

**CITY OF NEW MEADOWS CITY COUNCIL MEETING MINUTES
HELD MONDAY, JULY 10, 2023 AT 6:30 P.M.
IN CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS**

Roll Call / Pledge of Allegiance

Present at City Hall were Council Members Shiloh Ryker, Josh Carr, Kaytlyn Goodwin, and Mayor Julie Good.

Staff present at City Hall were Kyla Gardner and Angie Mettie. City Attorney Dick Stubbs was present via Zoom.

Public present at City Hall were Greg & Marcy Pearce, Kayrene Brown, Luane Page and Leia. Ashley was present via Zoom.

Mayor Good opened the meeting at 6:30 A.M. and Shiloh Ryker led the Pledge of Allegiance.

City Clerk Gardner read the mission statement.

Mayor Good stated that the agenda would be amended to include an action item of approving the grass and weed contractor for the city. The good faith reason was that the tall grass and weeds on certain properties presents a fire / health hazard and must be abated before the next meeting. Also, the original agenda included this item and was sent out in the newsletter, but was accidentally deleted on the agenda that was posted and printed.

Public Input

There was no public input.

Reports

Mayor's Report

Mayor Good summarized activities happening around Meadows Valley. She stated that the transit system running from New Meadows to McCall twice per week has more riders than Eagle's transit system, which runs five days per week. The lunch program for kids has been very successful and donations continue to come in. She shared her concern with the safety of the playground, stating that kids are climbing over the fence to get to the playground. A grass tour was completed and there are nine properties that will be abated.

Staff Reports

The Council reviewed staff reports and had no questions.

Water Project Update

Mayor Good summarized the water project update, which showed that the proposed rate increase was \$26.33. At this time, the increase sits at \$14.87. This does not take into account ongoing construction.

Training

City Attorney Dick Stubbs reviewed with the Council the bidding process via Idaho Code. He provided a procurement manual which explained all procedures. Mayor Good stated that the manual should be available at City Hall at all times.

Discussion Items

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City Code 10-11-2: Fence Height – 316 N. Heigho: Pearce

Mayor Good stated that she saw the Pearce's working on their fence and reminded them that the fence height was 3 feet in the front yard. The reason for this is for safety so that emergency services can see into the yard and will be able to access the home when necessary. She stated that the definition of "front yard" was recently changed to indicate the location of the yard as the side where the front door is placed instead of on the side indicated by your address. She stated there is nothing the Council can do regarding the fence height unless they choose to change the ordinance. Several letters have been sent to other homeowners who have also recently built a fence taller than three feet in the front yard.

Greg Pearce stated that his fence is taller than 3 feet for safety reasons. His grandchildren play in the front yard and there are dogs at large in the neighborhood that would easily jump a 3-foot fence. He stated that the fence has a gate, which makes it accessible to emergency services and one is able to see through it. He asked for a variance for the fence height.

Mayor Good stated that a variance moratorium is in place due to the types of requests the city has received for variances.

The Council discussed the issue. Council Member Ryker stated that the Council is not against safety and is aware of the dog problem; however, the ordinances should be followed. All community members should feel safe.

Council Member Carr stated that he talked with Fire Chief Buys about the height of the front yard fence and Buys was not against a taller fence in the front yard as long as the address was visible from the street.

Council Member Goodwin stated that corner lots have different requirements so that vehicles can see around the corners. She inquired about the time period allotted for bringing the fence into compliance and the consequences if not changed.

Attorney Stubbs stated that no time requirement is specified in the ordinance. He said there were two options the city could choose. The resident could be charged with a misdemeanor for violation of city ordinance, or the city could bring a lawsuit against the resident and the court would require him to remove his fence and build one that complies with the ordinance.

Council Member Goodwin asked whether the fences installed were documented so that the city would know what fences were installed prior to the change in definition and which fences are new. It was determined that there was no documentation on any of the fences.

The Council chose to put the topic on the next agenda. Mayor Good asked them to bring suggestions.

Water/Sewer Connections for Multi-Family Units

Mayor Good stated that with new construction, there have been questions regarding meter size and type. For example, the new four-plexes that are being built are connecting one building with four units to a single water hookup. City Engineer Tankersley suggested that they use a 2" meter instead of a 1-1/2" meter. This is not stated in the ordinance. Another developer building a duplex desired to have two water meters (one for each side of the duplex) but only one sewer connection. Engineer Tankersley stated that this was fine in this situation. Council Member Ryker stated that a combination water/sewer connection should be purchased, and customers should not be permitted to purchase one or the other.

