

Mayor David Sims called the special council meeting to order at 6:00 p.m. on September 12, 2017. Present for the meeting were Mayor Anderson, Council President Rick Alonzo, Council Members Ron Smith, Ken Toline, and Adam Arthur, Clerk Kris Larson, City Administrator Mike Klaus, and Planner Lisa Ailport. Also present were Nancy Mabile from Panhandle Area Council and Valerie Thompson.

Mayor Sims opened the hearing for a Community Development Block Grant application for swim pool and pool grounds improvements. Nancy Mabile gave information on the block grant application. Nancy said the hearing notice was for \$100,000 but she bumped up the amount on the block grant application to \$150,000. There are cracks in the pool walls as the pool was constructed in 1934. There has been patching over the years, but there is water leaking out of the pool due to the cracks. She said about 1,000 gallons of water leaks out of the pool each day. The water level should be as high as the skimmer rail so the debris can filter off. Our water level is low, and this is a health risk according to Nancy. There is a tripping hazard around the edge of the pool as the pool is a bit higher than the sidewalk around the pool. There is an inaccessible path to the pool that needs to be improved for ADA Standards as well as the restrooms and shower need to be upgraded for ADA conformity. The pool wall paint is chipping and was noted as a violation of pool standards. The scope of work is to replace pool wall; upgrade skimming system; replace/create walkway with ADA compatible ramps; and bath house upgrades for toilets and shower.

Matt Philbrook joined the meeting.

Mike Klaus said the pool floor was replaced in 2010, so it is in good shape. He said the edge of the pool will have a rounded edge, extending the sidewalk around the pool about two feet in most areas. Now there is about eight feet of sidewalk around the pool and about ten feet between the pool and the bath house. The cost estimate for the repairs was calculated by Mike Klaus. Concrete, piping, fencing, demo, skimmer system, mobilization/bonding costs are estimated at \$190,270. This amount will come from the block grant, if successful, and city cash. The bathroom repairs are estimated at \$20,000; sidewalks estimated to be \$5,000; and design costs are \$17,800. These costs are scheduled to be paid by the City. There is a 15 percent contingency budgeted also, bringing the total repairs to \$268,038.

Nancy said the administration costs for the grant will be \$11,000. Anticipated cash from the City is \$83,560, force account from the City is \$42,806, and in-kind is \$1,500 from Nancy doing the grant writing. Nancy said grant proceeds are \$150,000, but the total cost is estimated to be \$277,866.

Nancy said she spoke with Tony Tenne from Department of Commerce and he was impressed with what he saw when he came to Bonners Ferry to look at the pool. He told her if we could get by with less than \$150,000 to ask for less.

Mayor Sims said the source of the match will probably be from logging proceeds. He said we have also spoken to the Blue Cross Foundation and they are on board to support the project. Albertson's Foundation may be able to work with us on swim lessons according to Mayor Sims. He said there is approximately \$12,500 above the grant and city funds are needed to complete

the project. Blue Cross High Five may be able to help with this or else it can come from tax dollars.

Nancy went over the schedule and requirements of the grant. The pool repairs would probably take place in the fall of 2018, so we would use the pool for another season before we would implement the repairs.

Lisa Ailport said we have an opportunity to pay for potentially half of the project costs through the grant. She said we received about 15 to 20 letters from the public supporting the pool repairs. Nancy said the letters will be included in the grant application.

Ken Toline asked if contributions could be accepted for the pool. Nancy said donations would be welcomed. Lisa said we can solicit donations.

Valerie Thompson asked if there are other grants that can contribute to this. Lisa said they can. She said we can also use the High Five Grant for match if necessary. Val said there are many organizations in our community that would be willing to support this project.

Mike Klaus said our Forester said we are looking at about \$50,000 coming in from logging. Val asked if corporate sponsorships could be accepted. Nancy said they can. Matt Philbrook asked if we have a count of pool patrons per day. We do not.

Mayor Sims said this is the first year block grants in Idaho have been offered for pools.

Valerie Thompson said, as a parent and for someone living in a neighborhood, all summer long her children and the neighbor children use the pool almost every day, not just for swimming lessons. She said it is appreciated by the community and parents that the City has been committed to keeping the pool open, at pretty high costs, to keep children safe and keep them swimming. It is very important to her as a parent and as a community member. She learned to swim at the pool and so did her children. Children in the future will learn to swim there because the City is committed to their safety and their fun. It is one of the activities that families can do for almost free. She thanked the Council for being committed to the pool.

The hearing closed at 6:31 p.m.

Adam Arthur moved to authorize the Mayor to sign the Community Development Block Grant application for the swimming pool. Ken Toline seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Ken Toline “yes”, Adam Arthur “yes”.

Mike Klaus said we looked that the Boundary County conditional use permit application due to it being in the Area of City Impact (ACI). Ron Smith said there is a letter in the packet for the Philbrook conditional use permit application from when he was Boundary County Commissioner. He said when the City is notified that there is an application for development in the ACI it is important that Boundary County Planning and Zoning are informed of the City’s concerns.

