



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, September 05, 2023 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m.

2. INVOCATION – Pastor David Ax, Calvary Star Church

Pastor David Ax of Calvary Star Church offered the invocation.

3. ROLL CALL

Elected officials present:

Council President David Hershey, Council Member Kevan Wheelock, Mayor Trevor Chadwick, Council Member Jennifer Salmonsens, and Council Member Kevin Nielsen.

Staff present:

City Attorney Chris Yorgason, Deputy City Clerk Barbara Conly, City Public Information Officer Dana Partridge, City Planner & Zoning Administrator Shawn Nickel, Assistant City Planner & Zoning Administrator Ryan Field, City IT Director Shane Dale, Star Police Chief Zach Hessing, and School Resource Officer Alan Takeuchi.

4. PROCLAMATIONS / PRESENTATIONS

A. Constitution Week Proclamation

Mayor Chadwick read the proclamation honoring the 236th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention and proclaimed the week of September 17-23, 2023 to be Constitution Week. Mayor Chadwick presented the proclamation to attending members of the local Eagle, Idaho chapter of the Daughters of the American Revolution Becky Reynolds, Dana Partridge, Wenley Kim, and Mary Garner.

B. Elevate Our Heroes Day Proclamation

Mayor Chadwick read the proclamation acknowledging Law Enforcement Officers, Firefighters, EMS Dispatchers, Corrections, Coroners, Chaplains, retired First Responders, Health Care Workers, Clinicians, our Military, our Veterans, and their families as Everyday Heroes, and proclaiming September 11, 2023 as Elevate Our Everyday Heroes Day. He called out the need for the best mental health and wellness support resources for first responders given the stress levels in their day to day jobs and a recent increase in suicides in these professions. Mayor Chadwick expressed support and appreciation for first responders, and acknowledged that Star Police Chief Zach Hessing and Star's new School Resource Officer Alan Takeuchi were present this evening.

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C. Star Police - Introduction School Resource Officer, Alan Takeuchi & Chief Hessing July Report

Chief Hessing introduced the new School Resource Officer for Star Middle School, Detective Alan Takeuchi. Chief Hessing also thanked the Mayor, Council and community for the proclamation. He noted that it is one of the harder times in law enforcement at this point in history. Hessing explained that Detective Rob Fowler is retiring, and that Detective Takeuchi is taking on that role. Hessing noted that Takeuchi was born and raised in Cascade, Idaho, has been married to his high school sweetheart for twenty-one years and that they have three children. Detective Takeuchi volunteers coaching youth soccer and track and field. He has worked in animal control, code enforcement, jail deputy, patrol deputy, field training officer, patrol sergeant, chief of police, and now currently as a school resource officer. Chief Hessing said that Detective Takeuchi has been employed by Ada County Sheriff's Office for one year now and is very excited to be in Star and feels blessed to be a part of the community.

Detective Takeuchi thanked the Mayor and Council for their support and said he appreciated the chance to meet face to face and to make a difference in the community.

Chief Hessing went on to present the Police report for the month of July 2023. He noted that one goal is to keep the crime rate low at eighteen crimes per thousand or below. Hessing noted there were 172 crimes in the City of Star for the month of July and broke notable areas out. Per Chief Hessing, there were eight person crimes, fifteen property and fifteen society crimes. Six assaults ranged from simple battery to domestic battery. There were fourteen different drug violations, mostly due to traffic stops of off Highway 44 with scenarios like drug paraphernalia found or drugs in vehicles. He noted the importance of the proactive policing approach vs. reactive policing, which he said made a difference in Star's crime rate. Hessing reminded citizens that for anyone who parks their vehicles outside, to be sure to lock their cars and not leave anything in sight. Hessing also explained that in Star there is a delineation of code 3 emergency calls outside City limits as opposed to code 3 within Star city limits where the goal is a response time of under four minutes. In July, the in-City-limits response was at two minutes and seventeen seconds, well below the four minute mark. For outside of Star, there were fifteen calls. He noted the importance of getting there first if they are the closest officers, ensuring citizens are safe, and getting back into city to be there for residents of Star.

