

**MINUTES OF THE CITY OF DRIGGS  
SPECIAL CITY COUNCIL MEETING  
SEPTEMBER 29, 2009**

Pursuant to adjournment of the regular City Council meeting held September 15, 2009, and the call of the Mayor, the Driggs City Council met in special session **Tuesday September 29, 2009**, at 6:30 p.m. A roll call was taken and present were council members: George Mosher, Dan Powers, Greer Jones and Colin Dye, Mayor Louis Christensen, Planning and Zoning Administrator Doug Self, and Public Works Director Jared Gunderson.

**DRIGGS CITY CENTER AND SCENIC BYWAY PLANS**

The meeting began with Public Comment.

Isabel Waddell spoke. She stated she would like to, “see this building which is a tax payer building, remain a tax payer building.” She wanted to see a community center with movable walls and a large space that could be used for various people. She felt this would provide for a large variety of uses. She concluded by stating she did not feel the building should be competing with other businesses in town by providing retail space and hoped the City Council would be agreeable to the movable walls.

Reid Rogers responded stating the City Center would not be designed to compete with other businesses, as they did not want to create competition. However, there may be a gift shop, which would house items from local artists, postcards, and movies from National Geographic.

Kim Billamoria stated that if the Council was looking at the demand for space, there was a need for small offices. She explained that she, as well as her husband, would be in need of office space that could be shared with others. She apologized for speaking without hearing the proposal and thanked the Council for taking her comments.

Mr. Rogers replied stating that there was a demand for small office space. He stated that at this time there had been no decision made as to who would get space.

Sherry Mills with Teton Indoor Sports Academy spoke. She stated that a new lease would be signed by TISA for the current location. She reported having over 100 children participate in classes or open gym. Ms. Mills stated there would be a lot of equipment to move and felt their current location was ideal for the Valley needs.

Mr. Rogers stated that the rest of the building needed to be completed. Energy costs were large and “the bottom line is that it needs to be enclosed and completed.” He explained the projects being done throughout the downtown core area and funding for each, stating that each would play a part in the success of the City Center.

The City Council should determine if the Visitor’s Center could be a separate building, constructed in the east parking lot. He felt doing this would create a better use of space.

Council Member Jones questioned if the addition would use all of the funds. Mr. Rogers stated it would be cheaper to build an extension then it would be to fix the current building as needed.

To fulfill the grant requirements, a restroom, visitor center and plaza needed to be constructed. Mr. Rogers felt that downtown should have attractions and amenities of the entire community. He did not feel that one facility would be big enough to accomplish this.

Mitch Blake stated that the downtown area should be vibrant so that people want to spend their time there and he felt Driggs “was on the cusp of loosing that.” He continued to state that the building was not finished because of economics and was not a strong statement to the City. Mr. Blake stated the City building should make a strong statement and reflect the strength of the City. He suggested the entrance to City Hall be more dominant and that access should be both pedestrian and vehicle friendly with developed streetscapes and parking around the building.

Scott Pierson from Pierson Land Works also spoke. He stated that in his proposal the building was brought closer to the street with the plaza to the north, adding more connectivity to the back of the lot. He did not feel the building should be set so far back and agreed with the comments made by Mr. Blake.

Reid Rogers stated that the Visitors Center should be a gathering place. He was requesting permission to use the space outside of the building for the Visitor Center. He stated after determining if it were economically feasible, the Chamber of Commerce would begin fundraising to supplement funds for additional items that would add to the interior of the building and help with operational costs.

Council Member Dye questioned if the funds from the grant could be used to make the building more energy efficient before the winter. Mr. Rogers explained that to make the building more energy efficient would cost more then the grant could handle. He also stated there had to be a measureable process on the project in order to keep the grant funds. The grant was not awarded to fix the energy problem, Mr. Rogers stated.

It was questioned how the building could be fixed. Mr. Rogers stated that the space should be variable for different types of uses. He stated the heat could be fixed without changing the structure and adding moving walls could be done for less. If the building structure were not changed, the expense would be cut considerably. Mr. Rogers stated that he would be able to find funding for the inside of the building while the grant would be used for the Visitor Center. He did not feel it would be wise to combine the two projects.

