

MINUTES–CITY OF ASHTON

SPECIAL COUNCIL MEETING

Wednesday, July 12, 2023

6:00 p.m.

714 Main Street

*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance. Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meetings should be addressed to the Office of the City Clerk or call 208-652-3987*

PRAYER OFFERED BY: John Scafe
CALL TO ORDER & WELCOME
PLEDGE LED BY: Jerry Funke

In Attendance: Tom Mattingly, Teresa Hansen, John Scafe, Jerry Funke and John Kaelberer.

Also, in attendance: City Clerk Stegelmeier, City Attorney Angell, John Finley, Kathy Scafe, Abby Rossman, Mar, Gregg Roderick, Dustin Parkinson and Rachel Hatton.

Mayor Mattingly welcomed everyone and opened the meeting at 6:08 pm.

1. CONSENT AGENDA: ACTION ITEM

Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilman or a citizen that one or more items be removed for later discussion.

- A. **Minutes** – Approval of Meeting Minutes ~~11-09-2022~~, Minutes Special 6-19-2023, 6-28-2023
- B. **Treasurers Report** - As Submitted
- C. **Payables** – Bills for Council approval as a result of City expenditures
- D. **Employee Expenses** – As submitted

Councilman Kaelberer made a motion to approve the Consent Agenda as presented. Councilman Scafe seconded the motion. The motion passed unanimously.

Regular Business:

Each speaker will be allowed a maximum of 5 minutes unless repeat testimony is requested by the Mayor/Council.

1. **Wastewater Screen, Railroad Avenue Projects –City Clerk Stegelmeier ACTION ITEM**
City Clerk Stegelmeier read a report from Jaden Jackson of Keller Associates to the Council. In the report Jaden explained that the headworks (sewer screen) project design is at 40%. The rain and late start with the land application have set back the design. The final testing that needs to be complete for design should take place in August which would place design completion in November. Councilwoman Hansen asked some questions about the length of time and why. The Council will need to ask further questions when Jaden can be in attendance to answer them. City Clerk Stegelmeier then read in the report that the topography on the Railroad Avenue project is complete and the design has started. Councilman Fune asked if the sewer issue that has been discussed has been included. The Council is impatient, it has been 3 years since the sewer screen has been discussed. Mayor Mattingly asked City Clerk Stegelmeier to make sure to tell Jaden that they expect the construction on the sewer project to start next spring and be completed by the fall.
2. **A,T&T Lease Discussion – City Clerk Stegelmeier ACTION ITEM**
City Clerk Stegelmeier explained that A, T & T has hired the company on the letterhead to work with their current lease owners. They are hoping to about \$1000 less each year on the lease with the listed dated raise in lease payments. They also want to increase the lease period out to 2050. City Clerk Stegelmeier has thought that maybe the City should negotiate an end to the lease and use that property for the sally port that the Police Department has been discussing. Mayor Mattingly is of the opinion that

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the cost should not drop – it should rise. Councilman Kaelberer expressed his opinion that if the tower was not important to them, it would already be gone. Councilman Funke expressed his thought that a 10-year lease term is a long enough. City Clerk Stegelmeier will tell them now that the Council is not interested in any changes. Councilman Scafe said they can always ask but it is our property. If they want to take it out then we would like them to decommission it and take it out.

3. Land Ap Site Lease Discussion – City Clerk Stegelmeier *ACTION ITEM*

City Clerk Stegelmeier went over the new lease with the Council. She explained that when the new lagoon was built, some of the grazing ground for cattle was lost so the lease needed an upgrade. The proposed lease lowered the lease amount to \$3000 which is about \$40 per acre for the alfalfa ground. It proposes that the City will pay all expenses for watering the hay and maintain control of that. The City would also be responsible for buying the materials for fencing but they will provide labor. City Clerk Stegelmeier explained that she thinks the cost is low and then she feels that 24 months' notice to make any changes is a long term. City Attorney Angell explained that a 20-year term is quite long and they may want to do a shorter term for the lease. Mayor Mattingly asked if \$40 is a fair price. Councilman Funke said that \$40 is a dry farm lease. The pivot tracks are really deep and the field needs to be plowed and reseeded. Councilman Scafe explained that the deep tracks will hurt the pivot and we need to ask them to get a track filler there to fix those. Councilwoman Hansen said that it is the City's property and we need to ask for some changes. The Council asked City Clerk Stegelmeier to tell them that the City would like to lease to them with the following changes; the lease term changed to a five year term, the field plowed and reseeded and a higher rate.

4. Mosquito Spraying – City Clerk Stegelmeier *ACTION ITEM*

City Clerk Stegelmeier explained that the mosquito spraying is going well.

5. Visitor Center Discussion – City Clerk Stegelmeier, Abby Rossman *ACTION ITEM*

City Clerk Stegelmeier explained that Abby and Heidi Burke came to the City Building to meet with Mayor Mattingly, Councilwoman Hansen and City Clerk Stegelmeier. Heidi is the contracts officer for Idaho Parks & Rec. The biggest concern is the dump station. Idaho Parks & Rec would be willing to work out a contract with the City. The appraisal was done and would need to be reappraised. Get all the correct information to the City. Adam wanted to start discussion to get the Council's position. Councilman Funke asked if the City has title to the property. City Clerk Stegelmeier said that she believes that it does. City Attorney Angell said there would be a title search done to make sure. Councilman Scafe expressed his concern that the City be sure of the cost for the sewer fund. He likes the idea of maybe a holding tank prior to it all going to the ponds.

Councilman Kaelberer made a motion that the City will go ahead with negotiations of immediate sale of the Visitor Center. Councilman Funke seconded the motion. The vote passed unanimously.

6. Planning & Zoning Discussion – P&Z Administrator Bowersox *ACTION ITEM*,

P&Z Administrator Bowersox said that this year has been a little slow. There have been some remodels, decks, fences, one house. The Hess apartments are getting closer to being built. They are interested in getting going on with those and we are just waiting for the completion of deed processing. Next week Administrator Bowersox will be talking to the county about making some changes to the area of impact. She has discussed these changes with the Council before – she would like to change the zoning on HWY 47 and HWY 32 to highway commercial from low density residential. Public hearings will be needed, etc. to finish this change. Speaking of public hearings, Administrator Bowersox said the Planning and Zoning Commission will have a hearing to add a note for exemption for disability ramps. The Council will then have a public hearing on that ordinance, probably at the August meeting.

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7. **Budget Planning Discussion – City Clerk Stegelmeier** ***ACTION ITEM***

City Clerk Stegelmeier went over the budget requests with the Council. The Council will hold a Budget Workshop meeting on July 26th at 6 pm.

8. **Scheduling – City Clerk Stegelmeier** ***ACTION ITEM***

City Clerk Stegelmeier went over the upcoming Council schedule. Councilman Funke asked if there was any news on the stop sign project. City Clerk Stegelmeier has not heard anything but will check and report what she finds out at the next meeting.

9. **ADJOURNMENT**

Councilwoman Hansen made a motion to adjourn. Councilman Kaelberer seconded the motion. The motion passed unanimously.

The meeting ended at 6:55 pm.

Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest

Cathy Stegelmeier
City Clerk

Tom Mattingly
Mayor