Council Member Wheelock thanked Chief Hessing for breaking out the detail for in-Star vs. outside City limits, and commended him on the service times.

5. CONSENT AGENDA (ACTION ITEM)

- A. **City Council Minutes** - May 9, 2023 & August 15, 2023 and **CLAIMS**
- B. **Final Plat** - Milestone 6 (FILE #FP-23-11)



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C. Claims to be Approved

- Council Member Salmonsens moved to approve Consent Agenda Items 5A and 5C, with the removal of item 5B Final Plat for Milestone 6 (FILE #FP-23-11), which will be placed on a future agenda; Council Member Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

6. PUBLIC HEARINGS with ACTION ITEMS:

- A. **PUBLIC HEARING - De-Annexing an Easement in Iron Mountain Vista Subdivision (FILE: DE-AX-23-01)**
- The Applicant is seeking approval of a De-Annexation of a small area along the south boundary line. Approximately 3,500 square feet or 0.08 acres. The subject property is generally located NE ¼, SW ¼ Section 4 T4N, R1W. Ada County Parcel No# R9545740040. **(ACTION ITEM)**

Mayor Chadwick noted that the property did not have signage posted properly and that staff was unable to reach the applicant, so he recommended tabling the topic indefinitely until they are able to communicate.

- Council Member Nielsen moved to table indefinitely the topic of De-annexing an Easement in Iron Mountain Vista Subdivision (FILE: DE-AX-23-01). Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

7. ACTION ITEMS:(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)

- A. **Request for Mediation - Dude Dewalt (FILE # CU-23-05) (ACTION ITEM)**

Mayor Chadwick summarized that Mr. Keith Hill had requested mediation with respect to the Dude Dewalt Winery. Chadwick noted that mediation needs to come from a governing board and that the Council acts as such since they approved the recent annexation of Dude Dewalt into City limits. He said that Council is able to see that the request is based on the fact that Mr. Hill set up a church in May 2023. Mayor Chadwick stated that it is his position that no mediation needs to take place since Dude Dewalt has been in place as a business since 2011. City Attorney Yorgason clarified that any party can request mediation, but that it would only become mandatory if the City were to pursue it and that at least one mediation session would need to occur in that case. Yorgason guided that if the Council chooses not to require it, there is no obligation, and that the question before Council this evening is whether Council wishes to order that mediation to occur or not. Yorgason further clarified that if there were any specifics that changed through the course of mediation that could potentially result in having to go through an additional public hearing process in the event that there might be additional conditions placed on the Conditional Use Permit, so the public would have a chance to comment on what those terms might be.

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Council Member Nielsen noted that the City annexed the property in accordance with both City of Star's zoning laws/rules of operation and the applicable State of Idaho laws; and that the use of said property also matches with Star's Unified Development Code, noting that no exceptions were made. Mayor Chadwick said he agreed with Nielsen's remarks, and that he has difficulty with the fact that the winery has been operating for so many years and was simply taking action to annex into the City vs. the fact that a citizen comes forward who has set up a church through their own home much later. Nielsen requested to deny the request for mediation.

Council Member Wheelock remarked that his thought process was that if this business was running prior, regardless of the Council's decision, he wondered if there was some form of grandfather clause since they'd already been operating. He said he felt that in looking at it this way, that it would take the whole idea of a Council decision out of the equation.

