

MINUTES
BONNERS FERRY CITY COUNCIL
July 11, 2023
6:00 pm

The Mayor opened the meeting at 6:00 pm with the pledge of allegiance. Present for the meeting included Council members, Ron Smith, Rick Alonzo, Val Thompson, and Brion Poston.

Members of staff present for the meeting included, City Engineer Mike Klaus, City Administrator Lisa Ailport, City Attorney Andrakay Pluid, Police Chief Brian Zimmerman, Deputy Clerk Lara Tyler.

Members of the public include Ann Bonar, Karen Davis, Steve Nelson, David Sims, Chris Pease, Tara XX, Dave Anderson, Gerald Higgs, Emily Bonsant, David Clark, Todd Bateman, Jacob Francom.

PUBLIC COMMENTS

Gerry Higgs spoke with the council about the concerns with several events occurring downtown at the same time, and how they conflict causing people to leave the area or just not coming downtown to do their local business. Many people he has spoken with will not come downtown due to the large amount of people in town, and that they are leaving and taking their business to Bonner County. He suggested having a workshop with the parties who are hosting or planning the events as well as looking at asking the farmers market to move their location to the fairground, during the time of the conflicting events.

Dave Anderson spoke about the projects that the Friends of Mirror Lake Golf Course has funded on the course with the money the City has given back to the group through the green fees raised at their yearly golf tournament. He respectfully requested that the council consider this request again this year.

Ann Bonar said that she was present in support of the golf committee requests.

GUESTS

Todd Bateman- Insurance PowerPoint presentation. Todd Bateman presented a group Medicare retiree plan that the city could participate in that would support their employees once they become retired.

Mayor Staples asked whether the county signed up for this program. Todd commented that they have. He asked if it would be available to current retirees if we sign up and Todd responded they would. Mayor Staples then asked if the cost would be free, and Todd responded that it would be. No action was taken.

REPORTS

Police Chief Brian Zimmerman commented that they had replaced their retiring clerk with Kathy Walk, who has started recently and is learning from the current clerk. The existing clerk's last day will be Friday, July 14, 2023.

The Mayor asked if there was anything planned on Friday and Brian responded that there was something planned on Friday at noon for the clerk who is leaving.

No other reports were given.

CONSENT AGENDA – {action item}

1. Call to Order/Roll Call
2. Approval of Bills and Payroll
3. Approval of minutes from the Joint Meeting April 24, 2023, Regular meeting June 6, 2023, June 20, 2023, Budget Workshop June 16, 2023.

Result:	Approve
Moved by:	Rick Alonzo
Seconded by	Ron Smith
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo, Ron Smith
Voted No	
Absent	

NEW BUSINESS

4. **CITY- {action item}** [attachment] Update on Riverside Road FLAP Project.

David Sims presented a short history of the city’s application for Riverside Road, followed by IFG presentation on the concept for their property (adjoining city’s Riverside road project).

David Sims presented Council with a PowerPoint presentation regarding the Riverside Road project which was selected for funding through the Federal Lands Access Program (FLAP) in 2019. David gave a history summary of the project and the process from initiation through current time.

In 2019 the City applied for the FLAP funds to improve Riverside Road that starts along the western line of city limits and extends to the western line of the railroad right-of-way (4th street intersection). David noted that since acceptance into the program, the project costs as well as the project commitment at 7.34% match funding have doubled.

Currently, Western Federal Lands has increased the cost of the road construction from the original costs of ±2.7 million to current cost predictions of ±6 million. This increase in cost has also increased the cost of the match funding from \$198K to \$442K. The additional match funding required would be ±\$217K.

The plan for construction would be kicked off in July of 2023, with 30% of design done in spring in 2024, 70% done in Winter of 2025 and 95% plans specification and estimates during the summer of 2025. Construction would take place in 2027.

The city’s cash contributions would occur in July 2026, with the relocation of poles and the remainder match due in 2027. David summarized the location of the road directly fronts on IFG property and Tera King and Chris Pease with IFG were going to speak about their concept plans for their property. He then turned the floor over the Chris Pease.

Chris opened his PowerPoint presentation with a summary of the city’s recently completed comprehensive plan and how that plan is meant to suggest the site would develop as a multiuse property. It is IFG’s intention to plan for a multiuse development in concert with the city comprehensive planning effort. Tera offered additional supportive information regarding Chris’s presentation.

After Chris’s presentation, Tera continued, noting that the history of the parcel has been quite fascinating with the evolution of the land being owned by railroad companies to the current day ownerships being shared by the county, city, railroad as well as IFG. IFG is taking in all this information to understand the power of development over the property and to consider what types of density the land could support.

She then continued with the purpose of their meeting with the council this evening. In IFG’s considerations, their future development plans call for moving Riverside road to open the riverfront to development and a public trail system. In their draft plans Riverside Road moved to the southern end of their property and then looped back around to tie into the road near the future city limit boundary. It is their opinion that the current alignment would limit the development interest and incentive and overall hurt the value of the property. Additionally, it was their belief that the future public trail system would improve public safety by separating pedestrians and vehicles.

Following Tera's presentation, the Mayor clarified whether the items listed were meant to be action items. David Sims responded that the items were meant to inform the council as a report only. David noted that the next item on the agenda was where the action item is meant to be, should the council intend to move forward with the project they would need to update the costs and submit back to Western Federal Land the agreement.

