



# CITY OF IDAHO CITY

## AGENDA

### REGULAR CITY COUNCIL MEETING

Wednesday, March 26, 2025

6:00 P.M.

City Hall, 511 Main Street, Idaho City, ID 83631

MINUTES

Join Zoom Meeting

<https://us02web.zoom.us/j/85913106899?pwd=VW5lQWRNNGE3eVVzSlhNTHRadGo5QT09>

Meeting ID: 859 1310 6899

Passcode: iccouncil

**CALL MEETING TO ORDER:** Mayor Everhart called the regular city council meeting to order at 6:01 PM.

**ROLL CALL:** Clerk Ptak called roll, Heffington, Elliott, Adams, Secor in attendance.

**PLEDGE OF ALLEGIANCE:** Mayor Everhart led the pledge of allegiance.

## I. CONSENT AGENDA

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it is discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval.

### A. APPROVAL OF MINUTES: MARCH 12, 2025 **ACTION ITEM**

Councilor Elliott made a motion, seconded by Adams, to approve the minutes dated March 12, 2025. 4 ayes. Motion carried.

### B. IDAHO CITY EVENT CHECKLIST: **ACTION ITEM**

### C. BILLS/PAYABLES: MARCH 13, 2025 THROUGH MARCH 26, 2025 **ACTION ITEM**

Councilor Secor made a motion, seconded by Elliott, to approve the bills dated March 13, 2025 through March 26, 2025 in the amount of \$22,039.24. 4 ayes. Motion carried.

## II. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially as a matter of law subject to applicable legal requirements; the Council may enter executive session to discuss such matters. **ACTION ITEM**

## III. PUBLIC HEARINGS

Items listed as public hearings allow citizen comment on the subject matter before the Council. Residents or visitors wishing to comment upon the item before the Council should follow the procedural steps. In order to testify, individuals must sign up in advance, providing sufficient information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for presentation by the applicant, submission of information from City staff, followed by public testimony. **ACTION ITEM**

## IV. ENGINEER'S REPORT

## V. ORDINANCES AND RESOLUTIONS

Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct.

Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. **ACTION ITEM**

## VI. OLD BUSINESS

### A. PROPERTY SWAP WITH SECOR

No new information.

### B. BOISE COUNTY WATER SEWER RATES **ACTION ITEM**

Councilor Secor believed that the County buildings should stay the same with the exception of the emergency services buildings and Mayor Everhart agreed. No action was taken.

### C. EMERGENCY SERVICES WATER SEWER RATES **ACTION ITEM**

Councilor Secor made a motion, seconded by Heffington, to reduce the rates of the emergency services buildings, Sheriff's office, Fire Department, and EBCAD building to the residential rate. Secor aye, Adams abstain, Elliott aye, Heffington aye. Motion carried.

## VII. NEW BUSINESS

### A. BOBBY MATHEWS – BANNING FORMULA BUSINESS IN CITY LIMITS

Bobby Mathews with Idaho City Grocery addressed council and explained a rumor that a formula type business is interested in buying property in Idaho City. If a big box store came to town more would follow and everything would change. Mathews provided council with a document from the City of Joseph in Oregon that decided to ban formula type business within their city limits. They are not singling any one business out; they just don't want that type of business within their town. Mathews asked council if they would do that for Idaho City. Mathews went on to discuss different obstacles and questions regarding his request. Mathews added that if a box type store came

to town he would lose his grocery contract and business. If an ordinance couldn't be past then at a minimum Mathews asked for a moratorium on formula type business to allow council time to research and possibly pass an ordinance. Councilor Elliott thanked Mathews for doing the research and providing the information to council. Mayor Everhart verified with City Attorney Callahan that because this item is on the agenda, it can be discussed but no action can be taken. Councilor Elliott asked if this item can be directed to Planning and Zoning. Callahan responded absolutely that would be appropriate. Mayor Everhart explained that currently the only place that a formula type business would be prohibited is in the Historic District. Now that it has been brought to the city's attention, steps will be taken, and the planning and zoning commission will get involved. Discussion on ordinance and zoning ensued. Councilor Adams thanked Mathews for his research and asked if he produces any more information to please provide that to planning and zoning at their April 14<sup>th</sup> meeting. Mayor Everhart added that at the next council meeting it could be added to the agenda to place a moratorium on this type of business until it can be addressed through the ordinance process.

