



Approved Minutes

Regular City of Athol City Council Meeting

Held in the Council Room in City Hall

Tuesday, April 18, 2023

6:00pm Regular Council Meeting

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

ROLL CALL: Present: Mayor Hill; Councilwoman Devine; Councilman McDaniel; Councilwoman Kramer (in a few minutes late 6:10); Councilman Cutaiar; Clerk/Treasurer-Lori Yarbrough; Public Works-Kevin Foster. Attorney, Zach Jones, and Rand Wichman, City Planner.

REPORTS:

TREASURY REPORT - Lori submitted the March 2023 report. The ending checking account balance was \$11,952.51; the ending Savings/money market account was \$369,533.27; and the ending LGIP account balance was \$1,210,175.28. She did do one more balance transfer from the money market savings account to the checking account in the amount of \$60,000.00 on 3/20/23.

PLANNER REPORT – Rand then shared a brief of his written report. First mentioning the Colton Acres Subdivision is working on their traffic study and getting their application into compliance with the new subdivision requirements council recently passed. They will probably be another month or so. Luxury Garage Condos on the agenda to discuss the landscaping design, and the plat has been signed. Good Hope Baptist has applied for a conditional use permit to establish a new church on 4 residential lots at the newly constructed portion of 2nd street. It is anticipated to come before the council and have a public hearing at the second meeting in May; 16th. There will also be another Condition Use Permit application coming soon, that is for a daycare at 5690 E Menser, the Dippolitos' lot; might be ready for a meeting in June. We completed the subdivision and misc. code amendments at the last meeting so that is done. The infrastructure standards document is getting close with a discussion tonight on the one outstanding item on that. The code amendments regarding the Sewage Management Plan (SMP) regarding the management of the city's septic systems regulations are complete. There will be a public hearing at the May 16th council meeting on that. Lastly, City maps, he thought we were done, but Lori said she hadn't yet reviewed the final map for the DE's yet. All the others are completed and up to date.

ACTION ITEMS:

1) APPROVAL OF THE April 4th REGULAR MEETING MINUTES:

Motion by Devine, that we approve the last regular meeting minutes on the 4th, without amendments.

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

2) APPROVAL OF BILLS AS SUBMITTED: Motion by McDaniel that we approve paying the April/May bills as submitted without amendments. *DISCUSSION – Lori pointed out the city made payable to the City of Athol is really the 2nd quarter funds for the water payment, that will be put into the new money market account at P1FCU. She briefly mentioned a few others on the list, but there were no other questions. All in favor- none opposed. **Motion passed. ACTION ITEM**

3) DISCUSSION/APPROVAL of regarding the Review of Luxury Garage Condo Conditions

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 48 hours in advance of the meeting date and time.

for Landscaping in the right of way and the plans submitted by the applicant. Rand led the discussion by first stating that this is not a normal thing to come to council for this type of matter. However, based upon going back and forth with reviewing four or five different versions, we are still just not able to approve it yet. Rand then briefly summarized his staff report, stating that he has been going by the conditions of approval listed in the condition use permit for landscaping. He stated that it's really the matter of irrigated verses non-irrigated in which we cannot agree upon. After a brief discussion of the specifics thus far, He then offered if the applicant would like to speak on his behalf. Adam Flippen and Mason Flippen then handed out some printed landscaping designs as renderings to what they would like to do, and shared how money and making Kootenai Electric happy, is what much of his concerns are centered. He is trying to make the place look good and wants Athol to be just as proud as he is about this place. He feels the option he is requesting does that without needing to do full irrigation and interpreted by staff and the conditional use permit. After much conversation council did maintain that they do want irrigation. The council chose to not take any action and remand it back to staff, Rand will continue to work with the LGC towards an irrigated landscaping plan that meets the city's requirements.
***DISCUSSION NO Motion made. ACTION ITEM**

4) DISCUSSION/APPROVAL of the Notice of Award to Big Sky Corp. and authorize the Mayor's signature on the agreement, for the Bennett Avenue Reconstruction and Menser Chip Seal Project. – This project has been previously approved by the councils, this is the motion to allow for the project to move forward and primarily be funded by the USDA grant funds and authorizing the signing of the agreements. Motion by McDaniel to approve to Approve the Notice of Award and authorize the Mayor's signature for the contract agreement with Big Sky Corp. for the Bennet Avenue Reconstruct Project. ***DISCUSSION- Roll Call:** McDaniel-yes; Cutaiar-yes; Devine-yes; Kramer-yes. **Motion passed. ACTION ITEM**

