

**COUNCIL MEETING MINUTES – DECEMBER 6, 2005**  
**CITY OF ST. ANTHONY**  
**420 NORTH BRIDGE, ST. ANTHONY, IDAHO**

**PRESENT:** Mayor Bill Beck, Councilmembers Joyce Edlefsen, Shawn Fransen, Cathy Koon, Darby Merrill, Garth Rose, and Bill Butterfield.

**ALSO PRESENT:** City Attorney Penny Stanford, City Clerk Taci Stoddard, Supt. of Public Works Woody Andersen, Sandra Thorne-Brown -Forestry Consultant, Gerry Bates - Community Forester for Idaho Dept. of Lands, Ted Hendricks – ECIPDA, Paul Scoresby – Schiess & Associates, David and Becky Loomis, Kyle Babbitt, concerned citizens, and newsmedia.

**PLEDGE OF ALLEGIANCE:** Councilmember Fransen led those present in the Pledge of Allegiance.

**PRESENTATION OF COMMUNITY FORESTRY PLAN:** Sandra Thorne-Brown of Thorne-Brown Consultants addressed the council and presented them with a completed Community Forestry Plan. She explained she had gathered information by doing a windshield survey of the City’s public trees with the assistance of city employee Karen Valenta. She commented that St. Anthony was a lovely community and city, and that she enjoyed working with the City staff. The City has 595 public trees either in the city’s street right of way or its parks. She also counted 500 empty planting spaces. She reviewed with the council tree species distribution and the need to create more species diversification. She also recommended increasing the age diversity of the trees to create a sustainable urban forest; there are too few young trees. The overall condition of the trees was good with no serious disease problems. She provided information in the plan about which trees needed some pruning and types of pruning. She discussed trees that need to be monitored and several that needed to be removed. She also explained the work on a new tree ordinance that clarified the shared responsibility between the homeowners and the City. She also handed out some information packets that could be obtained and given to city residents for education purposes.

Gerry Bates also spoke with the council and informed them he would be meeting with Supt. Andersen and City Clerk Stoddard after the 1st of the year to discuss the possibility of city staff getting scholarships to get training, and teaching someone how to do some structural pruning. He reported that the City Clerk had submitted the Tree City USA application for 2005 and a growth award application. He has reviewed the paperwork and it looked good.

**AIRPORT PROPERTY DEVELOPMENT:** Mayor Beck spoke with the council about development of the airport property east of the runway as a business park. A developer has expressed interest in working with the city to develop the property. Idaho Department of Commerce and Labor has been approached and encouraged the city to apply for a grant for place water and sewer lines to the property by their application deadline of December 20<sup>th</sup>. Estimated project costs are \$800,000 to \$825,000. The road and utility would be placed into the development as far as funding would allow, with a possible 2<sup>nd</sup> phase going in later on. The business is a light industrial manufacturing firm that would hire about 30-35 people. In addition

other property may be development for other buildings and businesses. The Mayor explained they had originally looked at leasing property to the business owners, but Idaho Commerce and Labor doesn't like leasing, as it is hard to get financing on a leased piece of property. The city would have to enter into an agreement with ECIPDA which would be a management agreement the council will have to approve (this could happen after the grant is applied for) in which there would be a pre-set amount going back to the city.

In addition to the \$500,000 grant, the developers have committed to putting in \$200,000 in addition to purchasing some of the land. The Council would need to commit \$100,000 to \$125,000 to come up with the remainder of the project costs. Water and sewer lines would be extended down the Teton Highway which would benefit the City in the future. Councilmember Merrill asked what would happen if the City did not get the grant, and the Mayor explained that the project would not be done. The Mayor detailed other things that will need to be done such as checking with FAA about where the road could be placed for airport safety, planning for a lift station, and annexing the airport property into the city to bring in the tax revenue. Councilmember Merrill discussed concerned about how the funds would be split between water and sewer departments. Mayor Beck asked for and received favorable comments about the project from the council.

Ted Hendricks of ECIPDA presented a resolution which Councilmember Koon read that authorizing submission of a grant application to IDOC block grant program and authorizes the Mayor to sign the application and any associated documents. A motion to approve was made by Rose, 2nd, all in favor.

The State requires an updated citizen participation plan on every project and that will need to be adopted. A public hearing will be held on the project on December 14th and the public will be presented a draft copy of the application. Motion to adopt made by Merrill, 2nd, all in favor, motion carried. Fee for additional contracts will be \$10,000 for ECIPDA and \$5,000 for engineering; the developer has agreed to pay half. A motion to approve the contract funds coming out of water and sewer made by Rose, 2nd, Merrill opposed. The Mayor stated the council also needs to show commitment of the city's match by motion so it could be referred to in the minutes. A motion to pay up to \$125,000 from utility reserves on a pro-rated basis based on costs between two different departments made by Merrill, 2<sup>nd</sup>, all in favor, motion carried.

