

**CITY COUNCIL REGULAR MEETING DRAFT MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, March 19, 2024 at 7:00 PM

**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick called the meeting to order at 7:00 p.m. Janice Beller, Idaho State Regent for the National Society of Daughters of the American Revolution (NSDAR), led the Pledge of Allegiance.

**2. INVOCATION –**

Pastor David Ax of Calvary Star Church offered the invocation.

**3. ROLL CALL**

**ELECTED OFFICIALS:** Mayor Trevor Chadwick and Council Members Kevan Wheelock, Jennifer Salmonsen, and Kevin Nielsen were present. Council President David Hershey was absent/excused.

**STAFF:** City Clerk – Treasurer Jacob Qualls, Assistant City Planner & Code Enforcement Officer Ryan Field, City Engineer Ryan Morgan, Information Technology Director Shane Dale, Public Information Officer Dana Partridge, Deputy City Clerk Barbara Conly, MidStar Fire Deputy Chief Victor Islas, Star Police Chief Zach Hessing, and Ada County Sheriff's Department Lieutenant Kevin Lowery were present.

**4. PRESENTATIONS****A. PROCLAMATION - Daughters of the American Revolution Hidden Heroes**

Mayor Chadwick introduced Janice Beller, Idaho State Regent for the National Society of Daughters of the American Revolution (NSDAR) and presented her with a Proclamation acknowledging the Daughters of the American Revolution Hidden Heroes Program. More information about Hidden Heroes and the work they do supporting military caregivers is available at <https://www.hiddenheroesidaho.org/>.

**B. Star Police Chief Monthly Report Presentation & K9 Presentation**

Chief Hessing presented the February monthly statistics, with seven Person crimes, four Property crimes, and eight Society crimes. He reported 2024 year-to-date as well, with 11 Person crimes, seven Property crimes, and 22 Society crimes.

In context of population growth in Treasure Valley, Hessing said Star Police performed 440 traffic stops in February and over 20,000 cars travelled through Star via HWY 44; this correlates to Society crimes increasing 51% year-to-year by successfully apprehending drug-related activity on HWY 44 via a portion of Star Police's Problem Oriented Policing (POP) program.

Hessing introduced Lieutenant Kevin Lowry, supervisor of Ada County Sheriff Department's K9 Program. Lowry provided an overview of K9 dog/deputy pairings deployment in Ada County; in 2024, there were 1,036 K9 deployments in areas such as traffic stops, schools, and requested K9 demonstrations. Lowry stated there are 10 K9 teams working with Ada County, and all are certified as drug-detecting dogs. There are no bomb-sniffing K9 units on Ada County's staff at present, but there is an existing partnership with City of Boise for the airport.

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Lowry explained K9 teams can be utilized for traffic stops, various standard calls for service, probation and parole monitoring, school searches (lockers and parking lots) and community events; they cannot be used for private property or certain specialized calls for service.

Council questions focused on the cost to potentially add a K9 unit to the police force in the future. Lowry said first-time startup costs are \$10,500, including \$9,000 for a single-purpose drug detecting dog and \$1,500 for equipment setup.

Per Lowry, overall annual cost when pairing the dog with a deputy ranges from approximately \$191,733 to \$202,233. Sample line items include \$151,930 for the K9 deputy salary, \$15,503 annually for a vehicle lease, \$7,580 vehicle fuel cost, \$4,720 dog food/veterinary/board, \$8,500 compensation for handler, and \$3,500 for K9 conference/certification training.

Council Member Wheelock asked about the possibility of switching and adding a K9 officer in place of one of the already-approved roles. Chief Hessing said the only fear in doing that is we have 10 deputies and the worry would be potentially forcing one out to be replaced by a K9 team.

Council Members asked various questions about police schedule and how a K9 deputy could be integrated into the force. Chief Hessing explained the workweek was divided in half, and any potential future addition of a K9 should be included in the Problem Oriented Policing Team to provide coverage to both halves of the week.

Council Member Wheelock expressed support for having a Star Officer test for the K9 Program.

Council Member Salmonsens asked about K9 unit coverage at Owyhee High School, since many Star families are routed there but the school is not within city limits. Lowry said a locker/parking lot sweep would be handled as a partner event with Meridian Police Department and held at the request of the school's Resource Officer. He said departmental partnerships between the various K9 units in Treasure Valley are quite common.

