



**CITY OF PONDERAY
REGULAR
MEETING MINUTES
FEBRUARY 21st 2017**

COUNCIL PRESIDENT LARKIN CALLED THE MEETING TO ORDER AT 6:00 P.M.

PRESENT: COUNCIL MEMBER KUNZEMAN, COUNCILMEMBER LARKIN, COUNCILMEMBER ENGEL, COUNCILMEMBER OSBORNE

ALSO PRESENT: ATTORNEY MARSHALL, CHIEF CORNELIUS, PLANNER BRUBAKER, ASSISTANT PLANNER MILLER, ENGINEER DAN LARSON AND CLERK WARREN

ABSENT: MAYOR STEVE GEIGER,

THE PLEDGE OF ALLEGIANCE WAS RECITED.

Amend agenda: to add to section #9 for resolution on weight limits

Motion to amend agenda to add Resolution 2017-5

Councilmember Engel/Kunzeman. Roll Call vote. All voted in favor. Motion approved.

CONFLICTS OF INTEREST AND/OR DISCLOSURES:

Council member Larkin acknowledged conflict of interest and disclosures statement.

CONSENT AGENDA:

A. Approve Minutes of Feb 6th 2017, Regular Council Meeting

B. Approve Bills in the amount of \$94,474.89 & Acknowledge Treasurers Report

C. Acknowledge Police Report

Motion to approve consent agenda

Councilmember Osborne/Kunzeman. Roll Call vote. All voted in favor. Motion approved.

DEPARTMENT REPORTS/UPDATES:

President Larkin reported on the State of the County meeting that he and Planner Brubaker attended last Friday. It was a great meeting and training.

CLERK: City Clerk reported that she had gotten the Audit back and there were not misstatements.

New Business licenses.

Clerk included the Greenprint report for the members to read. This is the report that Sandpoint and the County have been having issues with.

POLICE: Chief Cornelius reported that we had been getting a few applications.

The old vest belonging to Mike Hutter is out of date since Nov. 2015. Chief would like to surplus this vest and give it to Mike Hutter so that he can use it as an off duty vest for himself.

There was some flooding in the basement of the PD.

Motion to amend agenda to add Resolution 2017-5

Councilmember Engel/Osborne. Roll Call vote. All voted in favor. Motion approved.

STREETS/PUBLIC WORKS:

Engineer Dan Larson presented to the Council a road maintenance program. They rescored some of the City Streets. Some have greatly devolved. McNearney Road has gotten way worse. Piehl Road needs some patching already, then likely an overlay. Larkspur, down by the Goodwill, has not completely fallen apart but we would like to get it covered before the crack sealing that was done begins to fail. McNearney Road had some work done last year down to FedEx. So the part between DuStarr and the Cut-Off was overlaid over existing road base. Everything that has been paved is at great risk. There is a drainage problem and the base is saturated and frozen.

Impact fee addendum to the David Evans study that was approved in 2015. The update addresses the added costs of the Schweitzer Cut-off widening. The original Study anticipated ten thousand dollars (\$10,000.00) with the bridge emergency funding coming out of the City added a quarter million dollars. So if we adjust the impact fees accordingly it is an increase of a little over four percent city wide. Which equates to about forty dollars (\$40.00) on a residential permit calculation. Included with that is updated table of all the fees by different permit uses. As an amendment to the impact fee study or Capital Improvement Plan, State Code required that this go out for public hearing. We will go ahead with the Public Hearing.

No new news on the Bridge project.

It was asked why is the sidewalk on Triangle Drive not being plowed? It has been plowed but not to the base. There are a couple inches of ice left and it is very narrow. There are issues with the width of the sidewalk. His snow blower is too wide and his tires fall off the sides. We will be looking at getting a maintenance man.

PLANNING, PARKS & COMMUNITY DEVELOPMENT:

Planner Brubaker gave an update on the Project 7B situation assessment meeting that he attended last week.

Mostly around the neighbor hood we have had one of those years where the snow is piled in the ditches and the run off starts creating problems. Highway District has been very helpful.

