



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, October 17, 2023 at 7:00 PM

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

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

### 2. INVOCATION –

Relief Society President Kristi Dyer of the Church of Jesus Christ of Latter-Day Saints provided the invocation.

### 3. ROLL CALL

#### City Council members present:

Council President David Hershey, Council Member Kevan Wheelock, Mayor Trevor Chadwick, Council Member Jennifer Salmonsén, and Council Member Kevin Nielsen were all present.

#### Staff present:

City Clerk / Treasurer Jacob Qualls, City Engineer Ryan Morgan, Assistant City Engineer Tim Clark, City Planner / Zoning Administrator Shawn Nickel (via remote), Assistant Planner / Code Enforcement Ryan Field, Public Information Officer Dana Partridge, and Captain Jake Vogt of the Ada County Sheriff's Office were all present.

### 4. PRESENTATIONS

#### A. Parks Art & Beautification Committee Presentation - Dog Brick Donation - Hand & Paw

Council Member Salmonsén (Council Liaison for Star's Parks, Art, & Beautification Committee) presented a check for \$1661.67 (from proceeds from P.A.B.'s Dog Brick fundraiser) to the local Star non-profit organization Hand & Paw. Founder / President Kristina Calise and Vice President Jason Laase of Hand & Paw were present to receive the donation.

Kristina Calise gave an overview of Hand & Paw's work to City Council. Per Ms. Calise, the organization's goal is helping provide pet aid to families facing food insecurity and financial hardship. Hand & Paw is a registered 501 (c) (3) non-profit that works to help keep pets with their families.

Calise explained this addresses two areas of need, keeping animals out of shelters and keeping the animal with the family as studies show that pets are key both for the health of the individual and animal. Hand & Paw works with various organizations in Star and surrounding communities to help cast a wide net for pet families in need, including cancer patients at St. Luke's, the Boise Chapter of Pets for Vets, and the Community Pet Pantry at LifeSpring Church. Calise explained that because the service is mobile and not brick-and-mortar, 100% of donations go directly into the community.

Mayor Chadwick, the Council, and members of the Parks, Arts, & Beautification Committee who were present commended Hand & Paw for their service to the community and pets in Star.

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**B. Ada County Sheriff - Jail General Bond Presentation**

Captain Jake Vogt, Jail Services Captain of the Ada County Sheriff's Department utilized a video from Ada County Sheriff Matt Clifford to give an overview of the proposed Jail General Bond.

Salient points of Captain Vogt's presentation include that Ada County's population growth has impacted jail services and that improvements are needed. Per Vogt, the last time jail beds or infrastructure were improved was back in 2013. In 2013, the population of Ada County was approximately 416,000 and is now at 544,000. The current jail was completed in 1977 and various improvements have been made over the years, with that last improvement being in 2013.

Council Member Salmonsén expressed concern for people who might be brought in and not have beds available. Captain Vogt explained the temporary housing/temporary bunks process.

Council discussion moved to the State surplus and whether any negotiation or discussion with the Governor's office or State legislators about how to find the funding, with Mayor Chadwick noting House Bill 389 as a continuing problematic issue that impacts cities.

Captain Vogt answered Council questions on alternative sentencing, and provided web resources on the subject so people could learn more. He verified the position that if the bond does not go through, it will need to be pursued again in the future as infrastructure improvements are necessary.

**5. CONSENT AGENDA (ACTION ITEM)**

A. Final Plat – Legado Phase 1 (Formerly North Star River Ranch Subdivision) (FILE: FP-23-13)

B. Final Plat – Cranefield Phase 2 (FILE: FP-23-14)

C. **September 19, 2023 City Council Meeting Minutes**

D. **September 5, 2023 City Council Meeting Minutes**

E. **Claims to Approve**

- Council Member Salmonsén moved to approve the Consent Agenda; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

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**6. PUBLIC HEARINGS with ACTION ITEMS:**

A. **PUBLIC HEARING: Falcon Storage (File: CUP-23-01)** - The Applicant is seeking approval of a Conditional Use Permit for a storage facility to include traditional private storage options and storage condominiums. The property is located at 8323 W. Moon Valley Road in Star, Idaho. **PREVIOUSLY TABLED AT THE APRIL 18, 2023 CITY COUNCIL MEETING. (ACTION ITEM - Table to November 21, 2023)**

- Council President Hershey moved to table the Public Hearing for Falcon Storage (File: CUP-23-01) to the Star City Council meeting date of November 21, 2023; 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. **ITD Cooperative Agreement (Key #21863) Star Road to Can/Ada Road** - Approve / Authorize the Mayor to sign a Cooperative Agreement with ITD (**ACTION ITEM**)

Mayor Chadwick summarized that the ITD Cooperative Agreement was needed for ITD to accept the road and for ITD to send funding to the City with respect to change orders. Council discussion noted that the project was completed and that there has already been some alleviation of rush hour traffic.

Mayor Chadwick noted that the project came forward via proportional share agreements, and that such agreements were a useful funding mechanism in terms of having growth pay for growth.

