



Approved Minutes

Regular City of Athol City Council Meeting

Held in the Council Room in City Hall

Tuesday, June 17, 2025

6:00pm Regular Council Meeting

Mayor Ruch called the meeting to order at 6:00 P.M. and did roll call.

ROLL CALL: Present: Councilwoman Kramer; Councilwoman Porter; Councilman McDaniel; Councilwoman Devine; Attorney, Zach Jones; City Deputy Clerk-Lisa Lawson; Public Works-Pete Weigman and Rand Wichman, City Planner. Not present: Mayor Ruch; and City Clerk/Treasurer Lori Yarbrough.

REPORTS:

TREASURY REPORT – Lori submitted the May 2025 report; Lisa read the ending STCU Checking account balance on the report was \$42,017.94; the ending Savings/Money Market account was \$81,995.58; and the ending LGIP account balance was \$1,496,471.06. The P1FCU Money Market is \$118,145.31 and the savings were \$43,195.48. There was one transfer made for \$20,000 from savings/mm to the checking account.

WATER REPORT- Lori submitted a written report. Pete shared the coin haulers totals 291,300; Pete also shared information regarding locks that he would like to purchase for the fire hydrated due to the current ones being cut off. Lisa shared there are currently 60 accounts have not paid as of yet this month.

PLANNER REPORT – Rand submitted a written report and recapped: the Area of Impact Map, amendments were made to the draft, incorporating our standards for lot width, direct access from a public road, and building height, as requested by the City Council. Code amendments - Zach has completed his review of the draft sign code. Lori is looking at the calendar for a suitable date for a workshop to introduce this amendment to the Council. Zach also shared he completed a draft amendment to increase the lot width consistent with our AoL request to the County Potential Annexation will be discussed later tonight on the agenda– A request for annexation consideration of the property just North of the Crossings Development. Development Projects – Permits for the middle building at Rocky's Body shop have been issued and construction has started. Also working on a Conditional Use Permit for a personal storage building in the commercial zone which will be heard by the council in July.

ACTION ITEMS:

1) APPROVAL OF June 3, 2025, REGULAR MEETING MINUTES:

Motion by Kramer that we approve the last regular meeting minutes for the 3rd, without amendments.

*NO DISCUSSION NEEDED. All in favor-none opposed. **Motion passed. ACTION ITEM**

2) APPROVAL OF BILLS AS SUBMITTED: Motion by Devine that we approve paying the June/July bills as submitted without amendments. *DISCUSSION-All in favor-none opposed. **Motion passed. ACTION ITEM**

3) DISCUSSION/APPROVAL for Athol Area of Impact – for Proposed Language by the city for the Area of Impact Agreement with the County City Planner, Rand gave a brief update to the changes we have added to the AOI for request of approval by the county. After a short discussion the following topic was tabled, until later in the meeting when the council will have further discussion (discussion item #2 on the agenda). After discussion item #2, the following motion was made: Motion by Shane, to approve the

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.

recommended language with the adjustment in the lot width by staff for the Area of Impact agreement with Kootenai County. Rand to explain. *DISCUSSION- Roll Call: McDaniel- yes; Kramer-yes; Porter-yes; Devine-yes. Motion passed. **ACTION ITEM**

DISCUSSION ITEM:

1) **Annexation Consideration** – Rand introduced Isaac Schlittenhart regarding a Possible Annexation of 19.66 acres for a 40 Single Family Home neighborhood with walking trails; located north of the Crossings at Athol Development on the east side of Roberts Rd. – Isaac Schlittenhart shared with the council his desire to development a 40 Single Family Homes, each on 1/3 acre. Isaac is in discussion with HJ Grathol to connect to their sewer system. The homes will be priced roughly \$800,000.00 each and briefly outlined some economic benefits that the city that would see from an annexation like this. Isaac is requesting the Council to let him know if this is something they would possibly consider annexing. There was a short discussion and concerns such as the added traffic, if he would consider using local contractors for the project, and it would bring in more people moving here, \$800k homes would raise their property taxes that are already too high. These were just a few concerns that seemed to be shared by all the council. Council each shared they do not believe this is in the best direction for Athol City, nor would the residents support this due to other past requests. City Council said they would not be interested in entertaining.

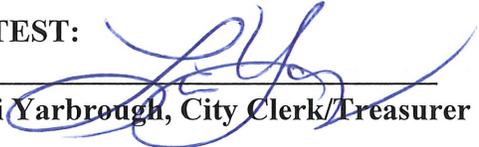
2) **Draft of Ordinance Amendments - Lot widths, Completion Certificates, & Minimum Residential Home Sizes** – Rand discussed Lot Width, after a discussion, the Council have all requested the lot size be changed to 90' on the draft ordinance; it was currently 75ft. Rand shared how a "Completion Certificate would benefit the City of Athol, steps that would be needed, and issues that this would potentially resolve. All Council members are interested in furthering this topic. It would be a better inspection process for the city. Rand further discussed the conflict that Lori brought to his attention regarding minimum residential home size of 500 sq. ft. vs. our code for manufactured homes minimum size of 850 sq. ft. After a discussion, the City Council agreed to change both residential home size and manufactured size should be at the same 850 sq ft. within the draft ordinance. Rand and Zack will follow up on these topics together, as well as these topics will need to be on the next agenda.

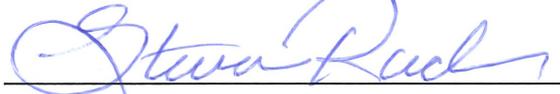
3) **Review of a Draft Joint Powers Agreement for the Collection & Expenditure of Development Impact Fees for County Jail Improvements Between the City and Kootenai County.** – Mayor looking for input, as the county is looking for thoughts or recommendation on any language changes before, they ask cities to sign a JPA. Zach provided information on this topic and the intent of it. A very brief discussion took place about the current budget costs that the Sheriff has already increased in his budget. None of the council showed any interest in collecting impact fees for County Jail Improvements.

PUBLIC COMMENTS: Chad Foust, owner of Sweet Lou's asked the City Council to review and amend the ordinance not allowing gravel to be used for a parking lot. Chad expressed his interest in purchasing a part of the field next to his business for more parking or other various small events. Chad stated he would eventually pave the lot but not till next year, until then would like to use crushed gravel as a temporary fix. – Council said they would entertain this if the staff can put something together to purpose.

ANNOUNCEMENTS: Council Kramer – Next steps on the old city hall? / Mayor – none. / Staff – Lisa-(for Lori at the AIC Conference in Boise, back on Monday) 1) Remind of the 1st budget workshop Monday 6/23/25 at 4:00pm. 2) Citywide Yard Sales – Saturday 6/28/2025 26 locations so far. 3) We have closed out the DEQ Wastewater Grant and are now working on the USDA Grant reimbursement for the \$30k 4) Trying to get several workshops dates schedule, Lori will work on that more next week. Pete – none.

ATTEST:


Lori Yarbrough, City Clerk/Treasurer


Steven Ruch, Mayor

Approved at Council on

7/1/2025
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