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A chart will be obtained showing the meter sizes required for the number of fixtures in a unit. This will be added to the ordinance. Also the capitalization fee will be changed to reflect how this is charged to customers. The item will be added to the next agenda.

Budget Review – Sewer Fund

Mayor Good stated that the sewer fund is looking good, with under 75% committed thus far. Engineering fees and fuel costs are over budget. Connection fees were up 392%. A new irrigation well will be added to the budget for the land app so that water doesn't have to be pulled from the river. Costs for this will be researched.

Action Items

Lot Split – 216/300 S Morgan

Luane Page addressed the Council regarding splitting her lot, which has a duplex on it, so that she could separately sell each side of the duplex. Mayor Good stated that there are requirements via the International Building Code that must be met regarding duplexes, such as a firewall between the units. There may be other requirements as well. She suggested Page get the property surveyed and research the legal requirements for splitting a duplex. Mayor Good suggested she talk with Cory Fischer, who is building a duplex. She should meet with Kyla Gardner to make sure all requirements are met, and then the item can be placed back on the agenda.

Demolition Bid Award – Old County Shop

Mayor Good stated that the bid amount was disclosed at the last meeting, putting the bidder at a disadvantage if the project were to go out to bid a second time. There was no other interest in the project. Council Member Carr asked about the cement. Mayor Good stated that Jessie Wallace said that the area will be used for snow storage and that the cement wouldn't cause an issue if left for a while.

- Council Member Goodwin moved to award the bid for the demolition of the old county shop to Bear Loper, Custom Works, in the amount of \$11,500; Council Member Carr seconded the motion. Roll Call Vote: Ryker – yes, Carr – yes, Goodwin – yes. Motion carried.

Resignation Acceptance – Kaytlyn Goodwin

The Council reviewed the letter of resignation from Kaytlyn Goodwin.

- Council Member Carr moved to accept the resignation of Kaytlyn Goodwin; Council Member Goodwin seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Integrity Inspection Solutions Quote

Mayor Good stated that this quote was for the headworks system at the plant, which needs to be repaired, along with infiltration repair of at least one manhole. The item is already in the budget.

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- Council Member Ryker moved to accept the quote from Integrity Inspection Solutions; Council Member Carr seconded the motion. Roll Call Vote: Ryker – yes, Carr – yes, Goodwin – yes. Motion carried.

Intern Contract

Intern Marcus Sarno is helping Mayor Good with several projects and data collection around New Meadows. She would like to pay him a flat fee of \$2500 for his work. She obtained a grant for \$1500 and asked the City to cover the remaining \$1000. He would be contracted, and would receive no benefits nor be on the city's payroll. If he works less than the intended amount of time, the amount of pay would be altered.

- Council Member Ryker moved to approve the contract between the City of New Meadows and Marcus Sarno; Council Member Goodwin seconded the motion. Roll Call Vote: Ryker – yes, Carr – yes, Goodwin – yes. Motion carried.

Water Connection Form

A water connection form has been created to summarize for the public the process of purchasing connections, as well as for streamlining communication between customer, public works, and office staff. In review of the form, Mayor Good stated that a sentence should be added saying that both a water and sewer connection must be purchased together. Also, the meter size should be added. Other fees should also be included. The form will work well for will-serves and lots in the city limits where lines are already in place. A separate form should be created that explains the process for undeveloped areas. The form will be reworked and added to a future agenda.

Amended Agenda Item: Bear Loper Contractor

- Council Member Ryker moved to approve Bear Loper of Custom Works as the City's grass and weeds abator. The good faith reason for adding this item to the agenda is that this constitutes an emergency due to the current state of grass and weeds, and the city cannot wait until the next meeting for abatement; Council Member Carr seconded the motion. Roll Call Vote: Ryker – yes, Carr – yes, Goodwin – yes. Motion carried.

Consent Agenda

The Consent Agenda included paid and pending claims, June 26, 2023 meeting minutes, and June 2023 payroll. City Clerk Gardner polled the Council and all stated that they had read the minutes.

- Council Member Ryker moved to approve the Consent Agenda; Council Member Goodwin seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Future Meeting Topics

Future meeting topics included fence discussion, water/sewer city code, and Airbridge.

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Adjournment

Mayor Good adjourned the meeting at 8:01 P.M.

Julie A. Good, Mayor

ATTEST: _____
Kyla Gardner, City Clerk

DRAFT