

**MINUTES OF THE CITY OF DRIGGS  
CITY COUNCIL MEETING  
MARCH 1, 2011**

Pursuant to adjournment of the City Council meeting held February 15, 2011, and the call of the Mayor, the Driggs City Council met in regular session **Tuesday, March 1, 2011**, at 7:00 p.m. A roll call was taken and present were council members: Greer Jones, Colin Dye, George Mosher and Jay Mazalewski, Mayor Daniel Powers, Planning and Zoning Administrator Doug Self, Public Works Director Jared Gunderson and City Attorney Stephen Zollinger. Mayor Powers led the Pledge of Allegiance.

**MINUTES TO REVIEW**

Council Members reviewed the minutes from the previous City Council Meeting. Council Members Mazalewski and Mosher voiced corrections.

**Council Member Mosher made a motion** to approve the minutes of the February 15, 2011 City Council Meeting. Council Member Jones seconded the motion. The motion passed with all in favor.

**CLAIMS REVIEW**

Council members reviewed the claims.

**Council Member Mosher made a motion** to approve the claims as presented dated February 16, 2011 through March 1, 2011. Council Member Mazalewski seconded the motion. The motion carried unanimously.

**COMMUNITY CENTER TENANTS AND IMPROVEMENTS**

Mr. Self presented information to the Council about how the construction of the Scenic Byway Center may affect those tenants already in place. He explained a layout he developed that would ensure TISA would have the space needed and creating a buffer for construction use. Mr. Self further stated he felt there was enough room for TISA to have the proposed climbing wall and for Dreamchasers to potentially use space as well.

Mr. Self suggested the architect for the Scenic Byway Center be contacted to ensure the amount of space for construction was adequate before signing a lease with Dreamchasers. He explained that once the construction was completed, that space could be used for offices and the like.

**TISA Lease Extension Request**

Cheri Milne, owner of Teton Indoor Sport Academy, spoke to the Council. She stated that she had been approached about having a climbing wall. The climbing wall would be connected to her lease, contract and insurance. She requested a longer lease, preferably 5 years, to make the use of the climbing wall profitable.

**Brady Johnston / TISA – Climbing Wall**

Brady Johnston spoke, stating the importance of a 5-year lease, as he would be unable to get funding to proceed without it. He further explained that in order to erect the climbing wall, he would need to know what he would be able to tie into (the existing structure, roof joist and/or the vertical posts). Council Member Mazalewski recommended that Mr. Johnston speak to a structural engineer to determine how the wall should be secured.

### **Dreamchasers Lease Proposal**

Mayor Powers stated that Dreamchasers was proposing to lease 2500 square feet in the unfinished portion of the Community Center and was looking for a lower cost option. He felt their business fit into the other uses and generated a lot of foot traffic. Council Member Mazalewski questioned what the typical rate for commercial space was and what rate Dreamchasers was asking to have. Mr. Self stated that the retail portion of the business would not be allowed in the Community Center.

Council Member Mazalewski questioned if this business would be in conflict with TISA. Ms. Milne stated she did not see it as a conflict, but felt it would be nice to work together to ensure children's classes were not at the same time. Council Member Mazalewski did not want to compete with commercial enterprises in the city and did not want to be "low-balling others." It was believed, from information provided at the meeting, that the City might be charging about one-third or one-fourth of the average commercial space rate.

Council Member Mazalewski stated he was in favor of the climbing wall and reconfiguration of TISA until the construction process was over for the Scenic Byway Center. He felt that the plans for renovations should be reviewed and that if TISA wanted a 5-year lease, the rates should be reviewed. Council Member Mosher agreed and stated that a gradual increase in rates may be how to proceed.

Council Member Mazalewski did not feel the Council should make a decision on Dreamchasers until someone was present to discuss the proposal.

The Council directed Mayor Powers to negotiate with TISA on a new lease.

### **ROAD PROJECTS FOR THE SUMMER SEASON**

Mr. Gunderson presented information to the Council regarding Howard Avenue.

Mr. Zollinger explained the LID (Local Improvement District) process. He stated the cost of the LID would depend on how controversial the LID became. Council Member Mazalewski questioned if the LID should be implemented on a trip generated or per street frontage calculation. Mr. Zollinger stated that a trip generated LID was more complicated. Mayor Powers felt that for Howard Avenue a street frontage calculation should be done and questioned how long it would take to implement an LID, as the state of Howard Avenue was critical.

Mr. Gunderson stated that the road was not patchable and need to be repaired quickly. He informed the Council that a grader could take out the asphalt and the road could be

left as gravel until asphalt could be laid. Mr. Zollinger stated that the LID process would take no less than 90 days, if there were no opposition.

Council Member Jones questioned what other options were available, as he was not in favor of implementing another LID. Mayor Powers stated that if sidewalks were not included, the project could be done for approximately \$86,000. There was \$70,000 from the road levy and the rest could be taken out of the Resort Tax fund, Mayor Powers stated.

Council Member Mazalewski agreed with Council Member Jones, stating that the City should learn from the previous LID. He felt that citizens were not happy with that process. Council Member Dye felt that the city should take the road levy money and pay the property owners on 5<sup>th</sup> Street and Ross Avenue. Mr. Zollinger reminded Council Member Dye that a significant amount of funds from the resort tax was also used for that LID project to off set some of those costs.

