



1. **Roll Call** – Mayor Lee called the meeting to order at 6:01pm.
Present Council Members: Ransey Portenier, Edith Hemmer, Joe Giardelli, Jordon Hurd, Von Bowman, and Mayor Angie Lee were present, Mike Richard was absent.
Staff Present: Dustin Riggs -Public Works Supervisor, Robert Topie – Chief of Police, Melissa Klinge- City Clerk, Jacob Qualls – City Treasurer.
Public Present: Brett Laird, Susan Espino, Enrique Balderas, Estella Balderas, Mick Eells, Timothy Pruitt, Dallin Radford
Pledge of Allegiance- Mayor Lee led the Pledge of Allegiance.
2. **Consent Agenda (ACTION ITEMS)-**
 - A. Approval of City Council Meeting Minutes- Regular Council Meeting Minutes August 12th, 2025, Special Meeting Minutes August 12th, 2025, and Special Meeting Minutes September 4th, 2025.
 - B. Approval of Claims presented and previously paid in the amount of \$232,128.76.
 - C. Financials Presented- Cash report and budget vs actuals
 - D. FY2024.2025 Q2 Report
 - E. Pool Change order #3- Pool Gem Gunite- Approve Change Order #3 (ICDBG-24-111-17-PK) in the aggregate amount \$28,554.00.
Council President Giardelli motion to approve the consent agenda items, Council member Bowman second the motion, motion passed.
3. **Public Comment**– Non currently.
4. **Project–**
 - A. **Sewer Lagoon 3 Screen Project Bid Review & Recommendation for Award and Notice to Proceed.** Mayor Lee has spoken with our Engineers and the recommendation to reject the project is recommended. Council President Giardelli motion to reject the Sewer Lagoon Screen project, Council member Bowman second the motion, motion passed.
5. **Appointing**– Mayor Lee appointed Dustin Riggs as the new Public Works Supervisor. Mayor Lee suggested that Dustin’s pay rate be moved to \$30.00 an hour. **Action Item-** Council President Giardelli moved to approve Dustin Riggs as the Public Works Supervisor and his pay rate increasing to \$30.00 an hour. Council Portenier second the motion, motion passed.
6. **Public Hearing – CUP 2025-02 & CUP 2025-03 –** The Parma City Council will hold Two Combined public hearing to gather public testimony on TWO applications to construct



TWO Duplexes on TWO corner lots in Pheasant Run Subdivision (Block 3, lot 11 and Block 3, lot 12). **Action Item**

- A. Open Public Hearing at 6:07pm.
- B. CUP 2025-2 & CUP 2025-3 two separate Duplexes, all fees have been paid.
- C. Mick Eells at 908 Gray Cliff Dr Caldwell Id, 83607 who is the applicant was present to give a presentation. On 12th street and Verina Street, there will be two entrances for the duplex. The duplexes will have a 1-hour firewall in between them. If they were to ever sell, they would have to sell as one whole unit. Mr. Eells would like to have one water meter for the unit. Mayor Lee requested that there be two meters and two sewer connections and have the owners pay the bills not the renters. Mr. Eells explained that there would be two different entrances, and the building would look like two different houses with doors on different side vs looking like one building or unit. Mayor Lee asked if there is going to be enough parking spaces for the duplexes. Mr. Eells explained that there will be enough parking for four cars, and they will have a garage.

The duplexes would be 1200 sqft 3 bedrooms and 2 bathrooms. The owners of the duplex will be responsible for the lawn. The front yards are not splittable for the lawncare. HOA will be the ones to enforce the yard care issues but only once they have 75% sales and they are not there yet. Mr. Eells mentioned that in the community mail boxes that there are 6 extra boxes, and that the city would just have to add a couple additional addresses.

Council Member Hurd asked how big the lots are. Mr. Eells said that there is a 5-foot easement that will be maintained.

Council Member Hemmert asked, how will the other homes in the subdivision be affected by the Duplexes? Mr. Eells responded with, he doesn't believe that they will affect the home in anyway. The duplexes will blend in and look just like the rest of the homes that are being built in the subdivision. His plan is to keep them as rentals for the next 10-15 years then may decide to sell them. Council President Giardelli is concerned that the duplexes will not be kept up. Mr. Eells says at some point everything will be turned over to the HOA and that they will be held to the same standards as everyone else. They own other duplexes in other areas and subdivisions, and they keep them all up and have pride in what they own.

