



**Unapproved Draft Minutes**

**Regular City of Athol City Council Meeting**  
Held in the Council Room in City Hall

**Tuesday, January 19, 2020**  
**6:00pm Regular Council Meeting**

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**Mayor, Bill Hill, called the meeting to order at 6:00 P.M.**

Join Zoom Meeting **No one called in.**

<https://us02web.zoom.us/j/85150890554?pwd=T2RuNlE2VWhSL1dDd3hKMWVoa1hSZz09>

**Meeting ID: 851 5089 0554**      **Passcode: 450541**

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(Tacoma)

**Roll Call: Present:** Mayor Bill Hill; Councilman McDaniel; Councilwoman Baldwin; Councilwoman Denis; Councilman Stack; City Clerk/Treasurer-Lori Yarbrough; Public Works- Anthony Brandt. City Attorney- Caitlin Kling and City Planner- Rand Wichman. Not Present: n/a

**REPORTS:**

**Treasurer Report & 1<sup>st</sup> Quarter Financial Statements Year to Date** – Lori submitted the report and read the ending totals for each of the city accounts: STCU Checking = \$182,798.18; STCU Savings = \$61,812.26; LGIP = \$667,164.10. Lori also shared the 1<sup>st</sup> Quarter Financial Statement showing revenues to date is at 11% of what was budgeted, and expenses are 8.09% of what was budgeted. Not bad so far. The asterisked areas represent the adjusted figures with carryover funds, as they have been previously received in a different fiscal year but are planned to be used/spent in the current fiscal year. This report is also available on the city website or at city hall.

**Water Report** – Lori submitted written report and read aloud. Nov usage = 1,640,840 gal. (haulers 180,336) and Dec usage = 2,650,479 gal. (haulers 204,300); **Billing in December was \$14,780.00 plus \$400.00 in late fees and collected was \$14,617.72.** Late fees this month: there are only 23, and 2 accounts to get shut-off notices, and about 7 or 8 accounts getting a shut-off letter. Lori shared we did find a way in Pelorus to better track and account for the coin from the water hauling station to the cash deposited.

**Public Works Report-** Anthony did not have anything to add, but Mayor Hill asked about Anthony getting the maintenance logs for the generators and other equipment each spring. Anthony says he has it all lined out. Councilman McDaniel then asked about Anthony getting a rough estimate of costs for a stand-alone back-up generator system for the community center/city hall; then ask if those costs can be included in the DEQ loan as part of this project. Anthony agreed to look into it.

**Planner Report** – Rand submitted a written report. Recapping: One new Building Location Permit approved for Cyd Rossi at 29801 N Old Hwy 95 (BLP21-03). He requested to add an exterior stairway to the existing building. An additional permit has been requested at 30420 Meadow St (SDP21-03), but that permit has not yet been issued and is pending changes to the site plan. Idaho Forest Group annexation- nothing new this month, still waiting. Code enforcement: A notice of violation has been rescinded for the property formerly owned by Dan Ratcliff at 30150 2<sup>nd</sup> St. Nothing from Timberlake Fire Department yet. A notice to title letter was sent but we have not yet heard anything back. They completed grading of a new parking area without a

***NOTE:** The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 683-2101 at least 24 hours in advance of the meeting date and time.*

site disturbance permit at 5959 E Hwy 54 (the lot immediately west of the fire station, which is vacant). Rand recommended that the City proceed with recording the notice. A new notice of violation was started for a property at the end of Lorraine Drive. Cole Annexation – Nothing new to report; waiting for the applicant. Fast Subdivision- nothing new to report; waiting on applicant to demonstrate how he has complied with the conditions for approval of the final plat. Badger Annexation- Rand has had a couple of conversations with the applicant and expects they will proceed with an annexation agreement. Misc. Item – Rand has had several conversations with a consultant that is researching the requirements to site a Dollar General store on N. Old Hwy 95 next to the Crossroads Café.

DISCUSSION ITEM #1 was moved up by the Mayor. Alan Johnson with HJ Grathol gave a brief update of the status of the Crossings. Super 1 and Ace Hardware have been very profitable; they are incredibly happy with the business they are getting. AutoZone is open now and P1FCU is open. The 76 Gas station is setting records for their sales. They still have not figured out what they want to do for food. Lot #18 is in escrow with Grease Monkey and a car wash. Sweet Lou's is in escrow for lot #19. Also, in negotiation with an 8,000 square foot medical care and emergency care. Another breakfast/lunch restaurant from CDA and a dentist office are in negotiations. And finally, there is a potential for a McDonalds location coming into lot #10 on the corner. The sewer treatment system is working as it was designed to; no problems there. The last thing he wanted to discuss was the possible development of a 30-unit residential facility on lot#22, which is 4.4 acres in size. Active West Builders came before the council a few years ago, and they are back now to see how the city might feel about a conditional use permit or a Planned Unit Development (PUD). Dennis Cunningham with Active West then spoke. They offer smaller units that are walkable and maintenance free, healthy green homes, as a residential opportunity. Many people looking to downsize, but still live in the area. Often these PUDs can be set-up as 55 years and older, with the growing age population, and statistics showing that people are living longer, and on their own. In the country and locally 30% to 33% of the population is single. There was also a brief discussion on gating the community as well as the streets and how those areas might need to be further discussed. These communities live better than one would expect. They have radiant heat flooring, and these homes are suited for a specific demographic. His concern is a time frame, and he would ask the city to consider a few model homes to get started before winter hits again.

