

**CITY OF NEW MEADOWS CITY COUNCIL PUBLIC HEARING MEETING MINUTES
HELD MONDAY, SEPTEMBER 23rd, 2024 AT 6:30 PM
P&IN TRAIN DEPOT, 101 SOUTH COMMERCIAL STREET, NEW MEADOWS**

Roll Call/Pledge of Allegiance

Present at the P&IN Depot were Mayor Julie Good, Council Members Jeff Parnett, Shiloh Ryker, Josh Carr and Troy Black

City Engineer Grae Harper and City Attorney Dick Stubbs were present.

Staff present were Kyla Gardner and Diane Hunter, Hunter Brown, and Kirk Kundrick.

Public present Philip Good, Doug & Nikki Buys, Rob & Angie Ellsworth, Rob Pair, Tracy & Chris Peterson, Mark & Sherri Peterson, Nikki Crogh, Jon Keehner, Donna and Willy Brown, Ole White, Keith Westengaard, Traci Foster, Deputy Matt Smith, Rachel Reynaga, Linnea Hall, Sam Thompson, Adam Rohrig, Heather Hayes, Jessica Lillehaug, and Viki Purdy.

Mayor Good opened the meeting at 6:36 P.M.

Public Input

There was no public input.

Reports

Mayor's Report

Mayor Good stated that the next Skatepark Community Meeting will be October 3rd at the Depot at 6:00pm. Mayor Good stated the Groundbreaking Event for the childcare center was on September 16th had a good turnout. The Fall Festival will be October 5th from 10-2pm in the City Park. Mayor Good stated she met with Mendy and Wendy from the Adams County Health Center to get a mobile health clinic to New Meadows, they want to bring it to our community in the spring of 2025. Mayor Good also stated that the Adams County Health Center has a van that is not being used and could be used for transportation from to New Meadows to Council. Mayor Good stated she would like the City Council to approve the creation of a Transportation Committee that is on the agenda as an action item.

Public Hearing

Conditional Use Permit – Browns Mountain Recycling 3640 South End Road

This public hearing is being held to determine the possible revocation of the conditional use permit for Browns Mountain Recycling located at 3640 South End Road.

Opening of the Public Hearing

Mayor Good opened the Public Hearing at 6:42pm

Disclosure Questions

See the attached list of questions and Mayor/Council Member responses.

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Applicant Presentation

Donna Brown presented to the Mayor and City Council that she has been trying to comply with the Conditional Use Permit with the City. She stated that since her eldest son stopped helping them, she is convinced that is the reason City Council would like to reevoke the permit. Donna stated she believes that they have completed item number four (4) on the list, and it has been completed for some time, but no one had told them that it was not completed and in compliance. Donna stated there is more than one way to interpret the conditions of the conditional use permit. Donna stated that Bill, Willy and she decided that they do not want to continue with the conditional use permit. She stated that they will put up the fence and then clean it up next year. Donna stated there will be no recycling yard in New Meadows.

Mayor Good explained to the applicant that since the City was not informed, prior to the public hearing, that the applicant wanted to cancel the Conditional Use Permit, the City Council is required to hold the public hearing as noticed. The City Attorney agreed.

The applicants, Donna Brown, and Willy Brown left the meeting.

Governing Body Questions to Applicant

There were no questions from the governing body.

Testimony in Favor

Philip Good, residing at 315 North Cunningham in New Meadows stated he was originally in favor of having the recycling there, but they have not complied with the conditions of the conditional use permit, so he is in favor of City Council revoking the Conditional Use Permit.

Nikki Crogh, residing at 217 Peterson Memorial Avenue in New Meadows stated she has been present last year at every city council meeting regarding the CUP for Browns Mountain Recycling, and she has witnessed that they are not meeting deadlines. Nikki stated that they were supposed to remove the tires correctly and they just moved them to another piece of property that they own. Nikki states she walks by that property on a daily basis and does not see anyone out there working and they have had ten (10) years to complete this work and it has not been done. She recommends revocation of the permit until they can meet the requirements.

Jon Keehner, residing at 5185 Highway 95 in New Meadows stated he has a PhD in Environmental Science, and he is very concerned that rural water quality is one of the most important things to our community and based on what is taking place at the recycling center he is hoping that they clean up after themselves. This has been going on for ten years and he is in favor of revoking the Conditional Use Permit.

Jessica Lillehaug, residing at 103 Wiley Street in New Meadows stated she owns property that is adjacent to the Browns Property and leases property on the South Side of the Browns property so they can see all their property. She stated that she has multiple issues with the fence not being up and pieces of fencing and other debris will fall on their property. Jessica stated she had seen chemicals leak into the stream. She stated she is concerned about the livestock that they raise

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getting exposed to these chemicals from the stream that back flows into their property. In the last couple of months, they have not been working on the property and have not been doing what they say they are doing. Jessica stated she is greatly in favor of revoking the Conditional Use Permit.

