



1. **Roll Call** – Mayor Lee called the meeting to order 6:00 pm.

Present Council Members: Ransey Portenier, Edith Hemmer, Joe Giardelli, Jordon Hurd, Mike Richard, and Mayor Angie Lee were present, Von Bowman was absent.

Staff Present: Dustin Riggs -Public Works Supervisor, Robert Topie – Tiffany McLaughlin Police Sargent, Melissa Klinge- City Clerk, Jacob Qualls – City Treasurer.

Public Present: Shelly Doherty, Susan Espino, Timothy Pruitt-River Valley Framing, Ross Eells, Brett Laird, Anthony Pantera- City Attorney.

Pledge of Allegiance- Mayor Lee led the Pledge of Allegiance.

2. **Consent Agenda (ACTION ITEMS)-**

A. Approval of City Council Meeting Minutes- Regular / Public Hearing Council Meeting Minutes September 9th, 2025. Special Meeting Minutes from October 7th, 2025.

B. Approval of Claims presented and previously paid in the amount of \$169,439.69.

C. Financials Presented- Cash report and budget vs actuals and September Payroll Summary.

D. CDBG Request for Funds #6- Approve RFF #6 in the amount of \$91,741.00 for ICDBG-24-III-17-PK Pool Project.

E. FY 2024.2025 Q2 Report

F. FY 2024.2025 Q3 Report

Council President Giardelli moved to approve the consent agenda items, council member Richards second the motion, motion passed.

3. **Public Comment**– Non currently.

4. **CONTINUATION 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). This is a continuation of September 9th, 2025, meeting. **(Action Item)**

A. **Open Public Hearing:** at 6:03pm

B. **Ex Parte Contact Declarations:** The Council has not had any discussion regarding this.

C. **Staff Presentation:** September 9th was the first public hearing. On September 19th letters were sent out to nearby residents. September 24th Public hearing was published in the paper. Payment was made for the re-notice for the public hearing.



- D. **Applicant Presentation:** Timothy Pruitt is a Partner with River Valley Framing. Mr. Pruitt expressed how the company takes pride in the properties that they own and are invested in the community.
- E. **Opposition Testimony:** Shelly Doherty residing at 328 N 12th St, Parma, ID 83660. Ms. Doherty stated that when she was looking at lots she had asked if these were single family homes, and she was told they would be. If Ms. Doherty had not bought in this development she would have known that there were going to be duplex and multifamily homes. Ms. Doherty feels that she was lied to when she was purchasing her new home.
- Susan Espino residing at 317 N 12th St, Parma, ID, 83660. Mrs. Espino stated she was as well told that this was going to be a single-family community. She feels that the builders have not been forthright. The common areas are covered in weeds and are not being kept up. Mrs. Espino stated that she has paid into HOA and there has been no word as to when that will start. At the last council meeting Mrs. Espino said that she heard Mick Eells the builder makes the comment "Don't forget that I have two more." There is a lack of trust in her, she isn't seeing the pride of care of the common ground as of right now that she continues to hear. Mrs. Espino is requesting that the council not approve of this. Attorney Pantera advised that there are only two duplexes on the agenda that can be discussed.
- F. **Neutral Testimony:** No comment currently.
- G. **Supporter Testimony:** Ross Eells residing in Caldwell who purchased 302 N 11th St, Parma, ID 83660.
- Mr. Eells is building a home across from where the duplexes would be built. Mr. Eells thinks this is a good idea, there are young people who cannot afford to buy, and this is a good idea for there is an option. Mr. Eells as well thinks that common areas can be mowed down and taken care of as well.
- H. **Applicant Rebuttal:** Timothy Pruitt has pictures of other properties that River Valley Framing own and passed them around to the council to view. Mr. Pruitt informed the council that they have only had one complaint from an HOA, and they have got a new landscaper. The common area will be mowed within the next two weeks; they did spray and need to let it sit before they mow.
- I. **Questions from Council:** Council member Richard asked if the duplex would be owned and operated by River Valley Framing or would they be selling them at some point.



Council President Giardelli said that out of the 24 sold most of them own by builders and are they planning to rent out, because the VA only allows 25% of a community to be rentals, so that could create a problem.

Ms. Doherty mentions that she had received a phone call late last night about the hearing that was going to be taking place and about what was going on. Council President asked what the HOA fees are? Attorney Pantera stated it is \$400.00 annually. Looking at the CCR's is their limitations regarding not renting their houses. Attorney Pantera suggests that the focus is not on whether they are rentals. Comment was made that it is Disappointing that they were told the homes were being sold as single family homes not as a duplex.

