



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING

City Hall - 10769 W State Street, Star, Idaho
Tuesday, August 06, 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. and led the Pledge of Allegiance.

2. INVOCATION – Associate Pastor Nathan Held Calvary Star Church offered the invocation.

3. ROLL CALL

Elected Officials: Mayor Trevor Chadwick; Council President David Hershey; Council Members; Kevan Wheelock, Jennifer Salmonsens & Kevin Nielsen were present.

Staff: City Clerk / Treasurer Jacob M Qualls; City Attorney Chris Yorgason; Assistant City Planner / Code Enforcement Ryan Field; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Public Information Officer Dana Partridge.

4. PRESENTATIONS

There were no presentations.

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**

B. **Final Plat:** Oliver Estates Subdivision **(FP-24-08)**

C. **Vacation of Utility Easements** - Starpointe Subdivision Block 1, Lots 20 & 21 **(File: VAC-24-02)**

D. **Vacation of Utility Easements** - Starpointe Subdivision Block 2, Lots 11 **(File: VAC-24-03)**

E. **Time Extension:** Rivermoor Subdivision **(TE-24-03)**

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

6. PUBLIC HEARINGS with ACTION ITEMS:

A. **FY 2024/2025 Budget Hearing:** A Public Hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the Fiscal Year October 1, 2024 to September 30, 2025, in the amount of \$17,467,273.71 with a proposed levy amount of \$2,014,430 from Ada and Canyon County Assessed Property Taxes. **(ACTION ITEM)**

Mayor Chadwick opened the Public Hearing at 7:11 p.m. Mayor Chadwick stated he and the City Council have had public meetings to develop the budget over the last several months. He reviewed the Mandatory Expenses, Pass Through Income versus Pass Through Expenses and Impact Fees. He explained the city has about \$17 million dollars in savings. Property Taxes to be levied are \$2.014 million on a \$6 billion dollar assessed market value. Chadwick explained that commercial is catching up to residential rates.



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Mayor Chadwick explained that House Bill 389 is causing the city is to have to triple the mitigation fees over the amounts assessed previously; the mitigation fees are to help offset public safety costs. Chadwick explained the budget is \$17,467,273.71 and only 11.53% is coming from Property Taxes, with the remainder coming from required state sources, license & passports fees, building permit & land use fees and other user fees.

There were no questions or comments from the public.

Mayor Chadwick closed the public hearing at 7:49 p.m.

Council Member Nielsen congratulated the Mayor, Council and staff, he is proud of the work being done, proud of the state the city is in and feels the budget was put together in a manner that will further the goals of the city.

- Council Member Nielsen moved to approve the FY Budget in the amount of \$17,467,273.71; Council President Hershey seconded the motion. Council Member Wheelock spoke about the success of the workshops to work through budget and being more comfortable with the conservative decisions the city is making stating he is glad to be a part of it. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

The clerk will prepare an ordinance to be approved at a future City Council Meeting for the FY 2024 / 2025 Budget.

7. ACTION ITEMS:

A. Steve's Auto Care Mural (ACTION ITEM)

Council Member Salmonsens stated the Parks, Art & Beautification Committee has been working on a mural project and requests installation on Steve's Auto Care Building, with a stained-glass concept and asked for the City Council's approval.

- Council Member Nielsen moved to approve the Steve's Auto Care Mural Agreement; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- ### B. ORDINANCE 391-2024 INSPIRADO MIXED USE PHASE 5 & ROADWAY ANNEXATION: AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTIES LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 7230 W. CHINDEN BLVD & THE INTERSECTION OF W. OLD SCHOOL DRIVE AND N. MYSTIC CREEK AVENUE, IN STAR, IDAHO (ADA COUNTY PARCELS S0420449210, S0420347000 & S0420347101) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY ANTONOV STAR HOLDING, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTIES AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 5.04 ACRES & .23 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)



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- Council President Hershey moved to introduce Ordinance 391-2024 and suspend the rules and read the once by title only; Council Member Salmonsén seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.
- Council President Hershey moved to approve Ordinance 391-2024 and read the Title; Council Member Salmonsén seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

C. ORDINANCE 409-2024: ERLEBACH ANNEXATION & DEVELOPMENT AGREEMENT: AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 23853 CAN ADA ROAD, IN STAR, IDAHO (CANYON COUNTY PARCELS R33774014 & R33774011) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY ERLEBACH PROPERTIES LP; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA), OF APPROXIMATELY 32.64 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 409-2024 and suspend the rules and read by title only; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.
- Council Member Salmonsén moved to approve Ordinance 409-2024 and read the Title; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 7:52 p.m. and reminded those in attendance there will be a State of the City Address at LifeSpring Church in October.