Council President Giardelli mention that certain home loans for instant the VA Loan only allow so many rentals in an area. Pioneer Title that he has gone to



Pioneer Title, provided them with all the correct information and wasn't told anything about the process or if it was a problem.

Opposition Testimony- Susan Espino residing at 317 N 12th Ave Parma, Id, 83660. Mrs. Espino is here because she just happened to run across this Public Hearing by looking at the City Website for the City Council Meeting, since she is new to the area and would like to be involved in her new community. She was shocked when she saw that this was on the agenda because she had not seen anything posted about the Public Hearing and did not receive a notice by mail. It was kind of surprising to her to see this. She went around and knocked on the 6 doors of the neighbors that are currently living in the subdivision. She believes that the value of their new home will no longer be rentals will look like rentals no matter what. She has driven by a subdivision in Fruitland that's has owner and duplex rentals, and it looks terrible, there are weeds everywhere and it will only get worse over time. Mrs. Espino has respect for the builders they are nice young men, and she wants them to have a heart for the community like she does, and this isn't going to feel like home anymore. She is not against rentals but there is concern of what they will become. Mrs. Espino wishes they would have been upfront from the beginning, makes her feel like this was the plan from the beginning and they were not being truth worthy. Council President Giardelli feels that this is to soon and that there should be more people that are living in that community before a decision like this is made on whether or not there should be duplexes in the community that was originally supposed to be single family homes.

Dallin Radford residing at 1009 E Fisk Ave Parma, Id, 83660. Mr. Radford, his wife and baby have just moved into their new home. When they purchased the home, they believed that it was going to be single family homes. They as well did not receive notice and had not seen anything posted. They found out about this from Mrs. Espino knocking on their door and informing them of what was going on. Mr. Radford defiantly does not want rentals in the neighborhood. He knows what it's like to maintain duplex. His father owns a few and they do the basics, and they do not look like what their homes look like. If they had known about this, they would have hesitated a little more before purchasing a home in this neighborhood.

Neutral Testimony, there was no one present. Supporter Testimony, there was no one present.

Applicant Rebuttal - Mick Eells understands where they are coming from. They bought the subdivision already pre-plotted, and everything was approved. Mr. Eells



take pride in everything that he owns. This was kind of an extra, we are already selling houses. In reality they can build and rent the houses at any point. To say that there will not be any rentals in the neighborhood, there is no way to control that weather or not there are duplexes or not. Council Bowman asked if there were any concerns about this affecting the sales of homes. The duplexes will have the same design, so they have no concern. Mr. Eells go the list from Pioneer Title and should have looked at the list a little better.

Mayor Lee and Council agreed to resend letters and posts on site and see if we get more public to come in and comment and are able to get more feedback.

Closing of Public Hearing at 6:43 pm.

7. **Action Items:**

- A. Resolution: Adopt Employee Insurance Rate Adjustment. City is going to take the increase on health insurance and pay 10% more of the family plan. To reduce the amount the employee is paying for dependents. This will start October 1st 2025. The employee is currently paying \$515.00 and now it will be \$465.50.

Action Item: Council President Giardelli moved to approve Resolution 2025-14 to adopt employee Insurance rate adjustments. Council member Bowman second the motion, motion passed.

- B. Resolution: Authorize the Mayor to Sign USDA Documents. **Action Item:** Council President Giardelli moved to authorize Mayor Lee to sign any USDA Documents that need to be signed. Council Member Portenier second the motion, motion passed.

8. **EXECUTIVE SESSION 74-206 (c):** To acquire an interest in real property not owned by a public agency. **(ACTION ITEM)** Council President Giardelli motioned to move into Executive Session, Council member Portenier second the motion. **Roll Call** Portenier -aye; Giardelli – aye; Hurd -aye; Hemmert -aye; Bowman – aye; motion passed moved into Executive Session @ 6:49 pm

9. **Adjourn – Action Item:**

Council member Portenier motion to adjourn the council meeting, Council President Giardelli second the motion. **Roll Call** Portenier -aye; Giardelli – aye; Hurd -aye; Hemmert -aye; Bowman – aye; motion carried. Meeting Adjourned at 6.56pm.

Angie Lee, Mayor

ATTEST: _____
Melissa Klinge, City Clerk