

**MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
January 21, 2014**

Pursuant to adjournment of the City Council meeting held January 7, 2014, and the call of the Mayor, the Driggs City Council met **Tuesday, January 21, 2014**, at 7:15 p.m. A roll call was taken and present were council members: Greer Jones, Ralph Mossman, August Christensen, Colin Dye, and Mayor Hyrum Johnson, Community Development Director Doug Self, Planning and Zoning Ashley Koehler, Financial Officer Carol Lenz and City Clerk Kreslyn Schuehler. Council Member Jones led the Pledge of Allegiance.

APPROVAL OF MINUTES

Mayor Hyrum Johnson made corrections to the minutes.

Council Member Mossman made a motion to approve the minutes from the City Council Meeting on January 7, 2014 with corrections. Council Member Dye seconded the motion. The motion passed with all in favor.

CLAIMS

The Council reviewed the claims presented. Carol Lenz requested approve of the Snowscape Awards in the amount of \$1,800.

Council Member Jones made a motion to approve the claims as presented from January 8, 2014 through January 21, 2014 with the additional claims for the Snowscape winners in the amount of \$1,800. Council Member Mossman seconded the motion. The motion passed with all in favor.

**DISCUSSION OF FORD GARAGE REGARDING COMMUNITY AGREEMENT
– TED HEDRICKS**

Ted Hendricks, with The Development Company, spoke to the Council. He stated that the design process for the building known as the Ford Garage had begun, with hopes to start construction this summer. He proposed that an agreement be made with the City of Driggs, gifting the building to the city with the Development Company being the managing partner. He stated there would be no financial risk to the city and the agreement would allow them to buy the building back for \$1. He stated doing this would ensure a partnership between the Development Company and the City of Driggs and would keep the building off the tax rolls.

Mayor Johnson stated he was not ready to make a final decision on the agreement at this time but would be willing to look at a proposal. Mr. Hendricks would present a more formal proposal in the near future.

**WESTERN GREATER YELLOWSTONE PRESENTATION OF THE MULTI-MODEL TRANSPORTATION ASSESSMENT AND DEVELOPMENT STRATEGY
–JAN BROWN**

Jan Brown presented information to the Council regarding the HUD Grant for transportation within the region. She explained the draft pilot budget as well. She concluded by stating she would encourage the Council to think about a match commitment and she would be back to make a formal request in the future.

COMMUNITY CENTER LEASE FOR TETON ROCK GYM

Doug Self presented the Council with an updated Operations Manual for the Rock Gym and suggested reviewing the information and discussing it at a later date. He further explained that the lease was for \$.26 per square foot, which was the same rate for the other tenants. Mr. Self did not escalate the rent to the market rent because of the tenants non-profit status.

Council Member Dye made a motion to table the lease for the Teton Rock Gym. Council Member Mossman seconded the motion. The motion passed with all in favor.

TETON SCENIC BYWAY VISITOR CENTER CONSTRUCTION CONTRACT CHANGE ORDER NO.1

Mr. Self stated the change order was a decrease of \$21,431 which was the result of value engineering. He also stated that included adding the alternate option of the family restroom.

Council Member Mossman made a motion to approve and authorize the execution of Change Order No. 1 to the contract with Bateman-Hall for the Teton Geotourism Center project as proposed. Council Member Jones seconded the motion. The motion passed with all in favor.

CONSIDER AMENDMENT TO JVIATION CONTRACT FOR AIRPORT SERVICES

Mayor Johnson informed the Council the amendment was the first task to fall within the contract with Jviation. This amendment would begin the land acquisition process that is required by the FAA.

Council Member Mossman had questions regarding the contract.

The Council decided to table the discussion until further information was obtained.

SH-33 PATHWAY- CONSTRUCTION BIDS

Mr. Self stated there were 7 companies that bid on the pathway project. Council Member Dye questioned if the city could use local contractors. Mayor Johnson stated State law dictates that the lowest bid be taken. Mr. Self told the Council they could reject all bids and rebid the project with different qualifications, but suggested continuing with this project and following up with Stephen Zollinger as to how to handle specific qualification for future projects.

Council Member Jones made a motion to accept HK Contractors as the low bidder on the SH-33 Pathway Project and authorize execution of the project contract as presented in

the bid documents, pending concurrence of the award by the Idaho Transportation Department. Council Member Mossman seconded the motion. The motion passed with all in favor.

Mr. Self informed the Council that the estimate for the project was estimated at \$130,000. There was a grant for \$100,000, and \$30,000 from the Resort Tax Fund with \$7,000 from the pathway line item.

POSSIBLE APPROVAL OF ZONING ORDINANCE AMENDMENT 342-13 – FOOD AND BEVERAGE PROCESSING

Ashley Koehler presented information to the Council. She stated this was a follow-up from the December 17th Council Meeting with comments that included allowing industrial scale food and beverage uses in the C-3 zone without a CUP (Conditional Use Permit), only limiting processing square footage on the ground floor, and breaking out accessory retail use/tasting room as a separate consideration for the industrial category. She also added and changed definitions for boutique, food and beverage processing in the industrial zone and accessory retail use.

Council Member Mossman felt the goal of the amendment was to reduce the need for a CUP to make it easier for businesses and wanted to allow sales that were incidental which included sales of products which were made on the premises. He further stated he did not want to allow sales of more than what the business produced.

Ms. Koehler stated that the definitions would need to be changed and reviewed the previous definition developed by the Planning and Zoning Commission which read, “The establishment may, in addition to its processing operation, offer retail sales of products produced on-site and related promotional items as a subordinate use.”

Council Member Mossman made a motion to consider Ordinance 342-13 second read and ask staff to change the definitions of industrial food and beverage processing to the one the Planning and Zoning Commission previously discussed, but eliminating related promotional items. Council Member Jones seconded the motion. The motion passed with all in favor.

STAFF REPORTS

There were no specific discussions regarding the staff reports provided in the Council packets.

ADJOURNMENT

Council Member Dye made a motion to adjourn. Council Member Mossman seconded the above motion. The motion passed with all in favor and the meeting was adjourned at 9:05pm.

ATTEST:

Kreslyn Schuehler, City Clerk

Mayor Hyrum Johnson