

CITY COUNCIL REGULAR MEETING

APRIL 11, 2022  
203 Broadway Ave N

PRESENT:

Pam McClain	Mayor	Autumn Jones	Treasurer
Michael Higbee	Council President	Regie Finney	Public Works
Kelly Peterson	Council Member	Jeremy Engbaum	Police Chief
Amanda Hawkins	Council Member	Andrew Stevens	Fire Chief
Marla Sisson	Council Member	Reba Puente	Library Director
Karen Drown	Clerk	Concerned Citizens	

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

Public Hearing #1

Mayor McClain asked the applicant to make a statement. Brian Ratzlaff stated he had been farming here since 2001. He noted he is seeing a real need for housing for not only his employees but the community. He owns the hay facility on the south end of the property which processes hay the is sent to Florida. He employs quite a few on the property and through his trucking company. He is planning small duplexes and homes on the north end of the property. He added his property borders the new care facility property. His exact plans are still being worked out but it will be kept nice and possibly be a gated community. He would like water and sewer to the property.

Scott stated planning and zoning had heard the request and it meets all the criteria for annexation. The board recommended the annexation be approved. He added some of the city concerns were traffic on Fair Street and questions around the hay facility. Brian stated concerns with the hay facility are being worked on and is a work in progress. The timeframe to possibly start is this fall.

Michael questioned a concern about trucks coming down Fair Street. Scott noted that concern had been brought to Brian and it was noted those were not his trucks. Scott clarified that it is only the annexation being considered tonight. The development plans would come later. He added this annexation request does comply with the Comp Plan.

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

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

Mayor McClain asked if there was any testimony neutral to the application. There was none.

The hearing was closed at 6:41 PM.

## Public Hearing #2

Mayor McClain asked the applicant to make a statement. Autumn reviewed the request to amend the 2021-2022 Fiscal Budget to request additional revenues and expenditures in the Library Fund for the Twin Falls Health Initiative Grant, grant applications, and donations to purchase book processing supplies; the Street Fund for ITD's contribution for the Highway 30 Turn Lane Project; and Airport Fund for AIP funds for the design phase of resurfacing the runway and tacit land and a new beacon light.

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

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

Mayor McClain asked if there was any testimony neutral to the application. There was none.

The hearing was closed at 6:44 PM.

## CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

## CONSENT AGENDA:

1. Minutes of March 14, 2022 – Regular Meeting
2. Minutes of March 28, 2022 – Working Meeting
3. Monthly Claims for Payment
4. Monthly Department Head Reports
5. Commission Minutes
6. Clerk Report
7. Treasurer Report

Kelly Peterson moved to approve the consent agenda. Marla Sisson seconded the motion. There was discussion and the motion passed.

#### MONTLY CITY ENGINEER REPORT

Scott informed Council there are concerns about the growth in the southeast part of town and he and Regie are looking into a modified water study for that area. It is preliminary research now and will bring more to a future meeting. Pam asked about a traffic study. Regie noted he is working on that study.

Scott also noted the contractor will be coming back to repair Burley Ave. An exact date is not set but as soon as the weather will allow. The complete rebuild of Burley Ave is now scheduled for 2025-2026. There was a discussion about the condition of the roads. Regie noted he has an agreement with ITD that the city repairs potholes within city limits on Highway 30. He added with the weather any type of product would not stay as the ground is to wet for it to stick. Michael stated Buhl Streets are better than Jerome or Twin Falls when he was recently there.

URA and Planning & Zoning would be meeting April 20<sup>th</sup>. Scott stated there had been some inquiries about development that included larger lots.

Karen added there had been a new report included in the packet showing permits, inquiries and applications. This report will be updated monthly.

#### UNFINISHED BUSINESS

There was no unfinished business

#### NEW BUSINESS:

Review and Consideration of Public Testimony on Annexation for Brian Ratzlaff Ordinance: All members of the City Council having been furnished a copy of the proposed Ordinance No. 1010 and being fully apprised of the content and purpose of said Ordinance, Michael 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 passed upon one (1) reading by title only. Michael requested a roll call vote on the motion. Kelly seconded the motion. There was no discussion. Marla voted yes, Michael voted yes, Amanda voted yes, and Kelly voted yes. The motion passed.

Michael moved to adopt Ordinance No. 1010 approving the Ratzlaff Annexation application. Amanda seconded the motion. Michael questioned if there was a reason to annex the whole property. Brian Ratzlaff stated there are plans for another building which will include an office

and he would like to have water close to the hay facility. There was discussion for the development on the other side of Fair Street that could also be using the water services. Michael stated the city needs to discuss plans for long term growth. Pam commented as that growth affect so many things within the city. There was further discussion about green space and it was questioned whose responsibility it was to develop a park that will benefit multiple developments. There was a discussion about the future development and Brian stated he want high end looking homes and to have it be very, very nice; there would be some built to rent but they properties would be open to anybody not any specific religion. It was questioned about the road and Regie stated that section would now be split and half maintained by the city and half by the highway district. Amanda questioned if the Jensen property did not want to be annexed and Scott confirmed at this time that do not want to be annexed. There was no further discussion. Marla voted yes, Michael voted yes, Amanda voted yes, and Kelly voted yes. The motion passed.