Steve Shay explained that this type of business will dilute business in town. Mike Tam explained how a box store will affect all the small businesses in town. Barbara McClain was concerned about how a box store would change the historic ambiance of the city, and also because they would have a large, paved parking lot, there is no provision for that amount of storm water and runoff. Andrea Anderson read a prepared letter regarding her and her family's life here, Idaho City Grocery, and what she has witnessed happen to small towns that allow formula business. Brittany Reimann explained her similar experience with a small town, formula business coming in, and the potential dangers they bring. Jim Anderson wanted to keep the integrity of Idaho City and didn't believe that people want to see a dollar store when coming into town. Anderson sees this as the opportunity to get ahead of this. Steve Ellis believes that this is the time for the city and residents to decide what they want town to look like. Jessica Tam voiced her concerns and the safety issues that could arise with an incoming formula business. Rhonda Jameson explained that the Historic Preservation Commission used to have the title companies inform potential buyers that the property in question is in the Historical District, but that is not currently done. Jameson worried about the potential issue of a purchase and not being informed of this. Dirk Anderson wondered how many dollars do these type of business have to gross per square foot per month. He did not see that happening in Idaho City but thought it could be something to bring up to planning and zoning. Jared Reimann mentioned the fact that there is barely enough infrastructure to support the city currently. Bob Fritz was impartial to the issue but brought up that fact that if someone wanted to sell their land to make money they should be allowed to do so. Gracie Webb believed that it is important that not every decision fall on the council and not every decision is going to be made by the residents. If the community would come together there would be no stopping them. Trudy Jackson explained that she is the one that owns the land in question. Jackson provided some of her background in Idaho City and explained that she informed the business in question to contact planning and zoning. Discussion on pricing and selling the lot ensued. Bryce Jackson explained how he did not want to see any growth in Idaho City, but Idaho City has already been discovered, and the residents need to help decide how it is shaped in the future. Mayor Everhart explained the personally he did not care to see a Dollar General come to town, and did not believe the area is big enough for the store. He believes that growth is coming but the city and residents need to direct that growth. Mayor Everhart added that no one should hold anything against Trudy Jackson, she has done more for this community than probably 90% of the people in the room. Shelly Heffington asked if Boise County had a unified land ordinance and is Idaho City part of that. Mayor Everhart responded no, County ordinances do not apply in the city limits. Councilor Elliott mentioned the past meetings for the comp plan and how the city needs resident input and need people to come to meetings. Discussion on meetings, minutes, comp plans, and agendas ensued.

#### **B. CLEARWATER – DISCUSS IMMEDIATE AND LONG-TERM CITY PRIORITIES AND GRANT OPPORTUNITIES ACTION ITEM**

Abbey Erquiaga and Cameron Arial with Clearwater Financial went through the master service agreement and explained the services within that agreement. Erquiaga also discussed potential projects that Clearwater could help with that may fall outside the master services agreement and how those funds could be obtained. Discussion on the comp plan and community help and involvement ensued. Mayor Everhart called a break at 7:45pm. Mayor Everhart called the meeting back to order at 7:50pm.

### **VIII. COMMITTEE REPORTS**

#### **A. PARKS & RECREATION COMMISSION**

James Correll explained they had a meeting with the Forest Service to discuss getting the lease next to the baseball field back. Correll explained the items needed to move forward. Correll also went over the BLM lease for the rodeo grounds and the progress there.

#### **B. HISTORIC PRESERVATION COMMISSION**

Rhonda Jameson explained they should have all the information to move forward with the recognizance survey for the Historic District lines.

#### **C. PLANNING & ZONING COMMISSION**

##### **1. LOT COMBINATION – LOT LINE ADJUSTMENT – MORES CREEK CROSSING LOT 27 & 28 – RPI90010000270 & RPI90010000280 ACTION ITEM**

Jon Adams explained they approved the lot line adjustment for the two lots, 27 & 28, in the Mores Creek Crossing subdivision. Councilor Secor made a motion, seconded by Elliott, to approve the lot combination, lot line adjustment, in Mores Creek Crossing, for lots 27 & 28. 4 ayes. Motion carried.

#### **D. IDAHO CITY CHAMBER OF COMMERCE**

Shelly Heffington explained that the Chili Cook Off went great. Final count was approximately \$15,000. There are some changes coming with the chamber that are being discussed with the city. There will be a car show in June and then the chamber will start getting ready for Idaho City Days. Carrie Ann Kowalczyk asked where the information for the upcoming events would be. Heffington responded on the chamber website and soon in the community calendar.

### **IX. EMPLOYEE UPDATES**

#### **A. PUBLIC WORKS**

Mayor Everhart explained the public works department is still looking for the major leak in town. Part of the problem is the lack of isolation valves. Public works is working to get a permit to work on the highway and get those valve installed. Steve Ellis with the Goldmine questioned the shutdowns. Mayor Everhart explained that they would shut down Sunday through Thursday nights to allow

the tank to build to an acceptable level so that the water would not have to be shut down over the weekend. Mayor Everhart also discussed the boil advisory and how he pulls multiple samples checking for bacteria and to date all of those tests have come back clear.

## B. LAW ENFORCEMENT

Chief Watson thanked everyone that attended this meeting and encouraged them to continue to attend. The last 30 days there have been around 115 calls for service. Officer Nye is on field training with Boise County. Nye goes to Post April 27<sup>th</sup> for 14 weeks. Watson spoke to the public and said, "If you see something, Say something."