- Council Member Nielsen moved to deny the request for neighbor mediation with respect to Dude Dewalt (FILE # CU-23-05). Council Member Salmonsens stated that she would abstain, as she was not present at the original public hearing for Dude Dewalt. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried, with Council Member Salmonsens abstaining.
- B. Ordinance 387-2023 - Oliver Estates & Development Agreement (FILE # AZ-22-01 / DA-22-01 / PUD-22-01 / PP-22-01)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 22491 N. CAN ADA ROAD IN STAR, IDAHO (CANYON COUNTY PARCELS R340000000 & R34000010A1) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY CAROL A. STORKAN & JEFFREY D. STORKAN; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (R-3-PUD-DA) OF APPROXIMATELY 37.58 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Council Member Hershey moved to introduce and, pursuant to Idaho Code Section 50 and Section 902, that the rule requiring an ordinance be read in three different days with one reading being in full be dispensed with, and that Ordinance Number 387-2023 be considered after reading once by title only. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye, Salmonsens – aye; Nielsen – aye. Motion carried.
 - Council Member Hershey read the ordinance title and moved to approve Ordinance Number 387-2023 Oliver Estates & Development Agreement (FILE #AZ-22-01 / DA-22-01 / PUD-22-01 / PP-22-01; Council Member Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.



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C. **Ordinance 389-2023 - Dude Dewalt & Development Agreement (FILE # AZ-23-02 / DA-23-04):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 5446 HWY 16, IN STAR, IDAHO (ADA COUNTY PARCEL S0328427800) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY TRAE & JOHNNA BUCHERT; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RURAL RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (RR-DA) OF APPROXIMATELY 32.5 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Wheelock moved to introduce and, pursuant to Idaho Code Section 50 and Section 902, that the rule requiring an ordinance be read in three different days with one reading being in full be dispensed with, and that Ordinance Number 389-2023 be considered after reading once by title only. Council Member Hershey seconded the motion. Council Member Salmonsens asked to obtain clarification from City Attorney Yorgason that, given that she had abstained on the prior agenda topic of Dude Dewalt mediation, it was now acceptable for her to vote given that this was an administrative item. City Attorney Yorgason verified that it was correct that this is now an administrative item, and proper for Council Member Salmonsens to vote. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
- Council Member Wheelock read the ordinance title and moved to approve Ordinance 389-2023 Dude Dewalt & Development Agreement (FILE # AZ-23-02 / DA-23-04; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

D. **Access Control System** - Approval to purchase an Access Control System for security purposes for Star City Hall, Star Riverhouse and Star Recreation Center **(ACTION ITEM)**

City of Star Information Technology Director Shane Dale explained the proposed access control system. He noted the City obtained three quotes from three qualified vendors. Dale explained that the proposal for three properties – the City Hall building, the Star Riverhouse, and Star Recreation Center. He noted 25 doors for the scope, and said he walked with all three potential vendors to ensure matching scope. Dale noted that the goal for the City Hall and Star Recreation Center buildings was to enhance safety and security, and to eliminate having staff have to carry traditional building keys. For the Riverhouse, he said the security goal was to eliminate part of the problem of issuing temporary keys for citizens, who tend to lose them. In the case of the Riverhouse, a temporary access PIN could be granted, then deactivated after use and the building would self-lock.

Dale said that the vendors he interviewed were Ednetics, Compunet, and Royalty Electric.

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For Ednetics, Dale noted that this particular set of hardware is battery-operated, and that staff would have to replace the batteries every year or two, so there was a certain amount of maintenance involved. Council Member Nielsen noted that cameras were included in this quote and asked that these be broken out for consistency with the other two vendors; he also noted licenses per door.

For Compunet, Dale noted that the budget number needs to be further dialed in, but that the total \$75,000.00 scope is correct, and that the number of doors, licensing, and access control is all correct. Council discussion ensued on batteries; Shane Dale answered this one was a low-maintenance hard wired system and that if the building lost power, people could still get out of the building.

For the Royalty Electric quote, Dale noted that there was less in terms of licensing fees and that this was the Staff-recommended quote. He stated that he could do the configuration in-house, and that codes could be generated from an Outlook calendar. Council Member Nielsen asked about the technology. Dale explained that they were inter-range, and provided clarification that the controllers are their own. In terms of reliability, Dale said the company has been around and is not going anywhere.