The council discussed the need for annexation of the airport and adjacent property. A motion to annex the airport property, fairgrounds (the City Attorney will check the legalities involved with this property), forest service property and additional private property made by Merrill, 2nd, all in favor. Mayor will go to planning and zoning meeting and explain the council's intentions.

**WATER SYSTEM DEVELOPMENT FEE:** Paul Scorseby of Schiess & Associates addressed the council. News fees for hook up charges were set in 2004. Several area contractors had commented on how high the fees were and the engineering firm was asked to review the fee. Scorseby explained that a nationally recognized model was used to determine the fees. The City will no longer be calling the fee "hook up fee", but System Development Charge. The fee will now be \$1,870 per connection with a sliding scale based on the meter and pipe size. The

Council discussed and agreed those that had paid the higher fee set in 2004 of \$2,700 would need to be refunded. Scorseby presented a binder to the city with recommendation that it be updated every 2-3 years. The city staff would participate and have an engineer come every few years and review adequacy of the charge. He explained that it would be the city's burdens to keep excellent track of all assets and finances of water system in order to make the fee as accurate as possible. Councilmember Fransen agreed with Scorseby about having the charge set up so it is fair for everyone, but he feels the City has stopped growth in the community by raising the fees, and cited not selling and further lots in the new Cedar View Estates subdivision since the fees were raised. He doesn't feel the City is in a growth period, and that something needs to be done to entice people to St. Anthony. Having a lower fee would be one way to appeal to people to move here. He feels people will go someplace else if it costs the same, and that even the new fees would be too high. He stated he has had comments from citizens about the fees and it hindering growth. Merrill stated it is dependent upon a lot more things than hook up fees for growth and economic development. She feels the fee needs to be fair and if the City doesn't charge enough it is not good for the citizens that have lived here 50 years. She is very comfortable and feels this is where the fee needs to be. Fransen explained that his concerns come from people that have lived here many years, and that he understands the need but would like to see homes built and people coming in. Merrill stated she had talked with people in town that fee new residents need to pay their share to buy into the system. Fransen feels \$1,870 is still too high and that \$500 seemed more reasonable. City Attorney Stanford stated that a litigation standpoint, if the dollar amount charged is supported by engineer, and shows scientific basis for the fee, the courts can support that, but couldn't with a figure that is just guessed at. Councilmember Koon stated there are many reasons the new subdivision lots aren't not selling and that it isn't because of the city's hookup fees. The Mayor explained the sewer system development charge is also being reviewed, and Scorseby indicated it could possibly go down too.

A resolution introduced and read by Merrill that would adopt the new System Development Charge. A motion to pass made by Merrill with changes as read, 2nd, Fransen opposed, all others in favor, motion carried.

**GREENWAY GRANT SUBMISSION:** Kyle Babbitt discussed with the council the grant received by the Henry's Fork Foundation from the CHC Foundation. The grant was for less than requested. The funds will be used as match for and Idaho Department of Parks and Recreation Recreation Trails Grant application. Additional matching funds are needed. Mayor Beck explained he had met with the Henry's Fork Foundation would commit to paying half of an additional \$1,500 for consulting work which would also be used as match for the grant. A motion to approve submitting the grant application and authorizing the Mayor to sign made by Edlefsen, 2<sup>nd</sup>, all in favor, motion carried.

**EXECUTIVE SESSION:** A motion to adjourn to executive session to discuss legal issues made by Edlefsen, 2<sup>nd</sup>, all in favor by voice vote. Legal issues were discussed, no decisions were made. A motion to pay \$2,000 to David and Becky Loomis for utility easement made by Rose, 2<sup>nd</sup>, Koon opposed, all others in favor, motion carried.

**MINUTES & BILLS:** A motion to approve minutes from November 9, 2005, council meeting made by Merrill, 2<sup>nd</sup>, all in favor. Bills were discussed. Motion to pay made by Rose, 2<sup>nd</sup>, all in favor, motion carried.

**MAYOR & COUNCIL REPORTS  
DEPARTMENT REPORTS**

***COUNCILMEMBER MERRILL***

Merrill reported that the Phase II sewer project crew would be shutting down this Friday. If the weather warms, one crew may come back in. About 40% of the replacement has been completed. She also discussed final items for Phase I and work to be done to complete that.

***MAYOR BECK***

The Mayor discussed signs on streets, and stated that it would need to look at in January. He also indicated the need to look at the ordinance requiring residents to be charged for garbage.

There being no further business to come before the council the meeting was adjourned at 9:35 p.m.

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Willard D. Beck, Mayor

Attest:

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Taci Stoddard, City Clerk-Treasurer