

# City of Tetonia

105 Perry Ave. PO Box 57, Tetonia, ID 83452 208.456.2249

## City Council Minutes February 11, 2008

- Meeting started at 7:02 pm
  - Clerk, Lyndsey Anderson asks for roll call: Mayor Rex Jardine, Orville Armstrong, Tiera Ball, and Dee Cullum
  - Community present: Lisa (paper), Jan & Tom Gallup, Sandy Mason (VARD), Bob Foster, Mitch & Judy Smaellie, Paul (Schiess & Associates)
- Mayor calls for Pledge of Allegiance
- Minutes from last meeting and special meeting reviewed. Ball moves to accept minutes from special meeting – Feb. 5 – as written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried. Armstrong moves to accept minutes from last meeting – Jan. 14 – as written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.
- Current January & February claims & revenues are reviewed & discussed. Armstrong moves to accept January & February claims & revenues. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.
- Water & Sewer Aging Statement (W/S bills not paid as of 2.11.08) reviewed & discussed. Much discussion ensued over how much is still owed, how high certain accounts are, and how important it is for City Council to be aware of the progress of W/S statements. Council decides to send out 60-day past due delinquency notices on the 15<sup>th</sup> of every month.
- Jan Gallup, P&Z Consultant – Discussion:
  - 1. Subdivision Pre-Application Process, “Planning Office Review Application”; Developers would submit a Planning Office Review to Lyndsey Anderson, City Clerk, at the City Hall. She would pass the application along to Jan Gallup. Jan would then get in contact with the Developer/s and set up a meeting, more likely at the City Hall. After passing Jan, the developers would then go in front of the P&Z.
  - 2. Online applications for zoning, permits, building, etc. They fill out the application online and then bring it in to Lyndsey at City Hall. Jan will put all Land Use Ordinances/applications on a disc (online). They can come in and purchase a disc from Lyndsey after they have filled them out.
  - Cullum moves to accept application format as presented by Jan Gallup. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.
  - Ball moves to accept Jan Gallup as Planning & Zoning Administrator to handle that position as we see fit. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.
  - People can email Jan Gallup at [jangallup@tetoniaidaho.org](mailto:jangallup@tetoniaidaho.org)
  - Fee schedule – discussed

- 3. All of the documents in your binders; none of the stuff in your binders need to go to public hearing; only the Land Use Ordinances. These need to be approved by Ordinance. Should have a work meeting and approve a few Ordinances at a time.
- P&Z will have a Public Hearing on Mar. 3, 2008, and after that a work meeting on Mar. 5, 2008. Once done it will be presented to the City Council on Mar. 10, 2008. Then on to County P&Z and then on to County Commissioners.
- Gallup, as P&Z Administrator, cautions on giving advice on any P&Z questions. We need to send them on to the P&Z administrator before we answer them.
- Dee excused for sickness at 8:02 pm
- Bob Foster, Mitch & Judy Smaellie; Teton Mt. View Business Park – Discussion:
  - Concept Plan – all zoned C-1 - mixed use project, business on bottom, apartments on top
  - 20% landscape, 25% is buildings, 2 buildings, 107 parking stalls, 18,000 sq. ft. total, 9,000 sq. ft. footprint, 20,000 sq. ft. snow storage during the winter
  - 3.28 acres
  - W/S needs depends on how we hook-up, we will have a better calculation when we present to Jan Gallup
  - Not retail, mostly offices, small grocery store, possible small medical clinic
  - Entrances and exits, possibly in the future having to upgrading Egbert. Don't know exactly
  - This would not be phased in. Primarily, this year – excavation. 2011 when it is complete.
  - Much discussion ensued
- Rex – we will only have 100-150 W/S hookups available when lagoon is done.
- Spec-Book - \$75, what type of stuff you can use in the City. That way everything in the City is the same. We can use it as a reference. Build roads the same etc. Would be good to get.
- Paul, Schiess & Associates – Water Study:
  - Study shows exactly what we have, assets are, where we need to upgrade. Cost analysis.
  - Not completely satisfied with his proposal. Best we could w/study is to not do the modeling if you want it under \$10,000.
  - \$9,000 w/out modeling, add additional \$6,000 for modeling = \$15,000 for the water study w/modeling.
  - \$9,000 study would show us that we need another well. With a model done, we would have more clarity. But it does cost more.
  - This study would help us with DEQ. If we don't have a letter from DEQ then the chances of getting funded is low. Funding and DEQ like to see things in studies.
  - We can do this under \$10,000, but I can tell you that you will have to replace all the pipes under 6" to 8"-12".

- Rex – If we do have the data to back up to DEQ, then we can have something to show them. If we don't we can't get any funding. We have to be prepared and have the written data down if we want to have something to show. This is like a repair manual for our water system. You would not repair something unless you had a manual on how to fix it. This would be our manual.
- Discussion of water rights. Sandy Mason, VARD, offers their Water Attorney to do research on water rights – for free. What we have. Council says yes.
- Discussion on Wells – what is allowed
- Paul - met w/DEQ this morning. We need to make this decision fast. On regards to Preliminary Plan. They will allow us to do a 2 cell.
- Paul – Water flow, what is going into the lagoon? Think about the criteria we are going to do. Capacity of lagoon – do we know what it is? What volume is and what surface area is when it is full.
- Paul – Showed designs, layout, what well & lagoon look like, back flow, what DEQ allows, water pressure, pipes, screens, ditch problems, chlorine storage, lift pumps, DEQ recommendations, buildings, road entries, winter access, cost, buffer.
- Much discussion ensued
- Carry on at next meeting
- Ball moved to adjourn meeting. Seconded. All in favor: aye, aye, and aye. Motion carried.
- Meeting adjourned at 10:51 pm

Attest:

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Clerk/Treasure, Lyndsey L. Anderson

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Date

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Mayor, Rex Jardine

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Date