Council Member Wheelock asked which system was used by Star Fire. Dale explained that Fire uses Linear, which is a bit more expensive and ties together in a different way designed for more frequency with respect to EMS services. Dale explained that the City is planning on doing their own codes, and that it is possible to cross-code with the Fire department. He said he would work with Deputy Fire Chief Victor Islas to get the cards they need, and that Star Police can use the cards they have with all-access. Council Member Salmonsens asked to better understand why City Hall needed a system, noting that she saw the reasoning behind a need at the Riverhouse and the Recreation Center. Mayor Chadwick replied that if a staff member lost a key, at the current time it would signal a need to re-key the building. Chadwick said that this was an important step to help improve security. Dale clarified that auto-unlocking could be set for certain times and for common areas such as the exterior doors.

- Council Member Hershey moved to approve the staff recommended quote from Royalty Electric at the proposed bid of \$50,000.00 and added as a budget line to the current year's City budget. Council Member Wheelock seconded the motion. Council Member Nielsen asked to verify if this was to be adding a budget line item and for the project to come out of the General Fund; Mayor Chadwick verified yes. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

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E. Traffic Box Art Project Resolution TBD-2023 - Approval of a Resolution suggested by the Park, Art & Beautification Committee for Traffic Box Art at identified locations - **(ACTION ITEM)**

Council Member Salmonsens reported that the Parks, Art, & Beautification Committee did a Call for Artists for artwork to cover three traffic boxes. These are traffic boxes located in front of Albertsons, in front of Maverick, and by Star Middle School. Another option considered was the Star Library book drop. She noted that twenty-five artists submitted work, which was judged by a panel consisting of City Council Members and members of the community. The Top Four selected were "All Aboard" by Mary Ann Fraser, "A New Generation (In Memory of Phaedra)" by April McIntyre, and "A Star Barn" by Mary Ann Fraser. "All Aboard" was suggested for the traffic box near Albertsons, "A New Generation" was suggested for the box near Maverick, and "A Star Barn" was suggested for placement near Star Middle School.

"Star Pride" by Cassidy Crawford was a fourth choice and was suggested for the Star Library book drop. Council Member Salmonsens noted that details were still being worked on with the library district to see if this can be worked out. Mayor Chadwick asked Sue Speer of the Parks, Art, & Beautification Committee to come forward to provide further information.

Sue Speer of 620 South Stream Leaf, Star, explained that the Star Library applied for a grant with Art Idaho, with the grant application due the same day as the City Council meeting so feedback was not available yet. If the library grant ends up successful, Speer noted that it would be a 50/50 matching grant that would pay for half of the art-wrap for the box. Speer said that the library would know the results of the grant application in about three weeks, so PAB was not able to make a recommendation for funding until that time.

- Council Member Salmonsens moved to approve Resolution TBD-2023 – Approval of a Resolution suggested by the Parks, Art, & Beautification Committee for Traffic Box Art at identified locations near Albertsons, Maverick, and Star Middle School; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.



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F. **Beer / Wine License - Dude Dewalt Winery (ACTION ITEM)**

Council discussed the Dude Dewalt Winery beer/wine license. Council Member Hershey asked to take into consideration the memo prepared by City Clerk Qualls noting that it would be approved contingent upon obtaining the Star Fire Department's approval. Council Member Nielsen asked to clarify that this was a beer / wine license, not a liquor license; Mayor Chadwick verified that this was correct.

- Council Member Hershey moved to approve the Beer / Wine License for Dude Dewalt Winery with the stipulations as outlined in the City Clerk / Treasurer memo dated August 31, 2023. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye.

8. **ADJOURNMENT**

Mayor Chadwick adjourned the Star City Council meeting at 7:53 p.m.

ATTEST: _____

Trevor A Chadwick, Mayor

Jacob M Qualls, City Clerk - Treasurer