J. **Closing of Public Hearing** at 6:33 pm.

K. **Council Deliberations:** Council member Portenier agrees that there is dishonesty. Council member Hemmert would love to see options for young renters but not in this case of being dishonest. Council member Hurd believes that there should be some conditions. Council member Richard says there needs to be low-cost housing.

L. Council President Giardelli move to Deny the two applications to construct two Duplexes on two corner lots in the Pheasant Run Subdivision (Block 3, Lot 11 and Block 3, Lot 12). Council Member Richards second the motion. **Roll Call:** Portenier-aye; Hemmert – aye; Giardelli- aye; Hurd- No; Richard- aye; Motion passed to Deny the two applications to construct two Duplexes on two corner lots in the Pheasant Run Subdivision (Block 3, Lot 11 and Block 3, Lot 12).

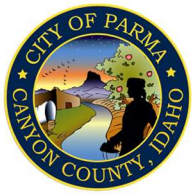
5. **Action Items:**

A. **Resolution:** Resolution No.2025.16 of the Mayor and Council Authorizing Destruction of Records.

Action Item: Council President Giardelli moved to approve Resolution 2025-16 of the Mayor and Council to Authorize Destruction of Records. **Roll Call:** Portenier-aye; Hemmert- aye; Giardelli-aye; Hurd-aye; Richard-aye; motion passed.

B. **Resolution:** Resolution Outlining Financial Services for the Patricia Romanko Public Library. This has been tabled till next meeting.

C. **Memorandum of Understanding:** Approval of MOU between Parma School District and City of Parma. President Giardelli would like Dustin to keep track, so the city is not top heavy, what school is providing vs Public Works. **Action Item:** President Giardelli moved to approve the Memorandum of Understanding between Parma School District and the City of Parma. Council member Portenier second



the motion. **Roll Call:** Portenier- aye; Hemmert- aye; Giardelli-aye; Hurd-aye; Richard-aye; motion passed.

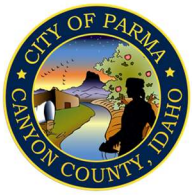
- D. **Aerator Procurement:** Approval of Engineers Recommendation Bid Review and Recommendation of Award. Council President Giardelli moved to Approve Aerator Bid. Council member Portenier second the motion. **Roll Call:** Portenier- aye; Hemmert- aye; Giardelli-aye; Hurd-aye; Richard-aye; motion passed.

6. Staff Reports:

- A. Mayor – 8th and Ball abandonment is out of the picture now and can not be done. There are Tree removal bids going on, we have gotten one and are waiting on more. Mayor Lee is excited we are getting closer to having a clinic here in town. YMCA study was done.
- B. Dustin Public Works Supervisor- It has been a very busy month. We have hired a new guy Kyle Sprinkle and he is going great so far. We have had three water leaks. The RV Dump should be back up and running here soon, there has been a blockage, and some pipe is having to be replaced. There is a new pay station that will be going in soon, this one you must swipe your card for it to open. The pool is taking longer due to the weather messing things up. We need to check with Edgar to see if its possible to push back till spring. There have been Benches ordered for the parks. There have been some issues with Pumps and injectors going out. Well #12 is now back up and running.
- C. Police Department – Officer McLaughlin was present. Kozo has been placed at IDOC. Merlin the Cities new K9 is in training and doing well.
- D. Attorney Pantera did not have any updates.
- E. Clerk- We need to look at new Internet from our IT Company, the service we have is not great and is causing some problems.
- F. Treasurer- ICRMP has gone up 5%. There is a potential for several new homes that have been brought to him. There will be a Public Hearing next meeting for Forgone Amounts.

President Giardelli moved to go into Executive Session @ 7:13 pm, Council Member Portenier second the motion, all in favor motion passed.

7. **Executive Session #1 74-206 (C):** To acquire an interest in real property not owned by a public agency.
8. **Executive Session #2 74-206 (C):** To acquire an interest in real property not owned by a public agency.
9. Came out of Executive Session @ 7:47 pm.



- E. Council President motion to Direct Staff to discuss good services for real property.
Council Member Portenier second the motion, **Roll Call:** Portenier- aye; Hemmert-
aye; Giardelli-aye; Hurd-aye; Richard-aye; motion passed.

10. **Adjourn – Action Item:**

Council President Giardelli motion to adjourn the council meeting, Council member Portenier second the motion. **Roll Call** Portenier -aye; Giardelli – aye; Hurd -aye; Hemmert -aye; Richard – aye; motion carried. Meeting Adjourned at 7:52pm.

Angie Lee, Mayor

ATTEST: _____
Melissa Klinge, City Clerk

DRAFT