Neutral Testimony

There was no neutral testimony.

Testimony Opposed

There was no testimony opposed to the revocation of the conditional use permit.

Rebuttal from Applicant

There was no rebuttal from the applicant due to applicant leaving during the hearing.

Final Questions from Governing Body

There were no final questions from the governing body.

Close of the Public Hearing

Mayor Good closed the Public Hearing at 7:01pm.

Action Item

Browns Mountain Recycling CUP Determination

- Council Member Ryker moved to approve the revocation of the Browns Mountain Recycling Conditional Use Permit with the conditions that the property is compliant with all current City Ordinances by October 31, 2024; Council Member Carr seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes, Black- Yes. Motion Carried.

Public Hearing

Design Review- Meadows Subdivision Phase 1A

This Public Hearing is being held for the Design Review of the Meadows Subdivision Phase 1-A

Opening the Public Hearing

Mayor Good opened the Public Hearing at 7:19pm

Disclosure Questions

See the attached list of questions and Mayor/Council Member responses.

Applicant Presentation

Rob Pair, the developers engineer, noted that the preliminary plat and zone change was approved in May with the only condition being the creation and approval of the developer's agreement. The

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developers are going to focus on the first eight lots that will be located along Peterson Memorial, except for lot eight. A landscape berm that is two to three feet tall will be along Peterson Memorial Avenue. Rob stated there will be a roadside swell for snow storage, and services will be connected into the water and sewer main located on Peterson Memorial. Final construction plans have been submitted to the city and reviewed by the City Engineer. A Storm Water report has also been submitted.

Governing Body Questions to Applicant

Council Member Carr asked if the infrastructure and improvements will be made before selling the lots.

Rob Pair stated there is a potential to put funds in an escrow account from the buyers so that all improvements will be made.

Council Member Black asked if there would be any fencing along Peterson Memorial.

Rob Pair stated the developers do not plan to add fencing and that the berm and landscaping along Peterson should create a barrier.

Council Member Black asked if there was going to be streetlights.

Rob Pair stated that for Phase 1A there is no street lighting proposed, but lighting will be revisited after construction and added if needed.

Council Member Carr asked if there was going to be paving.

Rob Pair stated that the developers are planning to create a Local Improvement District (LID) to potentially cover the cost of paving streets.

Mayor Good asked if they had met with the Fire Department and discussed this development.

Rob Pair stated that he did meet with the Fire Department and that the plans have not changed. Rob stated that there will be no additional fire hydrants needed for Phase 1 A of this project.

Mayor Good asked if there has been any correspondence with the Fire Department.

Rob Pair stated the Fire Department was sent the original request for correspondence and the city and developer did not receive a response.

Rob Pair presented construction plans and design via slide show.

Testimony in Favor

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Ole White, residing at 101 Highway 95 in New Meadows stated that they sold the developers the property knowing this was the intention for the property. Ole stated this is a great use for the property and will fit in with the City better than a concrete plant.

Philip Good, residing at 315 North Cunningham in New Meadows, stated that our community has been struggling for a few years because it needs to develop. Change is happening on the other side of the town. This is going to change our view on this side of town. Philip stated we need housing desperately and he is in favor of it.

Neutral Testimony

Adam Rohrig residing at 102 Colt Street in New Meadows stated his concern is the dust that comes from doing construction projects like this. Also, the trash and debris from the building sites. He is hoping there will be something temporary to catch building materials, something to keep contractors in compliance, and construction access not on Peterson during construction. Adam stated he does not want to see the citizens of New Meadows paying for it being done incorrectly. Adam stated that he is in favor if it is done correctly, he would like to see nicer homes than additional trailer parks.

Heather Hayes residing at 102 Colt Street in New Meadows stated she resides across from this new development. Her main concern is for the safety of kids going to school on Peterson Memorial. Heather states her office faces the road, and she witnesses people running the current stop signs non-stop on Nora and Colt Street. Heather stated the portion of this project she is opposed to is making Nora and Colt through streets. She stated there should have been access from Highway 95. Heather stated that she hopes that the developers take into consideration the safety of kids and those people who live along Peterson Memorial for this project.

