



City of Weston
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WESTON CITY COUNCIL MEETING MINUTES
WEDNESDAY, JUNE 2, 2021
7:30 P.M.
18 S CENTER WESTON, IDAHO

MAYOR: GREG GARNER

COUNCIL: RYAN BECKSTEAD, SCOTT VAHSOLTZ, TRAVIS JOHNSON, SARAH LAYLAND

CLERK: SHARON KROPF

VISITORS: KYLE HENDERSON, JARED KROPF, TYSON SCHVANEVELDT, STEWART BASTIAN, BRIAN & JANINE BALLS, JON & CINDEE REEDER, BRENNAN CAMPBELL, TRAVIS ASHBY, KEVIN ASHBY, LORENA ENGLAND, JANIE VAHSOLTZ, SCOTT & LUCINDA BINGHAM, LORI JORGENSON, CLINTON ASTON, CLINT & GALENE ROBINSON, DAVID & MARIA ASHBY, BRENT & CINDY CORBRIDGE, KENT & JUNE ASTON, ROBERT & JOYCE WILLIAMS, JESSICA CUNDICK, ZACH & CHARITY JEPPESEN, DARRIN & CHRISTY THORNLEY, ANNALYN JENSEN, JAY FONNESBECK, JEFF CAMPBELL, QUINTIN ZILLES, BRENT WEBB, JACE KELLER, TYLER OLSON, LYNETTE BUTTARS, TAYLOR RANSOM, RICHARD & MEGAN SUMMERS, CHRIS & BROOKE BAIR, MORGAN PURSER, MAXINE WADDOUPS, SCOTT & JANIS BUTTARS, FRANCIS HATHCOCK, MICHELLE GUNDERSON, BILL STEWART, KEITH OLSON, PAUL & SHELLEY CAMPBELL, MELISSA MEEK, JANEIL BUTTARS, GLEN & VICKI STEVENSON, MARSHAY STOKES, AARON

PRAYER: SARAH LAYLAND

PLEDGE OF ALLEGIANCE

APPROVE MINUTES:

Scott motioned to approve the June council minutes. Travis seconded and the motion passed.

SIERRA HOMES ANNEXATION PROPOSAL:

Mayor Garner reminded everyone that this was not a public hearing but we would take public comments after Sierra was done presenting. Comments would be limited to one minute. Sierra Homes and Heritage Development were being represented by Marshay Stokes and their vice president Aaron. They emailed a copy of their concept plan to the city council and they went over that it was still in the very early stages of planning. The concept is for 22 lots that are 3-4 acres each. They wanted to know how the city council felt about them being annexed into the city. The biggest reason for wanting to be annexed was to have access to city water. Travis asked if they were annexed would the concept stay the same at 22 lots or would it change. The representatives explained that it could change but that the marketing would be for larger lot sizes. During the annexation process, the city could make stipulations on the number of lots and the lot sizes. They said they wouldn't build townhomes. They said that they would be interested to know what the city is in need of that they could provide in exchange for annexation. They have submitted their concept plan to the county as well so if the city chooses not to annex, they will go through the county and drill their own wells. Mayor Garner asked if they had talked to Idaho DEQ, the West Side School District, or the health department to find out what effect that many septic tanks would have on the natural springs in the area. Answer was no. Mayor Garner told them that on advice from legal counsel, Weston City would need to have our engineers prepare a report to see if our water system could handle that many extra homes in addition to the water hookups that are

not in use but could be some day. When our system went to gravity flow, the engineers told us there was a no build zone where the city could not provide enough pressure for homes where they are wanting us to annex. The representatives said that if we could not provide them with enough pressure, they would not be interested in being annexed. Questions that Sierra would like answered are:

1. Is there enough water to give out more connections?
2. Would the city council give any out?
3. Would we give them any hookups in the area that is not in the no-build zone?
4. What would make it worth it to the city to annex?

They asked if they could speak to Sunrise Engineering on their dime to get some questions answered about the no-build zone to which the mayor responded they were welcome to talk to them.

Mayor Garner finished up by saying that the water plan was prepared for the current city limits and didn't take into effect any property annexations. We will need more information from our engineers.

PUBLIC INPUT:

-Jon Reeder has lots of questions that can't be answered in one minute. He's concerned that Weston's water right of 2 cubic feet per second isn't going to go far enough to be divided between current residents and adding in a large subdivision. He would like to know how it would benefit the residents.