Mayor Hill asked, how many units they are considering? Reply was 30ish.

A great opportunity for property tax revenues back to the city for such a development. With that, Dennis introduced Alivia Metts, a local economist, to share some details on the city as of the new census. She shared that data shows that 98% of people working in Athol commute from outside the area. The new Athol population according to the 2020 Census is now 978; that is a 19% increase. She also briefly discussed the total valuation to have risen 82% since 2015. Councilwoman Baldwin asked, what are the plans for lights and traffic concerns on Hwy 54? The reply was – it has already mitigated when they were required to put in the acceleration and deceleration lanes on Howard road and widened it. Hwy 54 is ITD, so not a lot of control over that, but they share the same concerns. Planner Rand wanted to round out the conversation with saying there would-be code amendments and some figuring. They wanted to get a feeling from the council if there was interest and no real strong objections. Rand reminded the council this does not commitment them 100% but need to know if there is enough interest to move forward. Councilman McDaniel asked, if this happens, how do we make sure that you do not come back and ask for more? The reply was with the sewer restrictions it will just not be possible. There is not enough land available and the developers cannot afford to build more residential that this. Rand added that if the council does not like it in the end, you don't approve it. It's not repeatable because of the commercial zoning and needs final approval from the council. Mayor Hill appreciates that the developer listened and did more goods and services. Councilwoman Denis would still like to see more businesses in before the residential. Reply was they are working on it; there are now 4 businesses with at least 5 more coming. Councilwoman Baldwin asked if emergency services have been considered. Reply was Timberlake Fire is the local ambulance. Councilwoman Denis would prefer to see it 55 years and older but is ok with it. Councilman McDaniel does not see a problem with moving forward.

Councilman Stack, all for it if its 55 and older, and no kids to increase the burden on local school district; and Councilwoman Baldwin agreed if 55 and older. As a whole Rand felt it appeared that the council was open, and it might be something worth pursuing. So more to come in the various next steps. Public Works/Water Operator, Anthony, asked about what the water might look like in the development. Reply was a looped system and tie right back into the bigger system. No dead-ends. There is a draft from Welch Comer, and he (Dennis) can send those preliminary plans to Anthony.

### **ACTION ITEMS:**

#### **1. APPROVAL OF THE December 15<sup>th</sup> REGULAR MEETING MINUTES:**

**Motion by Denis, that we approve the regular meeting on the 15<sup>th</sup>, minutes without amendments.**

*\*DISCUSSION All in favor-None opposed. Motion passed. ACTION ITEM*

#### **2. APPROVAL OF BILLS AS SUBMITTED: Motion by Baldwin, to approve paying the**

**January/February bills as submitted without amendments.** *\*DISCUSSION- All in favor-None opposed.*

**Motion passed. ACTION ITEM**

#### **3. DISCUSSION/APPROVAL to Replace Existing Overhead Transformer on KEC pole #4363.**

**Upgrade the overhead secondary conductor to service location and accommodate additional load to the KEC system.** - Anthony briefly explained to the council why this was needed and how it is related to the water improvements. **Motion by McDaniel to approve the request to replace and update the Overhead Transformer on the KEC Pole #4363 as recommended by the Engineers and Anthony, not to exceed \$10,000.00, for the Grove Street Well site.**

*\* DISCUSSION Roll Call Vote: McDaniel-yes; Stack-yes; Baldwin-yes; Denis-yes. Motion Passed. ACTION ITEM*

### **DISCUSSION ITEMS:**

- 1) Presentation from Alan Johnson with The Crossings & Dennis Cunningham with Active West about The Crossings. (Mayor Hill moved this up on the agenda – to after the Planner Report.)
- 2) The Labor Monitoring Contract w/ Panhandle Area Council (PAC) – Lori shared with the council how PAC is having difficulties with the various subs on the water projects and how that is impacting their budget for Labor Monitoring, as well as the need to amend the contract to extend the contract dates. Lori wanted to be sure council knew what was coming up and how we have talked with Keller and how they are handling the situation.
- 3) Monthly City Council Meetings – Mayor Hill asked the council how they felt about us continuing to evaluate the need for 2 meetings a month. Basically, asking the council if there is not really anything needing immediate attention, to just push it to the next meeting. At least during this slower time of year, and not always. Lori will still post the Friday before if there is a meeting cancellation, like she would if it were the agenda.

**PUBLIC COMMENTS:** None

**ANNOUNCEMENTS:** **City Council-**None. / **Mayor-**1) shared we have the TV for the council room and thought we would ask you if you had a preference of where or how we set it up in the council room. We took a little field trip over to the other room. / **Staff- Lori** 1) CCATT Holdings (aka AT&T tower on RR) added a sub account, Intermax, so they have now begun paying an increased rate per our lease contract. 2) The III-A Board of Trustees are meeting in person in March and Lori is considering attending in person; 3) The Auditors were here last week. 4) The US Census sent a certificate thanking us for helping them through the 2020 Census. 5) Costco membership coming up again. Any changes? Lori asked Calvin if he wants the membership since he is the newest, to which he replied no. **Anthony-** none.

**ADJOURNMENT at 7:43pm**

**ATTEST:**

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**Bill Hill, Mayor**

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**Lori Yarbrough, City Clerk/Treasurer**

Approved at Council on