5) DISCUSSION/ACTION regarding possible Comment on Kootenai County Record #SPN22-0004 Bunco Base Camp – RV Park. Rand shared this is a new project this is located in the area of city impact and is just adjacent to the city across from the Crossings on Hwy 54. He provided the council with his memo with the details of the application, and his report outlined several concerns he had with the application. He is asking today how the council feels about the project and do they want staff to provide any comments to the county, and if so what. Through this discussion council shared the same general concerns as Rand such as water related matters, sewage/septic related matters, the potential for year-round site use and concerns of it becoming a low-income housing option, due mainly to lack of enforcement. Lastly, the concern that it is inconsistent with the cities designated land use of residential as identified in the comprehensive plan. There was some more conversation about each of these and the Mayor and Council also added in their concerns for the increased traffic on Hwy 54 and the Crossings Development as well as the off ramp for Hwy 95. Overall, the Council has concerns for safety and all the things just discussed. Then the following motion was made: Motion by McDaniel, to direct staff to comment on County Record #SPN22-0004 the summation of what was just discussed. ***DISCUSSION – Roll Call:** Cutaiar-yes; Devine-yes; Kramer-yes; McDaniel-yes. **Motion passed. ACTION ITEM**

6) DISCUSSION/ACTION for a possible Advance to Backroads Construction for the office inside the 6th Street shop. Kevin said he was asking to get them going because they are a small company. This led to a discussion on what is the best, least risky way to handle this. Lori shared what USDA recommends and how they will handle their part. But because the city is covering the difference of about \$13,000; Howard felt the city could pay their portion anyway they wanted. After a conversation Motion by Kramer to approve pay in advance, to Backroads Construction upon delivery of supplies, not to exceed \$10,000. This would basically be most of the portion the city is having to pay for from their own funds. USDA will only pay out as work is completed and up to 60%, until the project is

completed. *DISCUSSION – Roll Call: Devine-yes; Kramer-yes; McDaniel-yes; Cutaiar-yes. Motion passed. ACTION ITEM

7) DISCUSSION/ACTION to Send the City Clerk to Boise for the Association of Idaho Cities (AIC) Annual Conference and attend the III-A Board meeting. Lori to share, and a rough breakdown has been provided in your packet. She shared that the III-A will cover the cost of my flight and one night hotel, so that will get reimbursement back to the city. Motion by McDaniel to approve sending the City Clerk to Boise for the AIC conference., not to exceed \$1,300.00. ACTION ITEM

DISCUSSION ITEM:

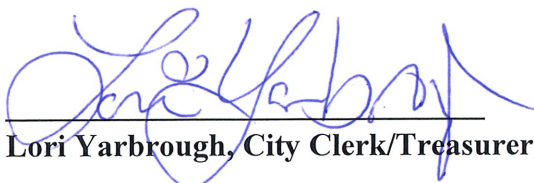
Street Standard Updates – Council discussed the updated document drafted by Stillman regarding the Clear View Triangle. Lori shared Stillman’s reasoning for landing somewhere in between what Rand and mentioned and what the council wanted. He wanted to remind that this is a planning document that is planning for the future not necessarily just for what we currently have. She also shared what Stillman’s comment was regarding setting a rule then just allowing for the council to have the latitude to change when its required depending on circumstances. He did not recommend this, in fact he said if you set a policy, you should follow it; if a circumstance comes up and the council wants to change the control at a specific intersection, that is fully on the council to determine when and what type of control there is in an intersection. It is the best protection for the city. Council seemed to understand, and Lori shared that Stillman will be present at the next meeting and you will have the opportunity to talk with him more there if you have additional questions. Rand then briefly outlined the steps in which we will need to do, because the code will need to be amended also, based upon these changes.

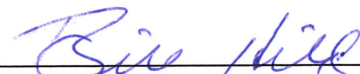
ANNOUNCEMENTS: City Councilwomen Devine- wanted to bring up her concerns for kids and adults racing up and down the streets going too fast and not stopping at stop signs. **Councilman Cutaiar-** wants to know when his sign is going to go up in the swell at Alice Ct. / **Mayor** – What was the timeline for Badger to extend the water? Staff thinks it was 3 or 5 years, they can look it up. / **Staff – Lori** 1) Received a request to write a letter of support, wants to know if this is something the council wants to discuss. They responded yes and it will be put on the next agenda for the meeting on May 2nd. 2) City Hall will be closed Wednesday for two different half day trainings.3) RE the letter received from Kootenai County Board of Commissioners, Lori shared briefly what she discussed with Deputy Goodman and the meaning of the memo. Overall, our procedures already address these matters, no real change for us at this time. **Kevin** 1) 3rd Street RRFB’s are in minus the solar panels. Will be completed this week. 2) Sidewalks- starting back up and should finished soon. Two driveways will require us having a change order and we would ask for a special meeting later this week. The council was fine with that. 3) Water Hauler on N. Old Hwy 95 Kevin is talking with Kootenai Electric for some sort of agreement, he will keep council updated when he knows more. 4) Inquired about the city having a Facebook page. Staff will do some more research on the next-door app. 5) Bennett Reconstruction beginning May and finished early June. And Menser chip seal in mid-July.

PUBLIC COMMENTS - None.

ADJOURNMENT at 7:54pm

ATTEST:


Lori Yarbrough, City Clerk/Treasurer


Bill Hill, Mayor

Approved at Council on 5/1/2023