-Maxine Waddoups asked if they knew that a Weston Creek Irrigation water line is buried on that property. They were aware but wondered who they needed to talk to to have it marked.

-Chris Bair said they are guaranteeing at least 40 more cars going up and down in front of his house and he's concerned about the ones already going too fast and then adding more on top of that.

-Tyson Schvaneveldt asked if they were building all single-family homes and the answer was yes. He also asked if they would add more phases. Phases may change but total units will not.

-Janis Buttars commented this would only bring higher taxes and a loss of our water. She likes the small community and wants to keep it that way.

-Stewart Bastian commented this feels like it's getting crammed down our throats like the Cache County dump in Clarkston.

-Tyler Olson asked about the process and they said it was just in the conceptual stage.

-Brent Corbridge asked how much water was in storage tank. It's a 500,000 gallon tank but we are using enough now that it's not filling up overnight like it usually does in the winter months.

-Cindee Reeder commented the ground is crappy. 3-4 acre lots with a 1" water line is not enough to water that much ground. No one has ever been able to make much money on that ground because nothing grows. It's not good horse property. They have a well on their property now and it's not good water.

-Tyler Olson asked if the city had an ordinance for annexation. No, we just use the state code.

-Kevin Ashby was concerned because he runs farm equipment through there all summer long and it could be dangerous for kids.

-June Aston talked to a previous mayor who advised not to annex because there will be no end.

-Quintin Zilles told the council annexation was denied on his ground that he owns near there a few years ago so why would they consider it now.

-Jessica Cundick commented that the residents of Weston are just looking for respect for their water and land.

-Robert Williams commented he's lived here 80 years and we don't need this.

-Janine Balls asked what studies have been done to find water on the property. Answer was none.

-Greg Garner said he was told that every homeowner would have to apply for a permit to drill a well. Sierra later clarified that it was the property owner not the homeowner.

-Brent Webb asked what remediation there would be if they drill that many wells and dry o=up someone's springs or wells up the canyon.

-Clinton Aston questioned the new city well as being for emergency use only. A water right would have to be transferred to add that property.

-Richard Summers commented that the city is not prepared to take this on.

-Stewart Bastian asked if we have a limit of how many homes can be built in a year. Answer was we don't.

-Cindee Reeder asked if the council had made promises to the Boyd Campbell subdivision for water hookups. Answer was none promised yet.

-Jon Reeder wanted to know if this property was annexed in would his be as well? And could he get water hookups?

-Maxine Waddoups asked if the people using more irrigation water since it has been piped through town has seemed to give us more culinary water. Answer was yes.

-Tyler Olson explained the two processes for annexation.

-Scott Buttars said if we add this we will go right back to where we were before we started the latest water project and then where would we go to get more water?

-Brent Corbridge asked if this property was in the city impact zone. Answer was yes.

-Joyce Williams said this is the nicest little community and we just don't have a place for more people and there's not enough water. She asked about the difference between getting annexed from the city and going through the county for approval. Mayor Garner encouraged everyone to get involved in the county's meetings. Joyce also asked if Sierra had anything to present to the city showing what they could offer that would be a benefit to the residents. Sierra said they build homes for people that want this rural lifestyle. They are still exploring all their options.

-Tyler Olson said to date no application has been made to the county commissioners. There are no public documents yet. When an application is made, land owners nearby will be notified and there will be public hearings. This would first go to planning and zoning and then to the commissioners. Dirk Bowles is the commissioner over our district if any residents want to contact him.

-Bill Stewart said his family owned that ground in 1959 and 1960 and it never produced anything. Not good ground.

-Kyle England emailed a letter to the city council stating his concerns. A copy will be added to the minutes and can be obtained from the clerk.

ZAC AND CHARITY JEPSON – LOT SPLITTING:

They asked the council about splitting their 1.3-acre lot into two lots. It hasn't been divided before so they can without being subject to the subdivision ordinance. They can work out the details with a surveyor and the county. Septic questions are worked out with the health department. Water is available as long as we have enough to give.

MAYOR'S REPORT:

-All fire hydrants have been installed. There is one at the corner of 1st E and 1st S where there's a 2" line that no one is sure where it goes. We may just end up re-locating that fire hydrant.

-The PRV plans and the new water line plans are at DEQ for final review.

-The new PRV station will be located at 100 S and 100 E.

-We submitted our nitrate test and our nitrate levels are doing well.

