

STATE OF IDAHO )  
COUNTY OF BONNER )  
CITY OF PRIEST RIVER )

**MINUTES OF THE PRIEST RIVER CITY COUNCIL – 02/20/24**

**SPECIAL MEETING**

**OPENING** – Mayor Connolly called to order the special meeting of the City Council at 5:30 pm on Tuesday, February 20, 2024, at the Priest River City Hall Council Chambers, 552 High Street, Priest River, Idaho.

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

Council Members Present: Council Member Wagner, Council Member Turner, Council Member Mullaley, and Council Member Brower. Absent: None.

Staff Present: Mayor Connolly, City Clerk/Treasurer Thomas, City Attorney Elsaesser, Police Chief McLain, Director of Utility Operations Sifford, Planning & Zoning Administrator Quayle, and Building & Zoning Assistant Ayers.

**3. PUBLIC HEARING**

**TO CONSIDER AND TO RECEIVE TESTIMONY ON THE FOLLOWING PLANNING AND ZONING APPLICATION:**

**THE APPLICANT, RIVER MOUNTAIN DEVELOPMENT, IS ASKING FOR A CONDITIONAL USE PERMIT TO ALLOW THEM TO DEVELOP A NINETEEN (19) LOT SUBDIVISION WITHIN A PLANNED UNIT DEVELOPMENT ON 2.64 ACRES OF UNUSED LAND.**

**THE PROPERTY IS GENERALLY LOCATED BEHIND THE DOLLAR GENERAL STORE ON HIGHWAY 57, PRIEST RIVER, ID.**

Mayor Connolly opened the public hearing at 5:31 pm. Planning and Zoning Administrator Quayle explained the reason for the public hearing and the applicant's request for a Conditional Use Permit, Planned Unit Development, and Subdivision. He also reviewed the proposed house sites, off-street parking and storage layouts, the proposed lighting plan, the proposed street widths, driveway approaches, and stormwater swales, the proposed dedication of a four foot strip along the alley that connects Eighth Street and Seventh Street for the purpose of meeting fire code, the proposed common areas, the proposed maintenance plan (public versus private), the proposed layout of water and sewer connections, the preliminary geotechnical analysis results, and the proposed conditions. He addressed several of the written comments received regarding access via the alley, the percentage of common area proposed, lighting concerns, lot size concerns,

and existing right-of-way encroachments. He addressed Council Member concerns regarding water pressure indicated in written public testimony.

**Testimony from the Applicant:**

**Edward Cabale with James A Sewell & Associates**, representative for the applicant, presented the applicant's request for a Conditional Use Permit, Planned Unit Development, and Subdivision in detail.

**Questions from the Council:**

**Mayor Connolly** asked if there was an agreement needed with Mac's due to the common area being proposed to exit into their parking lot, if the walking trail would be paved, if the alley would be paved, if acceptable landscaping options would be outlined within the development agreement, and he suggested that the alley be paved.

**Council Member Mullaley** asked if there would be fencing around the north end of the development, why there are no sidewalks being proposed, if Eighth Street was going to be improved/paved, and if the city still had an ordinance requiring the city to maintain alleys if they were the sole access to properties.

**Council Member Brower** asked if the applicant would be willing to eliminate lots 18 and 19 and make lots 14 and 15 larger.

**Edward Cabale**, representative for the applicant, and **Ron Stocking**, the applicant, addressed the Council's questions.

Lengthy discussion ensued.

**Written Testimony:**

**Paul Sieracki**, 77 E Lincoln Avenue, opposed the applicant's request.

**Jonathan Case**, 262 Seventh Street, supported the applicant's request.

**Joy Altmaier**, 165 Harriet Street, supported the applicant's request.

**Ed & Janna Brown**, 68 E Lincoln Avenue, opposed the applicant's request.

**Jeannie Brown**, 45 E Lincoln Avenue, opposed the applicant's request.

**Testimony from Those Supporting:**

None

**Testimony from Those Uncommitted:**

None

**Testimony from Those Opposing:**

**Janna Brown**, 68 E Lincoln Avenue, opposed the applicant's request.

**Ashley Eastlick**, 199 Eighth Street, opposed the applicant's request.

**Aaron Hunt**, 199 Eighth Street, wasn't necessarily opposed to the applicant's request, but had concerns.

**Larry Stewart**, 125 Harriet Street, opposed the applicant's request.

Mayor Connolly closed public testimony at 6:55 pm.

**Rebuttal from the Applicant:**

**Kevin Koesel with James A Sewell & Associates**, representative for the applicant, addressed the public's concerns regarding snow storage, driveway access, lot size, water pressure, affordable housing, and sewer issues.

Planning & Zoning Administrator Quayle addressed the public's concerns regarding snow storage, sewer issues, increased traffic, right-of-way encroachments on Eighth Street, proposed housing sizes, affordable housing, and sidewalks.

Mayor Connolly reopened public testimony regarding new information presented at 7:11 pm.