Mayor Sims asked if Matt Philbrook wanted to address the council. Matt said 12 years ago he built a 4-plex and put in a tap for future development on this property. He thinks there may be a

misunderstanding of additional services on this property. Currently, he has three tenants that travel from the 4-plex so there is not much traffic. He said he continually gets applications for rentals and there are not good rentals available. The 6-plex he is proposing are upscale townhouses that are 1650 square feet with three bedrooms and a garage. He thinks it is a service that the community needs. Mayor Sims told Matt that our comments are advisory to the County. Matt said our policies are new. Mayor Sims said they are not new. Matt said if Walker Lane would come through then it would divide his property. Mayor Sims explained that the thought was not to come through his property but to use the access on Walker Lane. He said the reason for using Walker Lane was that no future development on this property will be allowed according to the 4-plex application in the past. He thought since Tamarack Lane is so heavily traveled that it would be best to have the access from Walker Lane. Walker Lane ends at Matt's property. Mayor Sims thought that this would make it safer for the neighbors and cause less traffic on Tamarack especially when school lets out. The group looked at a map of the area. Matt suggested opening up the access by Hod Sanborn's property. Mayor Sims said that area belongs to the School District. Matt said since 1960 the property at the end of Tamarack Lane was quit claim deeded to the County but it was never accepted by the County so it is privately maintained. Rick Alonzo said if access was off Walker Lane it would stop at his parking lot. Matt said it would be used by the high school kids as a thoroughfare. These kids throw trash all over the place. Matt does not see Walker Lane happening. He is trying to establish good close in, safe rentals that are maintained for teachers or small families that could walk to work or school. Mayor Sims said if the County turns down the permit Matt could come to the City and request annexation, and multi-family housing is a permitted use in that area.

The group looked at the overhead map of the area. Matt is concerned about the kids coming through his property, smoking behind his barn. Lisa said potential fire service is Paradise Valley since it is not in the City limits. Law enforcement should be the County's also but City Police would get their first. Ken Toline is concerned about emergency services being able to access the property since it is not a regularly maintained city or county road. Ron Smith said the purpose of this issue coming to the City through the ACI agreement is that we need to have a say about the condition of the roads being up to city standards. Mayor Sims said it is the turnaround concern more than the width of the road. Matt said he has had moving trucks back there.

Lisa spoke to the County Planner about letting applicants know what it means to receive city services without being in city limits. She said we are looking at limited water hookups until we expand our services. She said this is why it is important to look at annexation. Matt asked if annexed by the City, what the benefits would be. Mayor Sims said Matt's taxes would go up but he is using city streets to access his property, possibly using the city pool, and City emergency services would be sent if there was an emergency. Matt asked what the cost difference would be if he were a city resident. Mayor Sims said the levy rate for the entire county is about 1.1 percent and of that the City levy is about .4 percent. For example, if Mat is paying 60 cents now it would go up to approximately \$1.10. Adam said City Fire services are a big one. Mayor Sims said it is possible he would see a reduction in his fire insurance rates if he was annexed. Adam said we are at a rating of four and the distance from the fire station plays into this also.

Ron Smith asked if anything the County does would come back and bite us if we decide to annex and if there is a set timeframe for annexation. Lisa said our extension policy says if you are going to receive utilities by the City and you are adjacent to or within reasonable area for annexation you shall consent to annex. Matt asked if there is a timeframe. Lisa said if it is adjacent, according to Idaho Statues, as long as it is contiguous, we can think about annexation. Lisa said there is case law suggesting heirs and assignees may lose that option when there is a transfer sale, so if we require consent to annexation we should think about doing it. Adam would like the policy to say any facility extension instead of just water. Our policy says water and sewer but not electric. Lisa said we have been in a situation before when the County approved an application for a potential development because the requestor told the County they would receive city services, but this was not the case due to lack of city services being available. Lisa has been working with the County Planner to make sure at the onset of the application that the applicant is communicating with the City if they want utility services. The ACI gives the City the right to review and give comment.

Matt said he built the 4-plex in 2006 and put in a commercial tap. He said he has a lateral that runs into a manhole on the corner of his property. He put the commercial tap in for future development. Mayor Sims said the service is tied to capacity. Mike explained that an upgrade would be required to meet the capacity of the 6-plex.

Adam would like the change to item two on the proposed letter to the County to include water and or sewer rather than just water. Rick said the setbacks are different between the City standards and County standards. Matt said the change in setbacks would make his project not go through as he could only build five units rather than six. Mike and Lisa said it is possible to have smaller setbacks if there is a fire wall. Matt was looking at starting construction in November.

Rick Alonzo moved to authorize the letter be sent in regards to the Matt Philbrook Boundary County Conditional Use Application 17-139 including the change to bullet point two from just water to water and sewer. Adam Arthur seconded the motion. The motion passed – Ron Smith “yes”, Rick Alonzo “yes”, Ken Toline “yes”, Adam Arthur “yes”.

The meeting adjourned at 7:14 p.m.

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David Sims, Mayor

Attest:

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Kris Larson, City Clerk