Rick Alonzo asked if the lands IFG is seeking to annex would require additional costs to the FLAP project. David mentioned he would check with western federal lands. City Administrator Lisa Ailport responded that the project as applied for will remain, meaning no additional area will be taken in on the project and the city would not be looking to add any additional length to the project.

- 5. **CITY- {action item}** [attachment] Consider the draft Memorandum of Agreement from Western Federal Lands (agreement for FLAP grant)

The Mayor asked that this item be tabled and that it be further discussed at a future meeting. Council members agreed. The Mayor asked staff to bring forward this action item to a future meeting.

- 6. **ELECTRIC- {action item}** [attachment]- Consider approval of quote from REL for electrical load study.

Mike presented the quote from REL regarding the electrical load study. No questions were asked.

Rick Alonzo made a motion to accept the contract with Ripplinger Laboratories for the completion of a load study in the amount of \$6,245.00. Val Thompson seconded the motion.

Result:	Approve
Moved by:	Rick Alonzo
Seconded by	Val Thompson
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo, Ron Smith
Voted No	
Absent	

- 7. **GOLF- {action item}** Consider gifting back Friends of Mirror Lake the green fees raised from the Friends of Mirror Lake Golf Tournament.

The Mayor asked for a motion to consider gifting back to the friends of mirror lake golf tournament on Friday, July 14th. Val Thompson made a motion to gift back to the friends of Mirror Lake the greens fees from the friends of mirror lake the golf tournament. Rick Alonzo seconded the motion.

Result:	Approve
Moved by:	Val Thompson
Seconded by	Rick Alonzo
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo, Ron Smith
Voted No	
Absent	

- 8. **GOLF- {action item}** [attachment] Consider operational strategy for golf course.

Steve Nelson presented to Council three options for consideration regarding the golf course management that the golf committee came up with. Steve was asking for some direction from Council regarding the options. The three options included:

1. Golf/Pro with responsibility of maintenance, much like what is currently being done- essentially replacing Ralph with a new person.
2. Hire Greens keeper separate of a club house/golf manager.
3. City contracts out entire golf course for a fee and turn over maintenance and equipment to a contractor who would pay a yearly fee to the city to rent to course *or* that the city takes over the entire course over to city employees and run the course as it sees fit.

The golf committee felt that option 3 was not desirable for either option, due to the amount of people that it would take to run the course and the limited source of funds that the city operates on.

Regarding option 2, Ron Smith asked about the green's keeper, clarifying that he means the rough and the fairways. Steve agreed that is what was meant by hiring a greens keeper.

Brion asked who would be responsible for owning the equipment. Steve responded that the city would still be expected to own the equipment in this scenario.

Brion also asked how the contracts would be maintained for each contractor, and Steve responded that the greens keeper would need to be paid separate from the club house manager. Brion then asked about the driving range and Steve responded that those details would need to be figured out if the council chose this method.

Val asked if the Committee had reviewed the financials of the golf course and Steve responded they had not. The committee felt that it was important to know what direction the council wanted to go before they looked at the content of a contract and the costs associated with that.

Steve went on to say that the contract's current amount paid to a contractor would likely need to be raised to attract someone interested in the course.

Mayor Staples asked if the Committee needed a decision by Council tonight and Steve responded that the committee wanted to know if Council had a preferred option on which method they'd like to go forward with on the types of contractors.

Ron Smith asked if a future committee would be the ones who would address the type of method to move forward on. Steve replied, it would.

Val Thompson responded that she felt that when she saw on the agenda the need for a special committee it was for the reason of selecting a method or type of contractor for the future.

Steve then introduced the idea of starting a special committee that would address the method of the future contract. It would comprise of two members of the golf committee (John Youngwirth and Gerry Ann Howlet), two members of the ladies (Anne Bonar and Ada Gardner) group and two members of the men's group (Bill Gutknect and Dave Anderson) and a member of the city council.

Ron Smith asked if the people selected had been consulted about the city's interest in serving on the committee. Steve said he had spoken with each of the community members and received positive responses.

9. **GOLF- {action item}** [attachment] Consider establishing a Steering/Hiring Committee for recruitment of new golf course management.

The council discussed putting together the committee and liked the idea of having the committee to help in the process selecting a new contractor.

Val made a motion to establish a steering/hiring committee listing the recruitment of the new golf course management naming Brion Poston as the representative from the city council. Ron Smith seconded the motion.

Lisa asked the Mayor and Council if they would also like to appoint the other members of the committee, including those presented by Steve. Val amended her motion to include those members, which are:

1. Brion Poston
2. Gerry Ann Howllet
3. John Youngwirth
4. Anne Bonar
5. Ada Gardner
6. Dave Anderson
7. Bill Gutknect

Result:	Approve
Moved by:	Val Thompson
Seconded by	Ron Smith
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo, Ron Smith
Voted No	
Absent	

EXECUTIVE SESSION PURSUANT TO IDAHO CODE 74-206, SUBSECTION 1

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

A motion by Rick Alonzo to enter executive session, the motion was seconded by Ron Smith. The council went into session at 7:25pm.

Result:	Approve
Moved by:	Rick Alonzo
Seconded by	Ron Smith
Voted Yes	Brion Poston, Val Thompson, Rick Alonzo, Ron Smith
Voted No	
Absent	

The Mayor and Council came out of executive session and noted no decision was made. He then adjourned the meeting at 8:07 pm.

ADJOURNMENT

INFORMATION

1. 5/23/2023 and 6/27/2023 Golf Minutes