Council Member Nielsen thanked Lt. Lowry and said consideration of a K9 unit was an exciting step.

C. **Star Fire Chief Monthly Report Presentation**

Deputy Fire Chief Victor Islas presented the Fire Department monthly report on behalf of Chief Timinsky. Islas reported the total calls for Year-To-Date at 223.

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Mayor Chadwick asked if the larger calls are falling into the county land. Islas said yes and discussed recent structure fires in the last month, which he said were impacted by being in rural locations with no fire hydrants. For example, there are six water tenders within range, and there are time considerations in sending the tenders to city hydrants, doing tanker shuttles, fill time, travel time, and water supply. For the recent large fire on county land, tenders were brought in from Sand Hollow, Gem County, Parma, Nampa, and MidStar Fire.

Islas discussed the logistical challenges of multi-agency responses to county-based property fires, including both issues of staffing and the appropriate type of equipment which might be needed. For example, some fire stations don't have the water tenders.

Council Member Wheelock asked what the disbursement is of a 4,000-gallon apparatus. Islas explained it depends on which hoses, nozzles, and equipment is being used by the firefighter.

Mayor Chadwick thanked Deputy Chief Islas for the report.

**5. CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*

- A. **Approval of Claims Provided & Previously Approved:**
- B. **Approval of Minutes:** January 30, 2024
- C. **Findings of Fact / Conclusion of Law** - Frontier Credit Union Conditional Use Permit (**FILE # CU-23-09**)
- D. **Findings of Fact / Conclusion of Law** - Starpointe 2 Subdivision, Preliminary Plat & Private Street (**FILE#'s AZ-23-03, DA-21-09MOD, PP-23-02, PR-23-02 & PP-21-10 Amended**)
- E. **Final Plat** - Naismith Commons Subdivision Phase 2 (**FILE:FP-23-20**)

Prior to voting, Council Member Salmonsens asked for clarification on the Freedom Park detail under 5.A. Claims. Mayor Chadwick summarized the project and included site work, walls, concrete work. He said the agreement was for the Developer to put in \$500,000 and the City to put in \$3,000,000. Chadwick said there was about \$1,000,000 remaining.

Council Member Salmonsens inquired if a recent payment to the Chamber of Commerce was a duplicate; City Clerk – Treasurer Qualls clarified the earlier payment was for last year's membership, and the one currently is for this year.

Salmonsens also pointed out corrections regarding dates on page Page 1 of the Starpointe Agency Transmittal listing (correcting date to July 19, 2023 instead of September 7, 2023) detail in 5.D. Findings of Fact / Conclusion of Law for Starpointe 2 Subdivision, Preliminary Plat & Private Street, and asked Planning Staff to make the corrections in the finalized version.

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- Council Member Salmonsens moved to approve the Consent Agenda with the administrative correction of two dates as noted; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**6. 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. **Pavilion Park Phase 2 Basketball Irrigation Project** - Approval and Authorization of Project Cost of \$23,151.47 (**ACTION ITEM**)

Mayor Chadwick clarified the Pavilion Park irrigation was being divided into two phases in terms of managing it as a project, and the topic under consideration under 6.A. was for providing irrigation for the landscaped areas on the side of the park which contains the basketball court.

Council Member Wheelock asked if the City has changed contractors; Mayor Chadwick said no, not for the irrigation. Referencing the City budget, Chadwick noted the project cost would be derived from Park Impact Fees.

- Council Member Nielsen moved to approve and authorize the Pavilion Park Phase 2 Basketball Irrigation Project Cost in an amount not to exceed \$23,151.47 and award the contract to Sunshine Landscape Commercial Landscape Services; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

B. **Pavilion Park Phase 2 Pickleball East Irrigation Project** - Approval and Authorization of Project Cost of \$20,530.55 (**ACTION ITEM**)

- Council Member Salmonsens moved to approve and authorize the Pavilion Park Phase 2 Pickleball East Irrigation Project in an amount not to exceed \$20,530.55 and award the contract to Sunshine Landscape Commercial Landscape Services; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

C. **Resolution 2024-10 - Star City Hall Public Art Exhibit Master Plan:** Approval of Resolution to create City Hall Public Art Exhibit (**ACTION ITEM**)

Council Member Salmonsens shared news of the City's third Artist Exhibit located on the first floor of City Hall outside the City Council chamber. However, she said there was no documented policy in place yet for this program. She said the PAB vetted a Draft Application and Master Plan to help put this process in place.