A. Community Development Proposal - Triangle Drive Business Assistance Grant & Property Exchange. A component of this involves a property exchange for the property that the City owns for one to the South is currently a larger parcel. However, it has a drainage running through it. Where we have prioritized drainages this is one of those natural drainages that if we can protect them it helps get the water out at times like this. We have a business that wants to relocate to Ponderay. It is a light industrial clean manufacturing type of business. The business has an option to purchase this piece of property. The option involves getting a special use permit. One option is that he go ahead and purchase this property, we would require a dedication of a green belt easement, either through the middle of the property where it currently runs or if he got the right engineering he could relocate it. The other option is the City could apply for a special use permit. We would have to go through a public hearing. One of the things that is appealing about this is rather than a business owner apply for two access points, to make a pathway connection and emergency access connection to the Larkspur/Lupine area. In working with the property owner it gives us the ability to use our City Engineers to help create an access road that lines up with Schweitzer Plaza Drive and then create this pathway connection to our new Triangle sidewalk project. Does the City have an interest in doing community development, business incentives, grants like this. Planner feels that the swap would be beneficial to the City. At such time as we have a special use permit approved on our property then he would be willing to swap properties at basically like acreage for like acreage. To do that we would dedicate a portion of this property as an access. Part of this is the ability to help people through the process that don't speak planning language. We can make it a little easier on them by using our engineers. What we would get out of this is a much better product from the public's perspective as we can design in into the storm water system this green belt and pathway. If we have him hire an outside design engineer then we may not get what we want. If we use our engineers we will get a better property. There is another attraction here, that is next to the school district property and assembled they make a nice unit. We looked at the site development cost. When we look at just the design of the road and pathway that we would want to do anyway the cost is about the same. There was more discussion using drawings for clarification. Option one is he buys this property and develops it. In that option we will accept easements that go on a ninety. We won't design the relocation of the stream for him but he can if he chooses to. Or he can just build on the front half. We will ask for a dedication and get a strip of property along the north. We will hold our property and build a path through there someday. Option two is we hold onto our property,

we add value to our property by entitling it with a special use permit including the engineering to develop that site. Technically our asset is available to anybody. But when we do the land swap, once it is approved he would be owner of that asset. We would be helping with the design. As we develop that design we might also be cognoscente about how it looks from the apartment complex and how it works with the pathway needs. So it gives us a little more design leverage on how this all fits. Third option would be to dedicate the property, do the swap and he applies for a special use permit on City property. He does have a contract to purchase the other piece of property. That contract is contingent on him receiving a special use permit approval. We cannot get a special use permit without engineering it. So the benefit is that by planning ahead and us doing that engineering, we would combine the road engineering with the Storm Water. We do not have to worry about where that water is being directed and then going back through at a later date and trying to put those roads through and address the drainage after the fact. The cost difference between designing the storm water plan for that pathway and that roadway, we would have to do it now instead of a later date, is minimal to actually designing the site at the same time. So there is a minimal increase cost by doing them together and we get control over what happens all at once.

Motion to deny

Councilmember Engel/Osborne. Roll Call vote. All voted in favor. Motion approved

It was asked how the TIGER Grant is progressing for the Underpass. We are working with the consultants who are on their final draft. He met with them today. It is down to corrections. The report should be finalized in the next couple weeks to a month. We are getting LHTAC to help with the NEEPA, the environmental documents required for a Federal Grant package. We have a draft of the cost benefit analysis which shows the cost of a project verses the net benefits over the next twenty years.

****ORDINANCES, RESOLUTIONS, PROCLAMATIONS, CONTRACTS:**

A. ORD #138-sign code amendment

Motion to suspend the rules and approve Ordinance #138

Councilmember Kunzeman/Osborne. Roll Call vote. All voted in favor. Motion approved.

B. Res. #2017-5 Weight Limits

Motion to approve Resolution #2017-5

Councilmember Kunzeman/Larkin. Roll Call vote. All voted in favor. Motion approved.

Councilmember Engel/Kunzeman to adjourn. All in favor.

Meeting adjourned 7:18 p.m.

City Clerk/Treasurer Su Warren

Mayor Steve Geiger