

CITY OF CROUCH
Regular Scheduled Meeting of the City Council
Wednesday December 13th, 2023
6:30PM
City Hall
Garden Valley, ID 83622

Council Members

Mayor- Trevor Schiefelbein
Steve McAninch-President
Clayton Smith
Shawna Martin
Mike Hefner

Staff

Treasurer-Steve Raddigan
Water Master- George Simpson-absent
City Clerk- Bonnie Horsewood
City Attorney-Geoff Schroader

The public has the right to attend meetings, with the exception of lawful executive sessions.

Changes on agenda are for emergencies only.

Open Regular Council Meeting 6:30 PM

Pledge of Allegiance

• **Consent Agenda**

- Review of Minutes of Regular Meeting of November 8th, 2023
- Review of Payables & Financials
- (*) Approve Consent Agenda

Mayor asked if there were questions or concerns with the Consent Agenda. There were none. Member McAninch made the Motion to approve the Consent Agenda, Member Smith second the Motion, All: YES, Motion passed.

• **Water Issues**

- (*) Water Master Report-Watermaster Simpson was absent. Mayor said the last time he had spoken to Simpson the water was fine. He had replaced a valve.

• **New Business**

- Preschool in Community Hall presented by Sarah Marie-Sarah Marie presented her idea of having a preschool/daycare in the Community Hall. She is still looking for a permanent location for her preschool/daycare, so this would just be a temporary location. A popup preschool, possibly 4 days a week, half day or full day depending on the need of the community. She posted on Garden Valley Happening to see what the community input would be. There were two four year olds whose parents were interested in half day and two toddlers interested in full days. Half days would be 8:00-11:00 AM. She does have her own insurance, with there not being a playground, the likelihood of falling would be lower. She has her own supplies that she would set up. Member McAninch asked if she had been through the building, wondered if there is a code requirement. She said if it were under a certain number of children, it wouldn't have to be certified but she would seek to get it certified anyway. If there were minor things that needed to be updated hopefully, we could try to get those fixed, but it looked to her like it would be ok. Mayor asked Geoff if her insurance coverage would be

sufficient, he said yes. With the small possibility if something should happen that her insurance would not cover it all then that would be where ours would cover it. She said that is not likely, especially with no playground where accidents are more likely to occur. She assured Council that she would have appropriate insurance to cover any incidents. Mayor asked about the stage being a hazard. She said she would have to get baby gates or something. Member Smith asked if this was something she would rent from the city. She said yes but she would need some storage space in the back for her supplies. There would be some things that she would take home and just set up as needed. Again, this would be half day unless the need arose that she had enough for full days. Depending on the age of the children, should naps be warranted for them, she could put mats down for nap time. She would not need the whole space in Community Hall, just a small space. Mayor asked if the Hall is usually rented out on weekdays in the mornings. I said not usually. Mike is the only one who rents on a somewhat regular basis. He sets up, depending on what days his event is, the day prior to the event. Sarah Marie interrupted and said that Mike told her he sets up on Mondays and that he takes a whole week to take down. She has had issues with Mike using the Hall when she rented it and that he has his belongings in there and in the back rooms. He is also not putting the space back as it should be. I explained that if he has a weekend event, Mike does not start setting it up on Mondays. Sarah Marie disagreed with that. Said he has set up the last two Mondays. Member Martin said if the space is being rented ahead of time, then whoever has that time gets to set up. Mayor asked if there were any other concerns. Member Martin said that conflicting schedules were her only concern. The rented times need to be set and not just a maybe time. Sara said she is not into drop ins so she would have set days and times. She would just need to leave some of her things set up due to the fact it would be difficult to take it down every day. If the city needed to use the Hall for a Special Meeting, they would need space to do so. Sarah said she would accommodate that if she knows ahead of time. Steve Raddigan said that Sarah is asking to do what she has had disagreements with Mike about leaving her things out. Member Martin said that if Sarah has it rented for a specific time, then she would be able to do that. Steve Raddigan is planning to bring up the idea to Council of having voting in Community Hall, so security is an issue. At this time Council has no problem with Sarah starting her project. She will need to fill out the application. Geoff said she will **Have** to supply the insurance policy to the City Clerk.

- Discuss 5 PTO days a year for City Hall employees- Mayor brought up for discussion giving City Hall employees 5 PTO days a year. Member CS made the Motion to give each employee 5 PTO days a year, Member SM seconded the Motion, All Yes. Motion approved. Steve Raddigan wanted to give his input on this issue. For Bonnie, she is steady, he is not steady. He said it should be based on hours worked. Council changed the 5 days PTO to 12 hours a year per employee. Member CS made the Motion and SM seconded the motion, All yes, Motion passed.