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Council Member Wheelock asked if there was any needed cost associated with the Resolution, or if the existing wall system is all that is needed. Salmonsens answered the PAB budget had purchased the art hanging system last year, and only a few minor ongoing costs like adhesive strips and other small office supplies would continue to be part of the PAB budget request for this project going forward.

Council Member Nielsen asked about the criteria for artist selection and whether there was any protection for the artwork in the event of damage or vandalism. Salmonsens said the PAB will receive and vet artist applications and artworks must be appropriate for all audiences. The vetting process will include having the artist submit five samples, and PAB Committee Member Volunteers will also be present to help stage the artwork and will see the proposed exhibit works before they are hung. In terms of liability, Salmonsens said the Artist Agreement has wording indicating the artist assumes all liability for any loss or damage to their work and the agreement has been evaluated by the City Attorney.

- Council Member Salmonsens moved to approve Resolution 2024-010 - Star City Hall Public Art Exhibit Master Plan; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council Member Salmonsens said the Artist Application will be available online via the PAB section of the City website soon.

D. **Ordinance 399-2024 (Keely Rezone & Development Agreement)** - AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 856 S. STAR ROAD IN STAR, IDAHO (ADA COUNTY PARCEL R1842701822); THE PROPERTY IS OWNED BY CLINT & JILL KEELY; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) ON APPROXIMATELY 1.06 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 Nielsen moved to introduce Ordinance 399-2024 (Keely Rezone & Development Agreement) and suspend the rules requiring three readings on three separate dates under Idaho Code 50-902; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council Member Salmonsens raised the issue of a typographical error in the ordinance text and requested a date correction on Page 1 of the Ordinance from January 16, 2024 to February 6, 2024.

- Council Member Nielsen read the title of Ordinance 399-2024 (Keely Rezone & Development Agreement) aloud and moved to approve; Council Member Wheelock seconded the motion.

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- Council Member Nielsen amended the motion: to approve Ordinance 399-2024 (Keely Rezone & Development Agreement) with the correction of the date from January 16, 2024 to February 6, 2024, in the text of the ordinance; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

E. **Ordinance 400-2024 (Talega Village Annexation, Rezone & Development Agreement)** - AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 58 N. TRUMAN PLACE AND 8370 W. SHULTS COURT (ADA COUNTY PARCELS R3720002880, R3720003030, R3720002500, R3720002480, R3720001505, R3720002412, & S0409417201); THE PROPERTY IS OWNED BY CIG ENTERPRISES LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-10-DA), AND ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-10-DA), WITH A TOTAL OF APPROXIMATELY 55.68 ACRES, AND RE-ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS GENERAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 18.93 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 Salmonsens moved to introduce Ordinance 400-2024 (Talega Village Annexation, Rezone & Development Agreement) and suspend the rules requiring three readings on three separate dates under Idaho Code 50-902; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council Member Salmonsens pointed out two administrative corrections, referencing page 1 of the Development Agreement. She said in comparing the packet to the original file, she noticed in the seventh Whereas statement the phrase “CUP 22-05” was missing and needed to be added and the annotation “PR 23-08” should be corrected to read “PR 22-08.”

Salmonsens also asked about the ITD proportionate share text, noting the share was listed to be paid “at time of building permit and/or time of signature of final plat.” She said she was not present at the Public Hearing, but for other recent hearings it was listed as being paid at time of building permit. She wondered about the inclusion of the “and/or final plat” text.

Mayor Chadwick clarified two scenarios were covered in this application. He said individual apartments are not platted, so proportionate share would need to be paid at the time of the building permit for the apartment building. ITD proportionate share for the town homes and residential units would be paid at final plat.



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- Council Member Salmonsens read the title of Ordinance 400-2024 (Talega Village Annexation, Rezone & Development Agreement) aloud and moved to approve with the noted corrections of the file numbers; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council Member Nielsen commended Council Member Salmonsens for her detailed attention in reviewing the packet's Consent Agenda and ordinances, noting the items may seem like minor discrepancies, but are meaningful.

### 7. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:20 p.m.

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Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk / Treasurer