Review and Consideration of Amended Appropriations Ordinance for Fiscal Year 2021-2022:

All members of the City Council having been furnished a copy of the proposed Ordinance No. 1009 and being fully apprised of the content and purpose of said Ordinance, Michael 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 ant that said Ordinance be passed upon one (1) reading y title only. Michael requested a roll call vote on the motion. Kelly seconded the motion. There was no discussion. Marla voted yes, Michael voted yes, Amanda voted yes, and Kelly voted yes. The motion passed.

Michael moved to adopt Ordinance No. 1009 amending the 2021-2022 Fiscal Budget. Kelly seconded the motion. There was no discussion. Marla voted yes, Michael voted yes, Amanda voted yes, and Kelly voted yes. The motion passed.

Review and Consideration of Annual Harvest Moon, Man, and Machine Car Show: Coke La Combe came before Council to request Saturday, October 1<sup>st</sup>, 2022 from 10 am-5pm for the Annual Harvest Moon, Man, and Machine Car Show. He noted the event would be non-alcoholic this year. He explained the event proceeds in the previous years had gone to support the Hot Lunch Program at the School and the teacher out of pocket expenses. He stated they appreciated the demonstration from the police and fire departments and would love to have that again. He did note they would be changing the entrance location this year to clear that off of the Broadway. Coke was requested to close Main Street from Broadway to 12<sup>th</sup> Ave and want the businesses to be open so this event with help support them also. Kelly moved to approve October 1<sup>st</sup> for the event and close two blocks of Main Street. Marla seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Child Abuse Prevention Month Proclamation: Kelly moved to approve the proclamation declaring April as Child Abuse Prevention Month. Marla seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Library Board Appointment: Michael moved to approve Barbara Bremers to the library board. Amanda seconded the motion. There was no discussion and the motion passed.

Review and Consideration of Agreement for Airport Engineering Consulting with Century West: Karen explained the FAA required an independent fee estimate be done for the design project at the airport for the runway resurfacing and beacon light. Kent Atkins with JUB Engineers explained this provided a way to negotiate fees and to have the information for any negotiations. Michael moved to approved entering the agreement with Century West for an independent fee estimate. Kelly seconded the motion. There was no discussion and the motion passed.

2020-2021 Fiscal Year Audit Review: Autumn reviewed the 2020-2021 Fiscal Year Audit with noting important pages to read. She presented graphs to review fund balances and expenses versus revenues.

Review and Consideration of General Fund, Street Fund and Utility Fund Financial Policies: Autumn presented the General Fund Balance Policy. She explained the intent of the policy to restrict an amount for emergencies. Her recommendation for this policy was either the 18% or 20% amount. Michael moved to raise the General Fund Policy to 20% of revenues for \$555,820. Marla seconded the motion. It was noted that it sets the basement and that the city has plenty over that amount this just sets a safety net. There was no further discussion and the motion passed.

Autumn presented the Street Fund Policy. Her recommendation was to remain with \$100,000 as the committed fund balance. Michael moved to keep the \$100,000 for the Street Fund Policy. Kelly seconded the motion. There was no discussion and the motion passed.

Autumn presented the Utility Fund Working Capital Policy. Her recommendation was to remain with the \$550,000. Michael moved to keep the \$550,000 for reserve. Marla seconded the motion. It was noted the utility department have larger purchases for equipment so a larger amount is appropriate. There was no further discussion and the motion passed.

Review and Consideration of Fiscal Year 2022-2023 Budget Calendar and Setting of Public Hearing Date: Autumn presented the proposed budget schedule with the public hearing date on August 22, 2022. Michael moved to approve the budget calendar and hearing date for August 22. Marla seconded the motion. There was not discussion and the motion passed. It was noted that if

Council members know of a meeting they will not be at to let Karen know so she can ensure that the meetings have quorums.

Discussion of agenda items for quarterly Joint Fire Board meeting on April 18, 2022: Karen updated Council members on the Impact Area and Impact Fee discussions as the Impact Area agreement is working through the legal department with Twin Falls County. Michael stated the contract that the district presented is not feasible. There was a discussion about the types and number of calls for the different entities. Marla stated she felt it should be taken to the voters and that they needed to look for grants. Michael added the numbers don't add up and it is not possible for the city or the district. Two items for the joint meeting were the Joint Management Agreement Budget Formula and the Discussion of going to levy. Andrew Wright questioned the reason annexation was off the table for the district. Autumn explained the House Bill 389 last year would limit the increase they could take if the district would annex the city.

COUNCIL CONCERNS: Kelly noted he witnessed a call where two Buhl police officers were responding and going about 40 mph but one Twin Falls County Sheriff that was responding had to been going 60 mph or more. There was a discussion about the Buhl PD policy and that Kelly should contact Twin Falls County Sheriff Tom Carter directly.

Michael stated he received a letter concerning signs on the library restroom doors. He stated the city is not in business for promoting different agendas and asked that the current sign be changed to read "Restroom".

Michael questioned the recent break in at the Elementary School and the individual stole the prizes for the fundraiser. There was a discussion about the number of officers on shift and Jeremy noted over the weekend there is one officer on patrol. Jeremy also noted changes in the juvenile system and even with adults the officers are going more hands on. It was questioned about how to increase pride in the community and consideration of the COPS program.

CITIZENS CONCERNS: There were none.

MEETING ADJOURNED – Michael Higbee moved that the meeting be adjourned; Kelly Peterson seconded the motion and all were in favor. The meeting was adjourned at 9:04 PM.

Minutes prepared by Karen Drown, City Clerk