- **Old Business**

- Impact fee update- Bill Klevenger spoke with Boise County Planning and Zoning, they have a tentative meeting set for February 15, 2024, at 6:30PM in Garden Valley at the school. They are hoping to integrate as many meeting requirements as possible into one sitting to limit the number of hours needed for legal representation. The dollars add up. The attorneys know what all is involved with amending the County's Comprehensive Plan. With the City of Crouch, it is different. Geoff went over what the City of Crouch needs to do. First is to form an Impact Fee Advisory Committee. Bill Klevenger said they put together a committee, with their advisors. They built it based on the State requirements. Geoff said that the City can borrow their members but has to say that these are our members, as does the County. They can be the same people. There are

some statutory requirements for these people. For a development Impact Fee Ordinance to be valid there are steps that need to be met. Mayor asked if a member of the Council needs to be one of those people. In fact, they cannot be one. Geoff said that there needs to be not fewer than five (5) members appointed by the governing authority of the governmental entity or as the members appointed to provide for a governmental agreement. Two members have to be active in development, building or real estate and two who are not. They have to reside within the boundaries of the governing agency, and if you're doing one with an Intergovernmental Agreement, they can also come from out of the city limits but within the boundaries of the Fire District. You still need to have some that are within the city limits. We need to get the list of who is on the Advisory Committee. Geoff will get with the Mayor and Steve McAninch. They have to meet once a year and their job is to go over the Capital Improvement Plan (CIP). Crouch does not have a CIP. The Fire District has created the CIP and that says in this many years due to growth we want a new fire truck, a new fire station, helicopter etc. That plan was done, and they had a public meeting that was announced. The plan should have been shared with us. The second step: need to amend the Crouch Comprehensive Plan and adopt their CIP. It would be the last chapter in the Comprehensive Plan. Crouch just needs to adopt that portion of the Fire Districts CIP that pertains to growth in the city limits of Crouch. We have to pass a Resolution, so we need a hearing and adopt the Resolution. The hearing is the same as doing a zoning change. Publish 15 days before the hearing. We need to get this notice up and hearing synced with the other stuff we need to do, possibly February 15, 2024. The people that are coming to the hearing need to know the contents of the CIP. The CIP calculates the Impact fees, \$1672 per new homes and .84 per square foot for non-residential builds. These fees as of now can be used for fire station expansion and new rigs. These fees were calculated by the number of homes we currently have and that would just pay for what we have today. They are calculating 200 homes in the next ten (10) years which would generate three hundred and twenty thousand dollars to three hundred and fifty thousand (\$320,000-\$350,000) which equals one new fire truck. Over the coming years they could finance this and have the backing to pay for it with a little bit of cash flow. There are a ton of statutory requirements regarding that. The money they collect has to be used within eight (8) years if not it has to be returned.

The Impact Fee Advisory Committee has met the criteria. They split the committee up with people who live in Crouch and reside within the County. We need the list of people on this committee and the Council will have to appoint this committee. This will be added to our next months Agenda when we get the list. The goal is to get the Impact Fee Ordinance and Resolution done at the February meeting. All the notices need to be done correctly so this can be accomplished then. The Fire Department made up the CIP so they will be able to help us defend and explain it if the community has any questions at the February 15th meeting. The reason we need a fifteen (15) notice and hearing is due to the fact that Impact Fee Ordinance and the Comp Plan amendments are part of the zoning code. At the same time the Council will execute an Intergovernmental Agreement which requires a Resolution that allows the Mayor to get into this agreement. If someone should come in and wants to build a new home, they are aware that they will owe these funds plus any other fees that go with building a new home. We take the payment, and we are paid a fee to do this. We will have to negotiate a compensation fee that the district will pay us. We remit the money as a whole as we will send the district a monthly bill and they will pay an agreed upon amount. This cannot be deducted out of the Impact Fees. The checks we receive will be delivered to the Fire Department so as not to affect our financial records.

Boise County Planning and Zoning brought up that there may be some people who are still not aware of the Impact Fees and say "what is going on here!" Bill is going to put an announcement in the Idaho World and on a Facebook Campaign alerting those that are unaware, to be on the lookout for this hearing coming up in February. He will give them an email address for those with any questions and advise them with all the details.

Mayor suggested new builds impact fee so its clear it's not on existing homes.

