

COUNCIL REGULAR MEETING
January 12, 2026
203 Broadway Ave N

PRESENT:

Marla Sisson	Council President	Jeremy Engbaum	Police Chief
Sue Gabardi	Council Member	Nestor Madrigal	HMH Engineering
Amanda Hawkins	Council Member	Concerned Citizens	
Chelsea Popplewell	Clerk/Treasurer		
Jason Scott	Public Works Director		
Jazmine Mills	Planning and Zoning		

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM:

Chelsea Popplewell confirmed a quorum. Mayor McClain was not in attendance.

Marla moved to amend the agenda to reflect 2026 instead of 2025 and to move Special Business number 2 ahead of number 1 and she requested a roll call vote. Michael seconded the motion. There was a roll call vote on the motion. Marla voted yes, Michael voted yes, Amanda voted yes, and Sue voted yes.

PUBLIC HEARING #1:

Opened at 6:31 PM.

No Council member declared any recusal or ex parte discussion.

Andy Drown with Bear Necessities explained that he would like to add "Equipment Rental Yard" in the Commercial table as a conditionally permitted use in the B-3 Community Business District. He gave some history on his company as well as a brief overview of their business model and what would be included on the land. Jazmine Mills explained that this amendment would impact all of the B-3 zones in the city, not just the one the land is on. She reminded Council that if a use is not listed in code, it is not allowed. She noted that RV storage is a permitted use in a B-3 and the applicant's business model is similar to RV storage.

Denise Jarolimek of Buhl, Idaho spoke in opposition of the amendment. She emphasized that this would impact all B-3 uses and feels the integrity of the B-3 zone needs to be preserved. She also noted that the applicant might be better suited as an industrial light or industrial-1 and proposed a no vote on the amendment and a rezone of the area in question. She believes this is the right location for these, just the wrong designation.

Mark Jones, representing Bear Necessities, spoke in favor of the amendment. He noted that they are just asking to add the conditional use permit to the schedule of uses and that county would still have to issue a the permit.

There was no neutral testimony on the proposed amendment.

The hearing was closed at 6:49 PM.

CONSENT AGENDA:

1. Minutes of December 8, 2025 – Regular Session
2. Claims for Payment
3. Monthly Department Head Reports – Engineer, Public Works, Fire
4. Commission Minutes – Housing Authority
5. Clerk/Treasurer Report

Michael moved to approve the consent agenda. Sue seconded the motion. There was a roll call vote on the motion. Michael voted yes, Amanda voted yes, Sue voted yes, and Marla voted yes. The motion passed.

UNFINISHED BUSINESS:

Review and Consideration of the proposed amendment to Title 9, Chapter 8, Section 1—Schedule of Land Uses: Add “Equipment Rental Yard” in the Commercial table as a CONDITIONALLY PERMITTED use in the B-3 Community Business District: Michael moved to approve the amendment to Title 9, Chapter 8, Section 1—Schedule of Land Uses: Add “Equipment Rental Yard” in the Commercial table as a CONDITIONALLY PERMITTED use in the B-3 Community Business District. Marla seconded the motion. Amanda noted she agreed with Denise during public testimony. Jazmine explained there are no I-1 or I-3 properties around it. There was some additional discussion regarding it applying to all B-3 zones. There was no further discussion. There was a roll call vote on the motion. Amanda voted no, Sue voted yes, Marla voted yes, and Michael voted yes. The motion passed.

SPECIAL BUSINESS:

Special Presentation of Thank You for Years of Service: Chelsea presented Michael, Sue and Amanda with a gift for their years of service. Marla also thanked the outgoing Council members.

Swear in Elected Officials: Chelsea Popplewell issued the Oath of Office to Douglas Howarth as Mayor. He was elected to office through the November 4, 2025 election. Mayor Howarth issued the Oath of Office to Fred Bartlett, Cortlin Runyan and Ryan Loos as Councilors. They were elected to office through the November 4, 2025 election.

Swear in Officer Stokesberry: Mayor Howarth issued the Oath of Office to Officer Logan Stokesberry.

NEW BUSINESS:

Review and Consideration of Updated First Federal Signers Resolution: Marla moved to approve the updated First Federal Signers Resolution. Cortlin seconded the motion. The resolution removed Pamela McClain and added Douglas Howarth. There was a roll call vote. Marla voted yes, Ryan voted yes, Fred voted yes, and Cortlin voted yes. The motion passed.