- Council President Hershey moved to approve the ITD Cooperative Agreement (Key #21863) Star Road to Can Ada Road; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

B. **Star Middle School Pathway Project** - Approval of Bid & Notice of Award (**ACTION ITEM**)

Mayor Chadwick asked Assistant City Engineer Tim Clark to summarize this evening's proposed action on the project. Clark stated that the bid opening had been held last Wednesday afternoon and that the City had advertised the project for the required two weeks. The City received one qualified bid, which Clark said that Staff recommended be awarded to Pathways Concrete and Landscape LLC for \$280,000.

Clark noted that this was being partly paid for by the grant the City received from ELTAC. Chadwick stated that the City had already budgeted \$600,000 for this project in this year's budget, so when considering the \$30,000 not covered by the grant, the City is well under budget.

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City Engineer Ryan Morgan remarked that although only one bid was received, it was from a firm that has done multiple successful projects for the City previously. Some of these include the new Splash Pad/Dog Park, work at Hunters Creek Park, work at Blake Haven Park, and most recently, the pathway at Freedom Park. Morgan said he was pleased with the firm's work, and noted the importance of pursuing the project now in order to avoid the grant fund's imminent expiration on January 19, 2024.

- Council Member Wheelock moved to approve the awarding of the Star Middle School Pathway Project bid to Pathways Concrete and Landscape LLC in the not-to-exceed amount of \$280,000 and directed Staff to issue the Notice of Award. Council Member Salmonsén seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

- C. **Ordinance 388-2023 (Willowbrook Annexation & Development Agreement AZ-21-12 / DA-21-20)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AS DESCRIBED IN EXHIBIT A, IN STAR, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY WILLOWBROOK DEVELOPMENT, INC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 719.3 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 - Previously tabled 10/3/2023)**

Mayor Chadwick noted that the ordinance was previously tabled from the October 3, 2023 City Council meeting as a correction was needed in the legal description.

- Council Member Nielsen moved to introduce Ordinance 388-2023 (Willowbrook Annexation & Development Agreement AZ-21-12 / DA-21-20) and suspend the rules requiring three readings and for 388-2023 to be considered after reading once by title; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.
- Council Member Nielsen read the title and moved to approve Ordinance 388-2023 (Willowbrook Annexation & Development Agreement AZ-21-12 / DA-21-20); Council Member Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsén – nay; Nielsen – aye. Motion carried, 3 / 1.

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- D. **ECAMP Map Update** - Update of the Star Economic Corridors Access and Roadway Connection Management Plan Development Map as recommended by the Star Transportation and Pathways Committee (**ACTION ITEM**)

City Engineer Ryan Morgan summarized the proposed update of the Star Economic Corridors and Roadway Connection Management Plan (ECAMP) Development Map.

- Council Member Salmonsens moved to approve the ECAMP Map Update with the following condition of approval: Map Item 5, wording about certain roadway segments of Plummer and Pollard being re-classified as minor arterials be re-worded for clarity; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- E. **Star Transportation and Pathways Committee Appointment** - Steve Burton (**ACTION ITEM**)

Mayor Chadwick thanked Steve Green for his service to the Star Transportation and Pathways Committee and noted Green had recently resigned after several years of service. Chadwick said the new Committee Member coming forward for consideration was Steve Burton, which Chadwick noted was helpful in that Burton lives in the Canyon County portion of Star, so his appointment would add additional perspective to the committee.

- Council Member Wheelock moved to approve Mr. Steve Burton's appointment to the Star Transportation and Pathways Committee; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- F. **Code Update Workshop** - Discussing a Workshop Date to discuss Code Updates (**Discussion / Consensus**)

The Council discussed various possible November 2023 dates for a Workshop in order to discuss updating the City Code. City Planner Shawn Nickel stated the goal of having the draft ordinance completed in time for consideration at a December 2023 City Council meeting. Council consensus was to call a meeting on November 14, 2023, at 7:00 p.m. at Star City Hall for a Code Updates Workshop.



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### 8. EXECUTIVE SESSION

- A. **Executive Session 74-206 (f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Mayor Chadwick explained for the viewers that once the Council moved into Executive Session, any members of the public and staff that were not invited participants would exit the Council Chamber and the City Council would return to take any potential needed action in public session before Adjournment.

- Council Member Nielsen moved that pursuant to Idaho Code Section 74-206 (f), that the Council would move into Executive Session for purposes of communication with legal counsel; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

The Star City Council moved into Executive Session at 7:58 p.m. Invited participants included City Clerk / Treasurer Jacob Qualls and City Planner / Zoning Administrator Shawn Nickel.

#### \*ACTION ITEM\* - Actions after Executive Session

The Star City Council resumed the Regular Meeting at 8:25 p.m.

- Council Member Nielsen moved to approve the agreement with the firm of White Peterson Attorneys at Law. Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

### 9. ADJOURNMENT

Mayor Chadwick adjourned the Star City Council meeting at 8:28 p.m.

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Trevor A Chadwick, Mayor

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