**Council Member Mullaley made a motion to request additional information and continue the public hearing until March 4, 2024 at 5:30 pm. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.**

**4. CONSENT AGENDA**

**A. PREVIOUS MINUTES – CC 02/05/24**

**B. PAYABLES**

**C. MONTHLY RESERVE TRANSFER – SEPTEMBER 2023**

**D. MONTHLY RESERVE TRANSFER – JANUARY 2024**

**E. TREASURER'S MONTHLY REPORT – SEPTEMBER 2023**

**F. TREASURER'S MONTHLY REPORT – JANUARY 2024**

**Council Member Mullaley made a motion to approve the consent agenda. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.**

**5. ANNOUNCEMENTS/APPOINTMENTS**

None

**6. UPDATES**

**A. PARKS AND TREE COMMISSION**

Council Member Wagner and Mayor Connolly gave an update on the Parks and Tree Commission.

**B. LAW ENFORCEMENT**

None

**C. PUBLIC WORKS**

None

**D. PROJECT UPDATES**

**1. WELCH COMER – PROJECT STATUS UPDATE**

Welch Comer provided a written project status update. Ashley Williams was present for the discussion.

## **2. FY23 – FOURTH QUARTER FINANCIAL REPORT**

### **E. BUILDING & ZONING**

Planning & Zoning Administrator Quayle gave an update on Building & Zoning.

## **7. BUSINESS**

### **A. RAW WATER INTAKE EXTENSION PROJECT – ACCEPTANCE OF LOWEST QUALIFIED PROPOSAL AND NOTICE OF AWARD**

One proposal was received: C.E. Kramer - \$259,140.00

Discussion ensued.

**Council Member Turner made a motion to accept the proposal from C.E. Kramer for the Raw Water Intake Extension Project, not to exceed \$259,140.00, and to approve the Notice of Award. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.**

### **B. WELCH COMER – ENGINEER AGREEMENT AMENDMENT #10 – RAW WATER INTAKE EXTENSION PROJECT CONSTRUCTION PHASE AND RESIDENT PROJECT REPRESENTATIVE**

Discussion ensued.

**Council Member Mullaley made a motion to approve Engineer Agreement Amendment #10 to the contract with Welch Comer for Raw Water Intake Construction Phase Services and Resident Project Representative, not to exceed an additional \$18,000.00. Council Member Turner seconded the motion. After consideration, the motion passed unanimously.**

### **C. UPPER BOOSTER STATION REHABILITATION PROJECT – ACCEPTANCE OF LOWEST QUALIFIED PROPOSAL AND NOTICE OF AWARD**

Two proposals were received: Amped Pump & Controls - \$24,507.00, United Crown Pump & Drilling - \$32,947.00.

Discussion ensued.

**Council Member Mullaley made a motion to accept the proposal from Amped Pump & Controls for the Upper Booster Station Rehabilitation Project, not to exceed \$24,507.00, and to approve the Notice of Award. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously.**

### **D. SPOKANE TESTING SOLUTIONS – CONSORTIUM AGREEMENT – THIRD-PARTY ADMINISTRATOR FOR EMPLOYEE DRUG TESTING**

Discussion ensued.

**Council Member Mullaley made a motion to approve the Consortium Agreement with Spokane Testing Solutions for third-party administration of employee drug testing. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.**

**E. RUEN-YEAGER & ASSOCIATES – PROFESSIONAL SERVICES AGREEMENT – CONSTRUCTION ENGINEERING & INSPECTION SERVICES FOR LHTAC WISCONSIN STREET REALIGNMENT PROJECT**

Discussion ensued.

**Council Member Turner made a motion to approve the Professional Services Agreement with Ruen-Yeager & Associates for construction engineering and inspection services of the LHTAC Wisconsin Street Realignment Project, not to exceed \$156,666.00. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.**

**F. RESOLUTION 24-011 – DECLARATION OF SURPLUS PROPERTY**

Discussion ensued.

**Council Member Turner made a motion to approve Resolution 24-011. Council Member Mullaley seconded the motion. After discussion and consideration, the motion passed unanimously.**

**G. RESOLUTION 24-012 – RECORDS RETENTION SCHEDULE UPDATE**

Discussion ensued.

**Council Member Mullaley made a motion to approve Resolution 24-012. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.**

**H. RESOLUTION 24-013 – STATE INVESTMENT POOL TRANSFER OF FUNDS FROM THE GENERAL CHECKING ACCOUNT**

Discussion ensued.

**Council Member Mullaley made a motion to approve Resolution 24-013. Council Member Brower seconded the motion. After discussion and consideration, the motion passed unanimously.**

**8. PUBLIC COMMENT PERIOD**

**Anne Wilder**, 349 Primrose Lane, informed the council of Senate Bill 1318.

**ADJOURN:**

**Council Member Mullaley made a motion to adjourn at 7:43 pm. Council Member Brower seconded the motion. After consideration, the motion passed unanimously.**

Motion to approve minutes of 02/20/24: \_\_\_\_\_

Second: \_\_\_\_\_

SIGNED:

ATTEST:

\_\_\_\_\_  
Jeff Connolly  
Mayor

\_\_\_\_\_  
Laurel Thomas, CMC  
City Clerk/Treasurer