Review and Consideration of TAP Grant Matching Funds: Nestor spoke regarding the TAP Grant match commitment for the application. He noted it would be around \$35,000-\$40,000. Jason noted that we do have the funds available to match. Marla moved to approve the TAP Grant matching funds. Ryan seconded the motion. There was a roll call vote. Marla voted yes, Ryan voted yes, Fred voted yes, and Cortlin voted yes. The motion passed.

Review and Consideration of Water Share Leases: Chelsea explained there are no changes in water shares this year. Marla moved to approve the water share leases. Cortlin seconded the motion. There was a roll call vote. Ryan voted yes, Fred voted yes, Cortlin voted yes, and Marla voted yes. The motion passed.

Review and Consideration of 2026 Holiday Calendar: Chelsea explained that this would holiday calendar would get us on the Federal schedule. Marla moved to approve the 2026 holiday calendar with the exception of MLK Jr. day this year but allow employees to bank the holiday to use later. Fred seconded the motion. There was a roll call vote. Fred voted yes, Cortlin voted yes, Maral voted yes, and Ryan voted yes. The motion passed.

America 250 Discussion: Marla had the idea of honoring individuals who have had 250 hours of volunteering and/or talking to kids to hear what it means to be an American to put into a slideshow for social media. County commissioner Brent Reinke was presented and spoke about America 250.

MAYOR & COUNCIL COMMENTS: Mayor Howarth read the below statement.

We need to make sure that we comply with the law regarding employee privacy issues. If a member of City Council would like to discuss any issues pertaining to complaints, discipline, etc., of a city employee, those will first need to be discussed with the mayor, who is the chief city administrator per Idaho Code 50-602. After review of the complaint, discipline, etc., if it needs to go before City Council, it will be listed under an executive session on the upcoming meeting agenda.

Marla welcomed the new councilmembers and mayor. She also clarified what was being built at the old Chevron and Jason Scott confirmed it was their new store.

Mayor Howarth recognized all of the department heads for the job they do and said he would like to get to know the crews a little more and see what everyone does.

Fred thanked the past councilmembers.

CITIZEN COMMENTS:

Denise Jarolimek, Buhl, Idaho, read the following statement:

I would like to thank all outgoing City Council members for their years of service. This thank you is extended as well to Council member Marla Sisson as she finishes her term. Your participation in local government is appreciated.

I would like to extend a special thank you to former Mayor Pam McClain. She has given 20 years of service to the City of Buhl as a council member and Mayor. That's a long time! She has served on both civil associations, Urban Renewal, Chamber of Commerce, Buhl Rotary, Buhl School District, and appointed to the Fifth Judicial Magistrate Commission by Governor Little., just to name a few. I think this record of community involvement is extraordinary.

Her knowledge and experience will be missed, and I wish for success in any future endeavors she may undertake.

And to the newly seated Council and Mayor, I wish you the best.

Michael Higbee, Buhl, Idaho, thanked the new council and mayor and extended his appreciation for their willingness to serve.

Executive Session: Marla moved to enter executive session with provision 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). She requested a roll call vote. Fred seconded the motion. There was a roll call vote. Cortlin voted yes, Fred voted yes, Ryan voted yes, and Marla voted yes. Executive session was entered at 7:30 PM. Attendees in the executive session were Mayor Howarth, Marla Sisson, Ryan Loos, Fred Bartlett, Cortlin Runyan, and Chelsea Popplewell. Fred moved to adjourn the Executive Session. Cortlin seconded the motion. There was a vote; all voted yes. The Executive Session was adjourned at 7:38 PM.

Consideration of Executive Session Discussion: Marla moved to approve the mayor's recommendation of Tim Stover as city attorney. Ryan seconded the motion. Tim Stover gave a brief introduction and history on himself. There was some discussion on meeting times and format as well as clarification on fee structure. There was no further discussion. There was a roll call vote. Cortlin voted yes, Fred voted yes, Ryan voted yes, and Marla voted yes. The motion passed.

MEETING ADJOURNED –Marla moved that the meeting be adjourned; Ryan seconded the motion. There was no discussion. All voted yes. The meeting was adjourned at 7:50 PM.

Minutes prepared by Chelsea Popplewell, City Clerk/Treasurer