

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

MINUTES OF THE PRIEST RIVER CITY COUNCIL – 07/06/21

SPECIAL MEETING

OPENING – Mayor Martin called to order the special meeting of the City Council at 6:00 pm on Tuesday, July 6, 2021, at the Priest River Event Center, 5399 Highway 2, Priest River, Idaho.

1. AMENDMENTS TO THE AGENDA

None

2. ROLL CALL

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

Staff Present: Mayor Martin, City Clerk Thomas, City Attorney Elsaesser, Police Chief McLain, Planning & Zoning Administrator Quayle, and Public Works Director Rollicheck.

3. CONSENT AGENDA

A. PREVIOUS MINUTES – CC 06/21/21

B. PAYABLES

C. RESOLUTION 21-028 – WOODLANDS ESTATES – DEVELOPMENT AGREEMENT

D. RESOLUTION 21-029 – US DEPARTMENT OF THE TREASURY – CORONAVIRUS LOCAL FISCAL RECOVERY FUND – AWARD TERMS AND CONDITIONS

Council Member Turner made a motion to approve the consent agenda. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wylie, and Council Member Wagner. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

4. ANNOUNCEMENTS/APPOINTMENTS

A. VACANT COUNCIL SEAT APPOINTMENT – SEAN SCHNEIDER

Council Member Turner made a motion to approve the appointment of Sean Schneider as interim City Council Member. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wylie, and Council Member Wagner. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

Mayor Martin swore in Sean Schneider as interim City Council Member.

5. UPDATES

A. PARKS AND TREE COMMISSION

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

B. LAW ENFORCEMENT

Police Chief McLain gave an update on Law Enforcement. He presented Sergeant Davis with a plaque celebrating 15 years of service.

C. PUBLIC WORKS

Director of Public Works Rollicheck gave an update on Public Works.

D. PROJECT UPDATES

1. IDAHO CARES ACT BROADBAND FUND GRANT

Mayor Martin explained the grant and asked if the Council was interested in pursuing it, which they were.

A budget workshop was set for Monday, July 12, 2021, at 5:30 pm.

E. BUILDING & ZONING

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

F. ADMINISTRATIVE COMMITTEE

None

6. OLD BUSINESS

A. ABANDONED IRRIGATION CONNECTIONS – LETTERS TO OWNERS

Mayor Martin gave an update regarding abandoned irrigation meters. This item was tabled for additional information.

B. PRO AUTOMOTIVE QUOTE – FORD EXPLORER ENGINE REPAIR

Discussion ensued.

Council Member Turner made a motion to accept the quote from Pro Automotive for repair of the City's 2011 Ford Explorer, not to exceed \$7,000.00. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

C. NCL GOVERNMENT CAPITAL – MUNICIPAL LEASE PROPOSAL – VACTOR 2100i COMBO TRUCK

Mayor Martin gave an update regarding the lease proposal. Discussion ensued. This item was tabled for additional information.

7. NEW BUSINESS

A. TWO RIVERS AT PRIEST, LLC – ANNEXATION AND REZONE ORDINANCE 621

Planning & Zoning Administrator Quayle explained the ordinance. Discussion ensued. Mayor Martin read the title of the ordinance.

Council Member Wagner made a motion to adopt Ordinance 621 under suspension of the rules. Council Member Turner seconded the motion.

After consideration, the motion passed unanimously by the following vote: **AYES:** Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

B. TWO RIVERS AT PRIEST, LLC – UTILITY PLANS APPROVAL

Planning & Zoning Administrator Quayle and Director of Public Works Rollicheck explained the utility plans. Discussion ensued.

Council Member Wylie made a motion to approve the utility plans as presented for Two Rivers at Priest, LLC. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

C. WOODLANDS ESTATES – SECURITY AGREEMENT

Planning & Zoning Administrator Quayle explained the Security Agreement changes. Discussion ensued.

Council Member Turner made a motion to approve the Security Agreement with Woodlands Estates with the changes as discussed. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

D. HEBREW MINISTRIES, NATHAN DAVID YOUNG – UTILITY EASEMENT TO CITY

Planning & Zoning Administrator Quayle explained the utility easement. Discussion ensued.

Council Member Turner made a motion to approve the Utility Easement as discussed to the City from Hebrew Ministries, Nathan David Young. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

E. HEBREW MINISTRIES, NATHAN DAVID YOUNG – ACCESS AND UTILITY EASEMENT FROM CITY

Planning & Zoning Administrator Quayle explained the access and utility easement. Discussion ensued.

Council Member Wylie made a motion to approve the Access and Utility Easement as discussed from the City to Hebrew Ministries, Nathan David Young. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote:

AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. **NAYS:** None. **ABSTAINERS:** None. **ABSENT:** None.

F. WELCH COMER – ENGINEER AGREEMENT AMENDMENT #3 – WATER SYSTEM IMPROVEMENTS PROJECT

Ashley Williams from Welch Comer was present for the discussion. Discussion ensued.

Council Member Turner made a motion to approve Engineer Amendment #3 to the contract with Welch Comer for the Water System Improvements Project, not to exceed an additional \$189,200.00. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

G. J7 CONTRACTING, INC. – NOTICE OF AWARD AND CONSTRUCTION CONTRACT – WATER SYSTEM IMPROVEMENTS PROJECT

Discussion ensued.

Council Member Wylie made a motion to approve the Notice of Award with J7 Contracting, Inc. for the Water System Improvements Project. Council Member Turner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

Council Member Turner made a motion to approve the Construction Contract with J7 Contracting, Inc. for the Water System Improvements Project, not to exceed \$1,384,935.00. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

H. WHITE DIAMOND CONCRETE, LLC – WORK CHANGE DIRECTIVE #2 – THIRD ST. AND SH2 PEDESTRIAN RAMP UPGRADE PROJECT

Adam Dorsey from Welch Comer was present for the discussion. Discussion ensued.

Council Member Turner made a motion to approve Work Change Directive #2 from White Diamond Concrete, LLC, for the Third Street and SH2 Pedestrian Ramp Upgrade Project, for an additional \$72,576.68. Council Member Wagner seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

I. CONCEPT COMMUNICATIONS – MEMORANDUM AGREEMENT – REAL PROPERTY LEASE – FIBER HUB SITE

Discussion ensued.

Council Member Wylie made a motion to approve the Memorandum Agreement Real Property Lease with Concept Communications for a fiber hub site. Council Member Turner seconded the motion. After discussion and consideration, the motion passed unanimously by the following vote: AYES: Council Member Turner, Council Member Wagner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

J. CONTROL #2021-06-03 – THUMBROCK, LLC – AFFORDABLE HOUSING DISCUSSION

Steve Pearson from Thumbrock, LLC was present for a discussion about affordable housing with the City Council. Lengthy discussion ensued.

ADJOURN

Council Member Wagner made a motion to adjourn at 7:09 pm. Council Member Wylie seconded the motion. After consideration, the motion passed unanimously by the following vote: AYES: Council Member Wagner, Council Member Turner, Council Member Wylie, and Council Member Schneider. NAYS: None. ABSTAINERS: None. ABSENT: None.

Motion to approve minutes of 07/06/21: _____

Second: _____

SIGNED:

James L Martin
Mayor

ATTEST:

Laurel Thomas, CMC
City Clerk/Treasurer