

**MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
November 19, 2013**

Pursuant to adjournment of the Special City Council meeting held November 11, 2013, and the call of the Mayor, the Driggs City Council met **Tuesday, November 19, 2013**, at 7:15 p.m. A roll call was taken and present were council members: Greer Jones, Ralph Mossman, George Mosher, Colin Dye, and Mayor Dan Powers, Community Development Director Doug Self, City Attorney Stephen Zollinger, Public Works Director Jared Gunderson, Planning and Zoning Ashley Koehler, Financial Officer Carol Lenz and City Clerk Kreslyn Schuehler. Mayor Dan Powers led the Pledge of Allegiance.

APPROVAL OF MINUTES

Council Member Dye made a motion to approve the minutes from the City Council Meeting on November 4, 2013. Council Member Mosher seconded the motion. The motion passed with all in favor.

Council Member Dye made a motion to approve the minutes from the Special City Council Meeting on November 11, 2013. Council Member Mossman seconded the motion. The motion passed with all in favor.

CLAIMS

The Council reviewed the claims presented.

Council Member Jones made a motion to approve the claims as presented from November 5, 2013 through November 19, 2013 with the additional invoice to DDCA for \$100 and hold the invoice from Trail Creek for the Shoshoni Plains Park contingent on staff approval. Council Member Mossman seconded the motion. The motion passed with all in favor.

TRPTA – JOHN TRUDELL

Mr. Trudelle was not present to discuss his concerns.

WATER FEES ANALYSIS PROPOSAL – AQUA ENGINEERING

Mayor Powers suggested a Water Fees Analysis similar to the City of Victor. He felt the study would give the city several options for moving forward and asked Aqua Engineering to do a proposal for similar work, which totaled \$7,000. Mayor Powers further stated that the project was not budgeted for the current year.

Council Member Jones questioned if the project needed to be done or if it could wait. Jared Gunderson suggested it be done soon and felt that some parts could be done at the staff level. Mayor Powers stated he would discuss this with Harmony Design.

LAND USE REGULATIONS TABLE AUDIT AND DISCUSSION

Ashley Koehler presented information to the Council. She stated the land use table audit was a working document for over a year and would be a tool for the preparation of Form Based Code being prepared by Code Studios. It would also update the current Zoning Ordinance to help businesses develop. The Planning and Zoning Commission approved the audit and recommended it be forwarded to Code Studios to use.

She further explained public comments received. Council member Jones voiced his concerns regarding the length of the C2 zone on each end of the city.

Council Member Mossman made a motion to accept the Land Use Regulation Audit and forward it to Code Studio. Council Member Mosher seconded the motion. The motion passed with all in favor.

Ms. Koehler finished reviewing her staff report with the Council which included a review of the Zoning Ordinance Amendment for Food and Beverage Processing and an update regarding the process with Code Studios and the comments discussed.

Council Member Mossman questioned the recommendation to shrink the mixed residential zone and eliminate cottage courts from the small lot single-family zone. He felt that doing so could take away more opportunities for infill. Council Member Jones wanted to ensure the gateway commercial area had increased setback from the highway. Ms. Koehler would forward comments and get input from Code Studios.

She expanded on the Zoning Ordinance Amendment and stated she met with all of the food and beverage processing businesses in the city limits. She stated this would be reviewed again at a future Public Hearing but asked the Council review it in depth and give her feedback before the December hearing. She stated the purpose of the change was to remove a permitting process for small food/beverage processes with minimal impacts and allow them to be downtown and to allow larger scale industrial operations to sell what they produce on site.

She further questioned if the Council would be agreeable to having an LID in Sagewood to complete the road improvements, if initiated by the Home Owners Association as they have mentioned. Mayor Powers felt the City should support them in the efforts to come to a solution.

INDUSTRIAL BUILDING LEASE – SABINE SOFT FURNISHINGS

Doug Self reviewed the lease with the Council. He explained the revised rent schedule to increase the base space rate to \$.50/square foot, which was where the market rate was in 2004. He stated it would also start to increase at 50% instead of 65%, but would still reach market value within 7 years. He further stated that the Lessee requested a flat rate for utilities of \$125 per month.

Council Member Dye made a motion to approve the lease for Sabine Soft Furnishings. Council Member Mossman seconded the motion. The motion passed with all in favor.

REVIEW OF BIDS FOR TETON SCENIC BYWAY CENTER CONSTRUCTION

Mr. Self reviewed the bids. Five bids were received with the highest submitted at \$843,117 and the lowest at \$605,900 from Bateman Hall. The lowest bid was 43% over the architect's estimate. Mr. Self reviewed the options of the Council which included accepting the lowest bid and reducing the cost through change orders, allocate additional funds or reject all bids and re-bid the project. He further recommended a joint meeting with the Urban Renewal Agency be scheduled.

The Council decided to meet with the Urban Renewal Agency at the next Council Meeting on December 3, 2013.

PATHWAY ENCROACHMENT AGREEMENT—GRAND TETON CANAL COMPANY

Mr. Self stated that the agreement with the Grand Teton Canal Company would allow them to access the pathway to maintain the canal and requires them to try and avoid damaging the path. He further stated that Stephen Zollinger had reviewed the agreement.

Council Member Dye made a motion to approve the Pathway Encroachment Agreement with Grand Teton Canal Company. Council Member Mossman seconded the motion. The motion passed with all in favor.

STAFF REPORTS

Mr. Self reviewed the rest of his staff report and updated the Council and the current projects.

Mr. Gunderson reviewed his staff report with the Council and informed them of the Open House for the Waste Water Treatment Plant on November 21, 2013. He reported on the progress of Zollinger Construction regarding the 1 million gallon tank valve replacement. He requested the Council allow him to further research the lighting within the city before moving forward. He stated a stop was put on ordering the retrofit lights until there is a better understanding of the issues.

MAYOR'S BUSINESS

Main Street Access Ramps

R and M Concrete submitted a bid for concrete work to fix the curbs at Main and Little Avenue and Main and Wallace Avenue. Mayor Powers stated it was a little more than anticipated and discussed ways of reducing the bid.

EXECUTIVE SESSION

Council Member Jones made a motion to go into executive session at 9:26 pm pursuant to Idaho Code 67-2345. Council Member Mosher seconded the motion. A roll-call vote was taken: Council Member Mosher, aye; Council Member Jones, aye; Council Member Dye, aye; Council Member Mossman, aye. The motion carried unanimously.

Council came out of Executive Session at 9:45pm.

Council Member Jones made a motion to implement salary as discussed. Council Member Mosher seconded the motion. The motion passed with all in favor.

ADJOURNMENT

Council Member Dye made a motion to adjourn. Council Member Jones seconded the above motion. The motion passed with all in favor and the meeting was adjourned at 9:46pm.

ATTEST:

Kreslyn Schuehler, City Clerk

Mayor Daniel J. Powers