Traci Foster residing at 308 South Morgan in New Meadows stated that her biggest concern coming into this is understanding rural character, it is one of the biggest assets to our community and that is why most of us live in this community, Traci stated that she asks the City Council to work diligently in addressing the lack of housing while preserving that rural character. Some of the things she would like the council to consider is whether our community is housing for McCall, what is the business infrastructure impact of this development, what will this do to property taxes and what is the impact on the community members who currently reside here. Traci stated that she would not like our community to turn into the housing developments they have in McCall, Hailey or Sun Valley. Traci stated that she hopes this will not push people out of this community because they can no longer afford to live here.

Doug Buys residing at 505 South Norris in New Meadows stated that we all have seen the growth in McCall, and we are aware of what is happening here. Doug stated that the average water user uses 300 gallons of water per day that means that water goes into our sewer system. With the new development that means more gallons of water going through our system every day, this is just a small portion of our infrastructure that will be affected. Doug stated that more water and sewer connections will create more maintenance, more roads will cause more maintenance for snow

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plowing and dust abatement and that will require more employees. This will also cause a need for more fire/ems support and more support from local law enforcement. Currently these agencies can support the numbers but if that increases it will hold the council liable for protection and safety of these people. Doug stated developers and engineers try and make as much money as they can from these projects and leave the communities in need.

Testimony Opposed

Keith Westengaard residing at 3695 Meadow Drive in Meadows Valley stated he is the Chairman for the Meadows Valley Rural Fire District board of Commissioners. Keith stated that he is not here opposing growth, he thinks that growth is good for the community its good for everyone involved. This community is becoming a bedroom community to McCall. A short five years ago the Fire Department was made up of all volunteers. In the last five years there is now a full time Fire Chief, two full time EMTs and a full time Secretary/ Treasurer. The call volume has increased. Keith stated that lot eight land locks the fire station. The fire station protects this community. They are looking at a full-time fire station in the next five years. Keith stated lot eight is an intracule part of the fire station. He stated that he would like to meet with the developer to see if they will give them lot eight.

Rebuttal from Applicant

Rob Pair stated that dust abatement during construction will be managed, construction debris will be managed by City Ordinance, but something could be added to the CC&Rs about the construction debris. Rob stated that accessing the subdivision will be through Nora or Colt off of Peterson Memorial. Rob stated that there will be stop bars when the roads intersect for pedestrian safety and crosswalks. Rob stated that they are wanting to have a smaller footprint to keep the costs down and they do not plan on having any of them be short term rentals. Rob stated they will create a Local Improvement District for items like paving the roads. The goal is for this housing to be attainable for the community.

Final Questions from Governing Body

Mayor Good asked the lot sizes of each lot.

Rob Pair stated each lot changes from .2 - .4 of an acre.

Mayor Good asked if there will be CC&R's.

Angie Ellsworth stated that there will be CC&R's.

Council Member Ryker asked City Engineer Grae Harper his thoughts on if our current water and sewer infrastructure can support this new development.

City Engineer Grae Harper stated that due to the City recently completing the water project we have a water system that supports growth and fire suppression adequately. The City is in the

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process of creating a new sewer master plan. He stated the first eight lots proposed will not have a large impact on the system.

Council Member Black asked if the developer would consider talking to the Fire Department about lot eight.

Council Member Carr asked if the city has the responsibility of providing safety medical and fire to our citizens.

City Attorney Dick Stubbs stated the city has that responsibility.

Mayor Good stated that because of that responsibility the City needs to know if the fire department does not receive lot eight from the developers will the fire department provide service for the development.

Doug Buys stated that he sent an email to Rob Pair asking to discuss lot eight and asked for an updated set of construction plans.

Keith Westengaard stated that it is an option the fire department has if they don't have adequate access, if they don't have adequate fire protection or turn around they have that ability to not provide fire service, fire protection to that area.

Mayor Good asked for clarification if the fire department does not have lot eight that they cannot provide service.

Keith Westengaard stated that is a fact. He stated that is not something they are going to do but that is an option and would like to enter a discussion with the developers.

Council Member Carr asked what the cost was going to be for each property.

Angie Ellsworth stated that has not been determined yet and are solely working on getting the infrastructure approved and in place at this time.

Keith Westengaard stated that they would like to enter a discussion with the landowners. He stated that the plans have been reviewed. He stated that if the turn arounds and lane widths are accurate that would be adequate, and they would like to talk to the property owners.

Angie Ellsworth stated they would consider talking with the Fire Department outside of a City Council Meeting.

Close of the Public Hearing

Mayor Good closed the Public Hearing at 8:24pm.

Action Items

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Developers Agreement – Meadows Subdivision

Mayor Good stated that a part of the preliminary plat approval the only condition was to have a developer's agreement. Included in the developer's agreement is a Local Improvement District that will address the items that were brought up to address additional maintenance needs like infrastructure and snow removal. The developer's agreement with incorporate not only phase 1A and the rest of the development.