JULY 24th:

-Janie asked if the Mayor's Walking Challenge money could go towards paying the entrance fee for kids to participate in the fun run and get a t-shirt and was told yes.

-We need two trucks for the council for the parade. The grand marshal has not been decided yet but a wagon and team of horses will pull them.

-Schedule will be 7:00 run and high fitness, band fundraiser breakfast, parade line up at 9:30 and parade at 10:00, games right after the parade until noon, at noon there will be water bouncy houses, 1:00 airplane drop, 1:30 animal chases, 6:00 shoot out, 7:00 dinner fundraiser at the park, 8:00 band, fireworks at 10:00.

-Vendors are still being finalized.

BIKE PERMIT FOR CACHE GRAN FONDO:

Sarah motioned to approve a bike permit for Cache Gran Fondo for Saturday, July 10. Ryan seconded and the motion passed.

SCOTT VAHSHOLTZ BUSINESS LICENSE:

Travis motioned to give Scott a renewal for his business license and Ryan seconded. Sarah voted in favor.

QUARTERLY BUDGET REVIEW:

Sharon shared the budget numbers. We are doing well on the general account and about breaking even on the water account. Next month we will need to pass a tentative budget so she asked the council to be thinking of anything they may want to add. Travis asked if we are still wanting a snowplow truck. He thinks he's found one and he'd like Scott to take a look at it.

APPROVE MAY BILLS:

The bills and bank statement were passed around. Travis motioned to approve the June bills. Sarah seconded and the motion passed.

DELINQUENT WATER BILLS:

Shut off notices will be given to those three months late.

Travis motioned to adjourn the meeting and Sarah seconded. The meeting adjourned.

JULY 2021 BILLS

WATER ACCOUNT:

USPS	WATER SAMPLE POSTAGE	\$4.80
USPS	STAMPS FOR WATER BILLS	\$108
STANDARD PLUMBING	PART	\$2.59
SOUTHFORK HARDWARE	PART	\$4.69
WEX BANK	GAS	\$175.53
M8 AUTOMATION	SCADA SYSTEM	\$199
VALLEY IMPLEMENT	PART	\$19.94
ENVIRO CHEM	WATER TEST	\$20
GLENNS ELECTRIC	PART	\$3413.50
USA BLUE BOOK	SUPPLIES	\$82.67
ROCKY MTN POWER	PUMPS	\$1151.74
IRWA	DUES	\$360
GLD CORP	CHLORINE	\$531

WATER ACCOUNT BALANCE: \$357,716.04

GENERAL ACCOUNT:

GLEN KIRKBRIDE	HEALTH INSURANCE	\$650
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TACI BALLS	RACE SHIRTS	\$1200
VERIZON	PHONES	\$192.43
NAPA	ROADS	\$5.16
WEX BANK	GAS	\$163.52
DALE HAMSON	DOG CATCHER	\$287.50
STATE TAX COMM.	QTLY TAXES	\$265
SHARON KROPF	REIMBURSE FOR 24 TH	\$363.19
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VALLEY WIDE	SPRAY	\$745.32
AIC	DUES	\$445
JASE CUNDICK	PIGS	\$160
CHECKETTS AMUSEMENT	BOUNCY HOUSES FOR 24 TH	\$880
CASH	FOR 24 TH	\$350
SQUARE ONE PRINTNG	PRINTING	\$177.60
MOUNTAINLAND RV	RV CORD FOR 24 TH	\$386.26
ROCKY MTN POWER	STREET LIGHTS	\$484.08
WOODWARDS	CANDY FOR PARADE	\$604.61
SICOG	DUES	\$78.66
ROUGH STOCK BAND	24 TH	\$1000
ERIN LARSEN	24 TH SUPPLIES	\$14
JANIE VAHSHOLTZ	EVENT PLANNING	\$60
IRS	TAXES	\$1595.15
PERSI	RETIREMENT	\$341.78
PERSI	RETIREMENT	\$341.78
PERSI	RETIREMENT	\$419

GENERAL ACCOUNT BALANCE: \$308,959.26

PAYROLL ACCOUNT:

GLEN KIRKBRIDE	GROSS WAGE	\$1789.42
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SHARON KROPF	GROSS WAGE	\$775.75

PAYROLL ACCOUNT BALANCE: \$44,452.24

SAVINGS ACCOUNT BALANCE: \$63,989.77