Another point Geoff pointed out is that the Impact Fee Advisory Committee, once they are appointed, they have to meet as the City of Crouch's Impact Fee Advisory Committee, and they have to say they love the CIP so much they want to marry it and we recommend that the city adopt it. That can happen in the few minutes before the public hearing, but it has to occur. They have to meet and say it's a Great Capital Improvement Plan.

Member CS brought up that under old business, the Old Crouch Road issue was not brought up. Wondered if we have just put it aside. Mayor said we are just at an impasse especially with the current weather. We will bring it up under Unscheduled Delegations.

Member SM asked if the Impact Fees could be used for ambulance/EMS use. Yes, it can. The ambulance/EMS has been brought into the Fire Department for a while now.

- **Scheduled Delegations**

- (*) Crouch/Garden Valley Museum Board Report-Museum is shut down until April and they are still doing inventory of items.

- **Unscheduled Delegations-** The road is still atrocious but it's the issue of private/public. Mayor asked if Tim Fritzley still wanted to get together with Terwilliger. Tim said that Steve Fitz had that survey done and thought we were going to piggyback off if it. They have given up. Tim said sometime in the future when the road gets so bad and they want to get it paved, then the business owners will sue the city. Geoff reminded us that the City has no functioning street department. The county used to take care of the road a long time ago until it all fell apart. Member Hefner asked what Tim meant by maintaining the road. As Tim understood that they snow plowed it and patched it. Member Hefner said that goes back to the city and the businesses paying the county to do so. It's the businesses problem by them paving Old Crouch Road, they created a nightmare. Mayor said we have the LOT money but that isn't forever. That may end in eight (8) more years and if we set a precedent then when that money is gone, then how do we maintain the upkeep of that road? Mayor would like to see if there is a way that the county, city and business owners could come to an agreement on how to fix the problem. The Mayor and Geoff had met with a commissioner in BC, it wasn't a complete shut out. They wanted us to do a survey and adopt it as a city road but then it would be our problem. Mayor would like to come up with a solution. Tim Fritzley said he will give Terwilliger a call and see what we can come up with. Mayor would like to help but not set a precedent on maintaining the road. Steve Raddigan said the city still has the nuisance ordinance that we have not used but it is there if we need it, since it is still private property. Mayor will make himself available to meet with Terwilliger.

Geoff brought up that he had sent Steve Raddigan the Water Facility Plan Report from 2018 page 41. We had discussed that the water rates were not what they need to be to support our water system. We needed the engineer input as to what it should be. Geoff spoke with Mike Woodworth, and we have three options for water rates: 1. \$110 a month, 2. \$95 a month, 3. \$240 a month without grant funding. We need to get it solvent and turn it over to a water district. We need to have a Public Hearing to set the water rate at \$140 a month. Will publish a Public Hearing date for our February 14th meeting with the rate at \$140 a month. The rates can be discussed and adjusted. Mike Woodworth had said at a meeting earlier this year, that isn't even approaching what it would take to support the system. If we publish the rates at \$140, it lets the customers know what is needed to maintain our water system. After the hearing it could be decided what the rate may be. Tim Fritzley said that the customers could not afford to

pay that amount so what are the alternatives? Possibly turning it into a water district. That would be all the current users. If it were a water district, could it merge with Packer John's system? They have their own system and they are not tied into ours. That is not going to happen. Tim said DEQ has a status of a very small water district where they waive a lot of the requirements. Maybe we could get help with this. Bonnie will post the Water Hearing Notice in January for our February 14th at 6:00PM meeting. Steve Raddigan asked if we could just turn it over to a private company. Geoff said, maybe, but that would be a Stephanie question. Stephanie will advise us at our February meeting. Tim asked if the people who are on the water, do they petition the city for a water district? No. Geoff said he has never been a part of forming a water district, so he does not know the answer to that question. He thinks you can form a water district if you're in the city or not. He's not sure but he will find out. From what Tim understands that the people who are currently connected can form the water district and the city can then transfer it to the water district. Steve Raddigan said that you have to define the boundaries, get the people together to petition that they want a district then those within the boundaries vote. Whoever wants to make the district can form the boundaries. Tim will get Greg and Gerold's information to the Mayor so he can speak to them. Steve Raddigan said one customer is requesting to get off the water system, Mud's Mountain Treasurer's.

- (*) Clerk Report- In file
- (*) Treasurers Report-In file
- Adjournment 7:39PM

Next Regular Council Meeting is January 10th, 2024, at 6:30 PM
ASTERISK (*) ITEMS ARE ALL SUBJECT TO POSSIBLE ACTION BY THE CROUCH CITY COUNCIL MEMBERS.

Trevor Schiefelbein-Mayor

Bonnie M. Horsewood-City Clerk