

MINUTES

City Council
City of Arco
January 30, 2023

Mayor Parsons called the meeting to order at 7 p.m. and lead the Pledge of Allegiance. In attendance were Council Members Ben Tessmer, Bobbie Reese, Danny McCurdy, and President Gilchrist via phone. City Clerk Maribel Cahalan, Deputy Clerk Dana Jensen, City Maintenance Supervisor Tony Chisham. Guests attending were Barry Bame, Rosanne Smith, Jefferson Day along with his family, Amanda Darland, Rebecca Lange, Tom Cammack, Tom Darland, James Riemenschneider, and Michael Ruth.

Minutes from the January 9th meeting were reviewed by the Council and approved upon motion.

Public Comments – no one signed up for public comment.

Jay Burrell/updates Council, reviews plan for parcel of land in the city – representing Jay Barrell was Barry Bame. Mr. Bame provided an update on the designed development of 5 to 8 quarter-acre home parcels in the area on the southwest side of Bingham Street, across from the junction with Lost River Avenue inside Arco city limits. Mr. Bame presented a preliminary drawing of the lots with the Council. Mr. Bame had questions for the Council on the timing of a preliminary survey plat versus a final survey plat for the proposal and, also about street construction and the storm water drain requirements. No engineering drawings have been started for utilities said Mr. Bame, he asked about the timing of a Development Agreement with the City and with an engineering survey for the parcels. Council President Gilchrist referred Mr. Bame to the City Ordinances for Residential Zone to find requirements for parcels and streets. Any changes for the current parcel would have to go through the application and public hearing process. Until a written proposal is submitted to the City, at this time there is no action for the City to take on this information.

Rosanne Smith/Budget, ARPA Funds & Road and Street Report – Rosanne Smith researched the ARPA funds amount distributed to the City of Arco from the State of Idaho. Ms. Smith found that \$189,285 has been received by the City of Arco, but the funds have not been broken out in the 2022–2023 City budget. The City’s budget sheet shows a zero balance for ARPA funds at the end of September 2022, but also shows funds taken from the same zero account. Ms. Smith requested that the City show a separate spending ledger for the ARPA funds to show how and where the money is being spent. Council President Gilchrist stated that the funds should be a line item in the 2022-2023 budget and told Ms. Smith that the City will provide a clearer expenditure summary for these funds.

Also, Ms. Smith questioned the Arco Street Finance Report, saying that the expenditures are not in track with the 2022-2023 approved budget figures. Ms. Smith asked why the City could not set a Local Option Sales Tax to fund street maintenance and upgrades? Council President Gilchrist said that the funds spent for street work are often shown on the Street Finance Report before Butte County releases tax funds allocated to the City, and that the costs for major equipment such as the Loader are broken out to different City Departments. The Finance Report figures do not often match the budget figures until closer to the end of the budget year. And Council President Gilchrist stated that with regards to the Local Option Sales Tax, there is currently no City Levy for street expenses.

Public Hearing Conditional Use Permit - Jefferson Day – Mr. Day presented a final summary of the actions taken to meet requirements to obtain a Conditional Use permit for Residential Occupancy at his property. No adjacent property owners opposed the request. And no member of the public had signed up, or asked to make comments for or against this conditional use. Council President Gilchrist brought up a new requirement, saying that the property must maintain one room of the old motel be available for rent

in order to maintain the Commercial Zone status. Mr. Day asked if he could have this requirement in writing. He agreed that he does have one room that can stay available for rent. Council President Gilchrist referred him to City Ordinance 17.36 and to the State Commercial Zone description and asked Mr. Day to follow up with the Attorney. Councilman Ben Tessmer made a motion to approve the Conditional Use Permit. The motion was seconded and approved.

Dan Beck/Shady Lane Park/Upgrading Mobile Home Park – Mr. Beck was not present at the meeting. Council member Ben Tessmer stated that when he met with Mr. Beck last week the improvements planned by Mr. Beck are for new fencing and privacy barriers. These improvements would only require building permits and not any changes to the property zoning. Mr. Beck apparently sent letters out to property owners within 300 feet of his parcel about a potential zoning change appeared to be a miscommunication. Council member Tessmer made a motion to table the discussion pending additional information.