Isabel Waddell stated that “hundreds of hours” had been put into this project by citizens and that many were involved who cared about the city. She did not feel the City Council should be “confrontational because a lot of thought had been put into this.”

Council Member Jones stated that the Council had not heard about what was being done with this building. Mr. Rogers stated that he felt the tourism aspect was better off outside and funding could be received to finish the inside of the building.

Rick Baldwin stated that there were more potential uses than space allowed and wanted to be as flexible as possible with the building. He explained the role the Senior Center kitchen could play with the new design. He felt the canopy was a great statement but there was no main entry under it and the primary entry had no weather protection. He felt materials could be reused to save money to make the building function on all four sides. He continued to state that the building needed to remain a flexible space that most of the residents could use and felt that the movable wall concept was the least expensive and most viable solution.

Ms. Waddell felt that if the Chamber of Commerce was willing to pursue grants for funding, the Council should allow it. She did not feel the City could carry on with economic development without the space being developed.

Council Member Powers stated he was excited about the concept, but felt skeptical because he did not feel the grant numbers and cost added up. Mr. Rogers stated that Headwaters Construction had gone through the budget and felt it was possible to complete. He explained that the project could not go any farther without beginning the bidding process.

Mr. Rogers continued to explain that he was not going to put himself in a position to “let the project start if the grant can’t cover it.” He stated he would like to have extra money from private contributions to improve or add various items and to create an endowment fund to help with start up funds.

Council Member Jones stated that at first it was not understood as to why another building would be needed for the Visitor Center but now felt it would give more flexibility.

Mr., Rogers requested the City Council amend the agreement to allow for the Visitor Center to be moved outside and to allow the Chamber to obtain funds for the building concept. There was a discussion of a 501C3 and its regulations.

**Council Member Powers made a motion** to amend the space agreement with the Chamber, the City and Urban Renewal to include the addition to house a Scenic Byway Project and to authorize a RFP to develop the proposal. Council Member Mosher seconded the motion. The motion passed unanimously.

**Council Member Powers made a motion** to support the development of a 501C3 to provide for oversight of the project and pursue funding for the Community Center development and ongoing operational and maintenance costs for both parts of the building and the 501C3 to be supported by the Chamber. Council Member Mosher seconded the motion. The motion passed unanimously.

**Council Member Powers made a motion** to develop a RFP for the Community Center Development which would include a concept of adoptable space as generally outlined in the current proposal. Council Member Jones seconded the motion. The motion passed with all in favor.

**Council Member Mosher made a motion** to approve the proposed sign design, which speaks to the projects, discussed this evening. Council Member Dye seconded the motion. The motion passed with all in favor.

Council Member Powers requested a timeline and budget for the proposed projects. Mr. Rogers felt that Diane Temple, the grant administrator, should provide that information. Ms. Temple would be asked to attend a regular Council meeting.

### **EXECUTIVE SESSION**

**Council Member Mosher made a motion** to go into executive session at 8:58pm pursuant to Idaho Code 67-2345(f). Council Member Jones seconded the motion. Schuehler took a roll-call vote: Dan Powers, aye; Greer Jones, aye; George Mosher, aye; Colin Dye, aye. The motion carried unanimously.

The Council came out of executive session at 9:17pm.

Council Member Powers directed the Mayor to communicate to Jim Hartshorn that his July bill would be reduced by 25% and an additional 15 days would be granted to make good on the overdue water bill. Council Member Mosher stated that contact should be made immediately with Mr. Hartshorn, as he should be aware that the water would be shut off on October 16. A certified letter would be sent to the customer.

Council Member Dye wanted to ensure employees were required to wear a helmet when on the four-wheeler. Mr. Gunderson suggested that the City Council should add that to the personnel policy.

### **ADJOURNMENT**

**Council Member Mosher made a motion** to adjourn. Council Member Jones seconded the motion. The motion passed with all in favor and the meeting was adjourned at 9:31pm.

ATTEST:

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Sonya Adams, City Clerk

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Louis B. Christensen, Mayor