Mr. Self suggested that the emergency portion of Howard Avenue be repaired with the road levy and resort tax funds. At a later date, a LID could be implemented for sidewalks and streetscape. It was decided that Howard Avenue, the Cemetery Bridge work and the work on the dips on 5<sup>th</sup> Street and Ross Avenue would be completed with the levy money and that the chip seal projects would be done in the future.

Council Member Jones questioned which was better for snow plowing, filling in the dips or making humps on 5<sup>th</sup> Street and Ross Avenue. Mr. Gunderson stated that either would be workable. He further stated that road cuts would have to be made, as the current dips were not wide enough to simply replace. He felt the dips on Little Avenue were the best solution. Mayor Powers felt that was the best solution, but might be more expensive. He further stated that the city should proceed with repairs on Howard Avenue and Cemetery Bridge and what money was left should be used for the dips.

**Council Member Mazalewski made a motion** to prioritize the road improvements with #1: Howard Avenue from Main Street to First Street, #2: to install guard rails on Cemetery Bridget, #3: to remove the existing drainage pans on 5<sup>th</sup> Street and Ross Avenue and replace them with a drainage plan similar to Little Avenue, and #4: to redo the landscaping on 5<sup>th</sup> Street and Ross Avenues. Council Member Mosher seconded the motion. The motion passed with the majority in favor. Council Member Dye was opposed as he did not feel it was fair to have an LID on 5<sup>th</sup> Street but not on Howard Avenue.

## **PLANNING AND ZONING REPORT**

### **Draft Area of Impact Agreement Ordinance**

Mr. Self stated he was working on a draft of the Area of Impact Agreement and was trying to be as clear as possible as to what the process was for an application in that area. He stated that once the county had reviewed the agreement, a public hearing would be scheduled.

### **Rock Crushing on Thomas Property for Main Street Improvement Project**

Mr. Self stated that some involved with the Main Street Project have asked Lillian Bowen if the extra material from the airport project could be used and crush it on site. Mr. Self explained that a recent ordinance to do such an action had been approved. However, the hours of operation were limited and rock crushing could not be done for more than 60 days. He questioned if the city wanted to extend those regulations. The Council felt extending the length of time to crush rock would be acceptable but they did not want to extend the hours of operation on site. Mr. Self would inform Ms. Bowen of this so she could inform those that were bidding on the project. Council Member Mazalewski stated that those using the materials needed to use 1000 North and should regrade the road when the project was completed.

### **Project Updates – Main Street, North-South Pathway, Safe Routes to School 2012-2013**

Mr. Self stated he was creating an email list and website for property owners who would be affected by the Main Street Project.

There were complaints received from Anne Callison regarding the North-South Pathway. Mayor Powers stated that the initial list of complaints could be address at the staff level. If Ms. Callison wanted to address the Council after the staff addressed the complaints, she would be added to the next meeting's agenda.

The project for Safe Routes to School 2012 may be able to be completed in 2011. The project for 2013 had been signed by ITD.

Bill Powell and Friends of the Teton River had a restoration plan for Creekside Meadows and Teton Creek to reinforce the creek which would help to protect the bridge and water and sewer lines. The proposal was for \$10,000 and Creekside was asking the city to contribute \$5,000. Mr. Self questioned if the Council wanted to see a full proposal at the next meeting. The Council felt this item should be added to the agenda.

### **MAYOR'S REPORT**

Mayor Powers stated the sewer agreement between Victor and Driggs was being discussed. Victor was willing to pay for the entire trunk line upgrade if Driggs was willing to allow them to collect the collection fees along the line. Mayor Powers further stated that the maintenance of this line would be theirs as well and would give them control up to the south city limits. Mr. Gunderson felt that if this was to occur, Victor should also take maintenance of the lift station. Ironwood and Rocky Road Subdivisions would then be the responsibility of Victor.

Mr. Zollinger stated their proposal was to abandon the existing line. He suggested the existing line be left alone for the City of Driggs to use in the future. Mr. Self stated he did not feel the south city limits would extend beyond the lift station in the future.

### **PUBLIC WORKS REPORT**

Mr. Gunderson reminded the Council that water meters at the airport should be left alone and all work orders needed to be done through the office. He felt there were users at the airport that were turning their water meters on and off.

Mr. Gunderson discussed snow plowing and stated that next year enforcement of plowing snow onto right of ways should occur.

Council Member Mosher stated he was upset with the Airport Board regarding the sheriff invoices as he felt it had been explained to several different board members. Mr. Zollinger stated that the Board did not need to approve the invoice, as they were an advisory board. Council Member Mazalewski suggested that they be informed that the money for the sheriff would be taken regardless of their approval.

#### **ADJOURNMENT**

**Council Member Dye made a motion** to adjourn. Council Member Mazalewski seconded the motion. The motion passed with all in favor and the meeting was adjourned at 9:23p.m.

ATTEST:

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Sonya Adams, City Clerk

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Daniel J. Powers, Mayor