

**MINUTES OF THE CITY OF DRIGGS  
CITY COUNCIL MEETING  
December 3, 2013**

Pursuant to adjournment of the City Council meeting held November 19, 2013, and the call of the Mayor, the Driggs City Council met **Tuesday, December 3, 2013**, at 7:15 p.m. A roll call was taken and present were council members: Greer Jones, Ralph Mossman, George Mosher via telephone, 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.

**BID DISCUSSION FOR SCENIC BYWAY CENTER WITH DRIGGS URBAN RENEWAL AGENCY**

Urban Renewal Agency Members that were present included Lyn Christensen via telephone, Aaron Little, Hyrum Johnson, Bart Birch and Carrie Cleary.

Mr. Self stated that the bids for the Scenic Byway Center were 43% over the estimate with a total of \$341,000 over budget. This included funds for fabrication and exhibits. He reminded the Council that some funds had already been spent, but felt there was still a solid project that would benefit the community.

Council Member Jones was concerned there were items that had been purchased before a building was built. Mr. Self stated that the budget for tangible items was very minimal compared to the design budget. He further stated that if the Council chose to dramatically slash the project, the changes would most likely create a cost to redesign.

Garett Chadwick, from Plan One Architects, spoke to the Council. He reviewed the options which included funding the project as it was bid, rejecting all bids and reconfigure the project hoping to obtain a different result, or signing a contract with Bateman Hall and value engineer it to a lesser amount. He further explained the different ways the project could be value engineered.

Mayor Powers informed the Council that he requested a proposal from Garett and felt the group should focus on the direction and if more funding could be found, and not the specific cuts.

Council Jones stated that the project had been in place for so long, but found it hard to justify putting more money into it and didn't want to take funds from other projects that were just as important for the community.

Bart Birch stated that he felt the URA could come up with additional funds and believed that the majority of the Committee did not want to "pull the plug" on the project. Hyrum Johnson reminded those in attendance that the City of Driggs was the contracting agent

and was therefore the decision makers and that the URA would support with additional funding if the City chose to continue.

Isabelle Wadell requested to make a public comment. She felt the overall budget was “not too far off from the budget last year.” She continued to state that the project should be done in a quality manner and not built substandard to save money.

Linda Lopez from the Teton Valley Chamber of Commerce spoke as well and stated she agreed with Ms. Wadell and felt the project should be done right the first time. She concluded by stating she felt in the end it would be a great asset to the businesses and community.

Council Member Mosher questioned where the additional funding would come from. Mr. Johnson stated that the URA could fund the majority of it. Council Member Mosher felt that it was more reasonable if the city only needed to find approximately \$100,000. Mayor Powers stated the city could use the reserve funds but still wanted to see the project be as cost effective as possible and exclude the alternate options. Council Member Jones was concerned the cuts would compromise the project and felt the City should make only cuts that were appropriate. Council Member Mosher stated he did not want to see resort tax funds being used and therefore delay other necessary projects within the city, such as West Little Avenue.

The URA Board discussed their views and the ability to provide funds among their board members.

Hyrum Johnson stated he didn't want to make cuts and then still be short on funding because a set amount of additional funding was approved with no leeway. Council Member Mosher agreed as well as Council Member Jones and Mayor Powers and felt the Council could approve a range from \$100,000 to \$140,000.

**Council Member Jones made a motion to accept the low bid from Bateman Hall for the Scenic Byway Center. Council Member Mossman seconded the motion. The motion passed with all in favor.**

**Council Member Jones made a motion to approve funds of \$100,000, not to exceed \$140,000 from the reserve funds for the Scenic Byway Center. Council Member Mosher seconded the motion. The motion passed with all in favor.**

Bart Birch made a motion to approve an additional \$200,000 from the Urban Renewal Agency for the Scenic Byway Center. Aaron Little seconded the motion. The motion passed with all in favor.

#### **APPROVAL OF MINUTES**

**Council Member Dye made a motion** to approve the minutes from the City Council Meeting on November 19, 2013. Council Member Mossman seconded the motion. The motion passed with all in favor.

## **CLAIMS**

The Council reviewed the claims presented. Carol Lenz requested an invoice for Cynthia Rose in the amount of \$1343.75 be added.

**Council Member Mossman made a motion** to approve the claims as presented from November 20, 2013 through December 3, 2013 with the additional invoice to Cynthia Rose. Council Member Jones seconded the motion. The motion passed with all in favor.

## **300 MAIN DEVELOPMENT AGREEMENT AMENDMENT AND EXTENSION**

Ashley Koehler spoke to the Council. She stated this was a follow-up from a previous meeting when the applicant requested an extension of 5 years. At that time, the Council approved the extension with an amendment to the Development Agreement. Ms. Koehler reviewed the changes with the Council and stated that the developer had also reviewed and approved the changes.

Mayor Powers was concerned with the mention of a “letter of credit” from the bank due to past experiences. The Council discussed other options and decided to remove “an irrevocable letter of credit or set aside agreement” from the Development Agreement.

**Council Member Mossman made a motion** to approve the Amended Development Agreement with the removal of “an irrevocable letter of credit, set aside agreement.” Council Member Jones seconded the motion. The motion passed with all in favor.

## **STATE OF IDAHO GRANT ACCEPTANCE FOR THE RELOCATION OF 1000N – RESOLUTION 288-13**

Louis Christensen, Airport Board Chairman, spoke to the Council and explained the State of Idaho committed to assist with the 1000 North project. The project was complete and the acceptance of the grant and approval of the Resolution would provide the State with the information they need to reimburse the Airport Board.

**Council Member Dye made a motion** to approve Resolution 288-13. Council Member Jones seconded the motion. The motion passed with all in favor.

## **JVIATION AIRPORT ENGINEER CONTRACT**

Mr. Christensen stated that a RFQ was advertised and the Board received two bids. Council Member Mosher, Charles Jones, Chris Schuehler and Mr. Christensen reviewed the bids and determined Jviation’s proposal was “cleaner.”

Stephen Zollinger had reviewed the contract and approved it as written. Council Member Mossman made a few corrections.

**Council Member Mossman made a motion** to accept the contract with the mentioned changes in 11.2 and 11.3. Council Member Jones seconded the motion. The motion passed with all in favor.

**PLAZA PUBLIC ART CONTRACT – LINDSEY LOVE AND TRINITY ST. JOHN**

Mr. Self presented the contract and stated it was within the budget for the plaza. He further stated that the contingency budget would only be paid to the artist after receipts were shown beyond the amount in the artist fees.

**Council Member Dye made a motion** to approve the City Center Plaza Public Art Contract. Council Member Jones seconded the motion. The motion passed with all in favor.

**RESOLUTION 290-13 GEM GRANT APPLICATION FOR INDUSTRIAL BUILDING IMPROVEMENTS**

Mr. Self stated that this grant would improve 101A in the Industrial Building. The grant would cover 80% of the total cost which was \$12,273. The proposed city funds would be \$2,455, which would come from the building’s rent revenue.

He stated this project would include the installation of a fuel line, exhaust fan and hood, installation of a roll up door, installation of water and wastewater lines to the suite, frame and sheetrock, and moving electrical wiring.

**Council Member Mossman made a motion** to approve Resolution 290-13. Council Member Dye seconded the motion. The motion passed with all in favor.

**STAFF REPORTS**

Jared Gunderson reviewed his staff report with the Council including a review of the Waste Water Treatment process and the next tour of the plant.

**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 9:25pm.

ATTEST:

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Kreslyn Schuehler, City Clerk

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Mayor Daniel J. Powers