Council Member Ryker stated she would like the storm water plan issues resolved.

Council Member Carr stated he would like them to use Nora as an access to the construction site.

Rob Ellsworth stated they could create access off Highway 95 and block off Nora and Colt streets during the construction process

Council Member Carr stated he would like it added to the developer's agreement that access for construction would be off of Highway 95 and Peterson Memorial.

Council Member Ryker would like to add the storm water management plan number.

- Council Member Carr moved to approve the Meadows Subdivision Developers Agreement with agreed changes; Council Member Black seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes, Black- Yes. Motion Carried.

Design Review – Meadows Subdivision Phase 1-A

- Council Member Ryker moved to approve the Meadows Subdivision Phase 1-A with no conditions; Council Member Parnett seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes, Black- Yes. Motion Carried.

Primary Operator Contract

- Council Member Carr moved to approve the Primary Operator Contract with Kirk Kundrick of Raven Water works to be our primary operator; Council Member Parnett seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes, Black- Yes. Motion Carried.

Authorizing Resolution for Wastewater Grant

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- Council Member Ryker moved to approve the Authorizing Resolution for Wastewater Grant; Council Member Carr seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes, Black- Yes. Motion Carried.

USDA – Supplemental Federal Conditions

- Council Member Ryker moved to approve the USDA Supplemental Federal Conditions; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motioned Carried.

Resolution TBD-2024 Address Addition 113 Peterson Memorial

- Council Member Ryker moved to approve Resolution TBD-2024 Address Addition 113 Peterson Memorial; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motioned Carried.

Resolution TBD-2024 Address Resolution 117 Peterson Memorial

- Council Member Ryker moved to approve Resolution TBD-2024 Address Addition 117 Peterson Memorial; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motioned Carried.

Resolution TBD-2024 Address Resolution 302 Nora Street

- Council Member Ryker moved to approve Resolution TBD-2024 Address Addition 302 Nora Street; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motioned Carried.

Resolution TBD-2024 Address Resolution 301 Nora Street

- Council Member Ryker moved to approve Resolution TBD-2024 Address Addition 301 Nora Street; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motioned Carried.

Street/Road Committee

Mayor Good stated that she would like to try having a temporary road and street committee. There has been public input on our roads and streets.

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City Council Member Carr stated he would like to be involved and would like to meet once a month with other members of the community who have experience with gravel roads and are interested in creating a plan for the roads and streets.

- Council Member Carr moved to approve creating a temporary road and street committee; Council Member Ryker seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion Carried.

Building Services Agreement FY25

- Council Member Carr moved to approve Building Services Agreement for FY25; Council Member Parnett seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes, Black- Yes. Motion Carried.

Industrial Park Lease – Seed Woodworking

- Council Member Carr moved to approve the Industrial Park Lease with Seed Woodworking; Council Member Ryker seconded the motion. Roll Call Vote: Parnett - yes, Ryker – yes, Carr– yes. Motion Carried.

Council Member Black abstained himself from the Vote

GMCO/Dust Abatement

Mayor Good stated Hunter Brown has been working on the streets. He has been doing the method that was suggested by GMCO. Mayor Good stated that the outcome has been better than expected after watering and grading and watering. Mayor Good stated that we have only received two complaints about dust this season. Mayor Good stated that the roads have firmed up after this process.

Council Member Carr stated that he would still like GMCO to give us a **5 %** discount for this year.

Council Member Ryker stated that the City should continue to ask them for a discount.

Mayor Good stated that Kyla Gardner provided her with the totals from the last five years and GMCO has not increased the cost to the City. Mayor Good stated she would reach out to GMCO again and ask for the discount and bring this item back to city council at a future meeting.

Discussion Items

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Childcare/ Youth Center

Mayor Good stated that excavation will be starting tomorrow. The contractor will be meeting with Kirk to discuss the water and sewer connections.

Clearwater Financial Update

Mayor Good stated that City Council asked Clearwater Financial to take part of the retainer and put it towards the time to complete the comprehensive financial plan, they agreed to that and they will have a draft Comprehensive Financial Plan available on October 15 for City Council to review.

Consent Agenda

The Consent Agenda included August 2024 Financials, and the paid and pending claims and the September 9th, 2024 Meeting Minutes.

- Council Member Parnett moved to approve the Consent Agenda; Council Member Carr seconded the motion. Voice vote indicated no opposition to the motion with all members signifying yes. Motion Carried.

Future Meeting Topics

- Name for Childcare Center
- GMCO response

Adjournment

Mayor Good adjourned the meeting at 9:10 P.M.

Julie A. Good, Mayor

ATTEST: _____
Kyla Gardner, City Clerk