## C. CLERK/TREASURER'S OFFICE

### 1. WATER AND SEWER UPDATES, **ACTION ITEM**

Clerk Ptak explained the water sewer updates in the packet. Ptak added that in the packet is the info for the next budget hearing which will be August 27<sup>th</sup>. Mayor Everhart explained that there will be budget workshops coming up and the public is welcome to attend and potentially provide input. Discussion on budget workshops ensued. Ptak added there is one adjustment for a shut-off that will need to be signed off on. Councilor Elliott brought up rescheduling the April 9<sup>th</sup> meeting. Councilor Secor suggested the 8<sup>th</sup> at 6pm and council agreed.

### 2. CLEARWATER UPDATE

## D. CITY ATTORNEY

City Attorney Callahan explained the surveyor had gotten in touch and is hoping to have the written information by the next meeting.

## X. COUNCIL UPDATES

### XI. MAYOR UPDATES

Mayor Everhart provided some information on the RFQ, and it will be republished next week in the Idaho World. Clearwater will also be submitting to engineering firms they work with. The Idaho Rural Water conference is next week, and Mayor Everhart will be speaking with people there. Discussion on outgoing and incoming engineering firms ensued.

### XII. CITIZEN COMMENTS

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. To ensure adequate public notice, Idaho Law provides that any item requiring Council action must be placed on the agenda of an upcoming Council meeting, except for emergency circumstances. Comments related to future public hearings should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Persons wishing to speak will have 5 minutes. Comments regarding performance by city employees are inappropriate at this time and should be directed to the mayor, either by subsequent appointment or after tonight's meeting, if time permitting.

Trudy Jackson asked that the city not push snow on her properties. One of Jacksons rentals had the tenant pass. There were some issues getting the water shut off and it froze and broke. Jackson is asking for some forgiveness when meters are read, and that bill comes out. Jackson also discussed the water rates on a couple of her properties. Councilor Elliott explained that for the next budget year the city plans to look into different categories and rates for different locations in the city. Jackson asked about the different texts and emails. Clerk Ptak explained it is all in how you have set it up when you subscribed. Jackson added that the Historical Foundation has the inmates coming the end of April. They will be working up in the cemetery and request for the city to provide a dump truck for the debris.

Bert Settle explained that his back yard is covered in water. The ditch that runs behind his property needs cleaned out and asked if that is his responsibility or the city. Clerk Ptak explained that there is some new information that has come up that council needs to look at that may shed light on responsibility. Councilor Secor said he and Hank Elliot would take a look.

Derrick and Matt from Consor Engineering introduced themselves and were attending to get a feel for the community and what all is going on in the city.

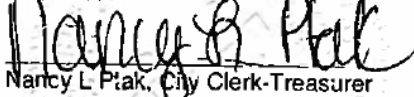
## XIII. UPCOMING MEETINGS

### A. NEXT REGULAR MEETING: APRIL 9, 2025

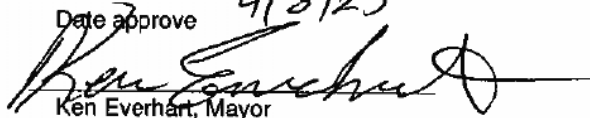
Meeting rescheduled for April 8, 2025.

ADJOURNMENT 8:52 PM

ATTEST:

  
Nancy L. Ptak, City Clerk-Treasurer

Date approve

4/8/25  
  
Ken Everhart, Mayor

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 511 Main Street or call 208-392-4584.

#### Mayor:

Ken Everhart

[idahocitymayor1@cityofic.org](mailto:idahocitymayor1@cityofic.org)

#### Council members:

Tom Secor Jr

Ashley M Elliott

Mari Adams

Ryan Heffington

#### Chief of Police:

Brent Watson

[idahocitypd.194@cityofic.org](mailto:idahocitypd.194@cityofic.org)

#### City officers:

Jake Nye

#### Public Works Director:

Tami Claus

[idahocitypublicworks@cityofic.org](mailto:idahocitypublicworks@cityofic.org)

#### Public Works:

Nick Mancera

CJ Torgensen

#### City Clerk-Treasurer:

Nancy L. Ptak

[idahocityclerk@cityofic.org](mailto:idahocityclerk@cityofic.org)

#### Deputy Clerk

Kaleb Goodlett

[idahocityoffice@cityofic.org](mailto:idahocityoffice@cityofic.org)

#### Utility Billing Clerk

[4cityfolk@cityofic.org](mailto:4cityfolk@cityofic.org)

511 Main Street

PO Box 130

Idaho City, ID 83631

(208)392-4584

operating hours

Monday- Thursday

8 am - 5 pm

Friday 9am -3pm