property is zoned correctly. There was a question if there are any thoughts to ask for multi-family in other phases. Bill stated that is not being considered currently. There was no further discussion and the motion passed.

Review and Consideration of WMC Partners, LLC preliminary plat subdivision request: Pam moved to approve the preliminary plat for WMC Partners, LLC. Sue seconded the motion. Sue noted she lives in the area and would like to see green areas and places to walk and bike safely. There was no further discussion and the motion passed.

Review and Consideration of Adopt-A-Truck Program Resolution: Pam moved to adopt Resolution No. 414. Sue seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Water Service Lin Installation Resolution: Pam moved to adopt Resolution No. 415. Kelly seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Fee Schedule Resolution: Kelly moved to adopt Resolution No. 416. Pam seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Amended Appropriations Ordinance for Fiscal Year 2020-2021: All members of the City Council having been furnished a copy of the proposed Ordinance No. 1002 and being fully apprised of the content and purpose of said Ordinance, Pam moved that the provisions of Idaho Code Section 50-902 which require that said Ordinance be read on three (3) different days, two (2) readings by Title only and one (1) reading which shall be in full, be dispensed with and that said Ordinance be pass upon one (1) reading by title only. Pam requested

a roll call vote on the motion. Kelly seconded the motion. There was no discussion. Sue voted yes, Pam voted yes, and Kelly voted yes. The motion passed.

Pam moved to approve Ordinance No 1002, amending the 2020-2021 Fiscal Budget. Kelly seconded the motion. There was a roll call vote. Sue voted yes, Pam voted yes, and Kelly voted yes. The motion passed.

Review and Consideration of Idaho Central Credit Union Visa Program signers and card holders Resolution: Pam moved to adopt Resolution No. 417. Sue seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Fireworks Stand Application: Karen stated the three applicants are returning vendors from previous years. Their applications have been given to the fire department and permits would not be issued until they pass their inspections. Pam moved to approve the firework stands for 2020. Sue seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Records Destruction Resolution: Pam moved to adopt Resolution No. 418. Kelly seconded the motion. It was discussed with the Chief Engbaum that these were old files that were no longer needed. There was no further discussion and the motion passed.

Review and Consideration of Harvest Moon Car Show Request: Coke Lacombe presented a request to Council to hold the 2nd Annual Harvest Moon Car Show on October 2, 2021 from 10 am to 4 pm. He stated there was about 95 cars last year and they raised \$3500.00 for the school lunch program. This year they are planning on using the funds to help teachers pay for classroom supplies. Kelly moved to approve the Harvest Moon Car Show for the 1000 and 1100 Main and ½ of the 100 block of 11th Ave S and ½ of the 100 block of 11th Ave N. Sue seconded the motion. There was discussion of other locations for the event and Coke said they did it downtown to try and help the downtown businesses. There was no further discussion and the motion passed.

COUNCIL CONCERNS – Pam noted a concern about the type and time of illegal fireworks being set off in town. She also added they will be going off until the middle of July. Jeremy said they try to track them down and issue warnings, the next step would be to cite them.

Kelly stated a concern about the storage area on Elm. He noted there are a dozen containers on the property. Scott stated a letter had been sent from Andrew Wright stating it is not legal, but we have not heard anything from them. Scott added he has received more abusive phone calls over this than in the last 10 years. Scott noted containers are allowed for personal use which is maybe 1 to 3 but not a dozen.

Sue issued a thank you from Michael Higbee for the work that was done at the baseball fields.

CITIZENS CONCERNS – There were none.

EXECUTIVE SESSION – Kelly moved to enter executive session with provisions of Idaho Code 74-206, subsection 1.a to consider hiring a public officer, employee, staff member or individual agent (does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general). He requested a roll call vote. Pam seconded the motion. Sue voted yes, Pam voted yes, Kelly voted yes. Mayor McCauley asked Karen Drown to be present for the executive session and excused everyone else. Executive session was entered at 7:25 PM. Kelly moved to adjourn Executive Session. Kelly seconded the motion. There was no discussion and the motion passed. Executive Session adjourned at 7:43 PM.

Consideration of Appointment of City Treasurer: Mayor McCauley stated in accordance with Idaho Code 50-502 he was recommending the appointment of Autumn Jones to city treasurer. Pam moved to accept the appointment. Kelly seconded the motion. There was no discussion and the motion passed.

MEETING ADJOURNED – Pam McClain moved that the meeting be adjourned; Sue Gabardi seconded the motion and all were in favor. The meeting was adjourned at 7:45 PM.

Minutes prepared by Karen Drown, City Clerk