Review Application for Rezoning – regarding requests for Rezoning, Deputy Clerk Jensen found that the City did not have a form or application for a rezoning request. Currently there are no rezone requests before the City. Deputy Clerk Jensen worked with City Attorney Stephens to create a form/application for rezoning and presented it to the Council to review. Currently there is no fee for a rezone request described in the City Ordinances, so a blank line appears in that section of the application, to be filled in when the City determines appropriate fees. Fee for a Variance request is currently \$250.00. A similar fee amount is expected to be set for rezone requests. The Council will look at fee adjustments as part of the new Comprehensive Plan process. Currently fees are handled by the City Resolution. Councilman Tessmer made a motion to approve the Rezone Form/Application. Motioned was seconded and passed.

Water Meeting Attendee for District #34 – The Water District #34 meeting is coming up in March and the City needs to designate a council member to represent the City and carry the City's water rights vote. Council President Gilchrist was designated in 2022 and volunteered to represent the City in 2023 if Council wishes. In order to represent the City, a Resolution to designate Council President Gilchrist at the Water District meeting is needed. Council member Tessmer made a motion to Table this action until the Resolution is drafted and presented to the Council.

Implement Increase of Monthly Utilities – The Council briefly discussed the need to increase the monthly utility rate for city residents and businesses. A Resolution to do this still needs to be drafted and read at a Council meeting. No action was taken.

Right of Way Easement/Rocky Mtn Power – Council President Gilchrist described the Science Center's current situation. Rocky Mountain Power has an existing easement, but it does not reach the location planned for the (EV) Electric Vehicle Charge Station. Rocky Mountain Power submitted a written amendment to lengthen their current easement to reach the EV station location. Council member Tessmer made a motion to approve the easement amendment to the EV power station to extend the easement. Motion was approved.

Bills – Council members Bobbi Reese and Danny McCurdy reviewed two sets of bills; on from January 23rd, and another originally for January 24th to the 30th. After reviewing, Council member Reese made a motion to approve the first set of bills in the amount of \$5,210.74. Council member McCurdy made the motion to approve the second set of bills in the amount of \$44,584.04. Both motions were approved.

Roundtable – Clerk Cahalan expressed her sincere thanks for the City crew workers on keeping the roads clear during the winter conditions. Deputy Clerk Jensen informed the council that after having a

few HVAC companies come out to look at the heating system at the City office, the right HVAC company got the furnace operating.

Mayor Parsons discussed a letter that was received by Lost River Irrigation District in regards to the City bridges and culverts that the irrigation canal crosses and the planned lining of the canal. The Irrigation District is proposing a different type of culvert. Mayor would like to discuss these issues at the next City Council Meeting.

Mayor Parsons said that Tim Snyder, maintenance lead informed him that there have been no reports of frozen water lines. Please keep those faucets trickling during the winter!! Council President Gilchrist said that he sees the need to include City Attorney Stephens in reviewing and discussing any Irrigation District construction across City utility easements.

Councilman McCurdy recommended that the City ask for canal construction codes that the Irrigation District promised to send to the City.

Councilman Tessmer asked if the new antenna for communication with the City sewer system has been installed. Maintenance Supervisor Chisham said before Teton Communication can move the antenna, preparations such as a new desk and the electrical wiring must be completed. Councilman Tessmer also asked whether the contract with M2 Automation Security Systems had been signed and sent out. Deputy Clerk Jensen said that the contract went out last week.

Maintenance Supervisor Chisham raised the issue again of the need for a vehicle for the City Clerks/staff to use for errands and for delivering water samples to Pocatello. Maintenance Supervisor Chisham said that he sees potential liability for the City in the way of accidents if a milage reimbursement is used. Mr. Chisham suggests that the City look into using a City vehicle. He also suggested that he continue to search for a used vehicle for the City to purchase. Councilman Tessmer agreed that more information is needed but encouraged Mr. Chisham to continue the search for an appropriate vehicle to bring to the Councils attention.

Adjournment – Motion to adjourn was made at 8:11 p.m. The next regular Council meeting will be on Monday, February 13th at 7:00 p.m. at the City Office.

Maribel Cahalan, City Clerk

Grady Parsons, Mayor