

City of Wendell
Regular Council Meeting Minutes
June 15, 2023

Mayor Vipperman called the regular meeting of the Wendell City Council to order at 6:31 PM. Council members present were Councilwoman BJ Marshall; Councilman Shaun Spencer; Councilman Juan Gonzales and Councilman John Gnesa. City Attorney Tim Stover was also present.

COUNCIL MEETING MINUTES

Councilman Gnesa made a motion to approve the May 18, 2023, regular council meeting minutes as presented. Councilman Spencer seconded the motion. Roll call vote taken; Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.

Councilman Gnesa made a motion to approve the June 1, 2023, regular council meeting minutes as amended. Councilman Spencer seconded the motion. Roll call vote taken; Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.

Councilman Gonzales made a motion to approve the June 8, 2023, budget workshop/special meeting minutes as presented. Councilman Spencer seconded the motion. Roll call vote taken; Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Nay; motion passed.

BILLS

Councilman Gnesa made a motion to approve the bills as presented in the amount of \$22,107.23. Councilman Spencer seconded the motion. Roll call vote taken; Councilwoman Marshall-Aye; Councilman

Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye;
motion passed.

DEPARTMENT REPORTS

(Public Works/Clerk-Treasurer/Fire/Police/Library/Ordinance)

NEW BUSINESS (discussion/action items)

Split Commercial Property- Shawna Tvrdy

Shawna Tvrdy was present to discuss getting permission from the city council to split her commercial lot. She wants to build a bakery on the front half of the property. Before she is able to get a business loan for this venture, her lender is requiring that she get permission from the city council to split the lot. Wendell ordinance does not require permission to split commercial property. City Attorney Tim Stover recommended that Shawna start with a survey of the property and move forward from there. **Councilman Gonzales** recommended Shawna also work with Cynthia Scott from Gooding County Planning & Zoning. No motion needed.

Request to Purchase City Property- Shawna Tvrdy

Shawna Tvrdy was present to ask the council about the possibility of purchasing a piece of city property near Blue Electric. She stated that, in the event that splitting her commercial property does not work, she would like to explore this possibility. **Councilwoman Marshall** stated that the city is not allowed to sell city property to anyone without first going through the process to surplus it and then sell it to the highest bidder. No motion needed.

Consideration of Ordinance 551-2023- Adding City of Wendell Representative to Inspections

This will update the building inspections by adding a City of Wendell representative who will also sign off on Ordinance based inspections before the building permits are completed by the building inspector. **Councilman Gonzales** made a motion that proposed Ordinance 551-2023 pass its first reading by Title only and that the 2nd and 3rd reading rules be dispensed relative thereto. **Councilman Spencer** seconded the motion. **Mayor Vipperman** stated that it has been moved and seconded that the 2nd and 3rd reading rules be dispensed, and that proposed Ordinance No. 551-2023 pass

its first reading by title only. **Mayor Vipperman** asked the council if they had anything to discuss regarding proposed Ordinance 551-2023. There was no discussion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Councilman Gonzales made a second motion that Proposed Ordinance 551-2023- Adding City Representative to Inspections be formally adopted. **Councilman Spencer** seconded the motion. **Mayor Vipperman** stated that it has been moved and seconded that proposed Ordinance 551-2023 be formally adopted. **Mayor Vipperman** then asked the council if they had anything to discuss regarding proposed Ordinance 551-2023. There was no discussion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Consideration of Ordinance 552-2023- Amending Building Inspections

This will amend building inspections. **Councilman Gonzales** made a motion that proposed Ordinance 552-2023 pass its first reading by Title only and that the 2nd and 3rd reading rules be dispensed relative thereto. **Councilman Spencer** seconded the motion. **Mayor Vipperman** stated that it has been moved and seconded that the 2nd and 3rd reading rules be dispensed, and that proposed Ordinance No. 552-2023 pass its first reading by title only. **Mayor Vipperman** asked the council if they had anything to discuss regarding proposed Ordinance 552-2023. There was no discussion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Councilman Gonzales made a second motion that Proposed Ordinance 552-2023- Amending Building Inspections be formally adopted. **Councilman Spencer** seconded the motion. **Mayor Vipperman** stated that it has been moved and seconded that proposed Ordinance 552-2023 be formally adopted. **Mayor Vipperman** then asked the council if they had anything to discuss regarding proposed Ordinance 552-2023. There was no discussion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

El Tapatio Drive-Thru Plan

Michelle Ponce, representing El Tapatio, stated that El Tapatio would like to add an ice cream/coffee shop to the business. They would like to use the alley as part of a proposed drive-thru. She brought a plan that included a map for the council to review. City Attorney Tim Stover stated that Wendell ordinance does not allow any obstruction of alleyways. Michelle Ponce stated that cars can pass easily because there is a parking lot on the other side of the alley. Fire Chief Bob Bailey stated that commercial alleys must have a minimum 25 ft clearance. The council stated that they would love to see a new business but that an alleyway cannot be blocked. No motion needed.

North Gooding St Sidewalk- Agundez Construction

Councilman Gonzales stated that he had met with Agundez Construction, and they had questions regarding the grade and placement of the curb and how it has been done in the past. **Mayor Vipperman** stated that the existing standards have worked well and should be followed. Some specifics were discussed. No motion needed.

Rebuild Kit for Bottom of Comminutor at the Lagoons

Public Works Director Stephen Devereaux stated that the comminutor at the lagoons is at least 10 years old and runs 24 hours a day, 365 days a year. Its purpose is to chop up solid materials that come through the sewer lines before they can enter the lagoons. They are then removed and taken to the landfill. Currently the comminutor is not working properly, and the landfill is refusing our material because the pieces are too large. The comminutor needs immediate repair. After discussion, **Councilman Gnesa** made a motion to purchase the rebuild kit for the comminutor for \$13,995.00. **Councilman Gonzales** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

UNFINISHED BUSINESS (discussion/action items)

Consideration of Building Inspector Agreement FY23-24

Tabled.

Sidewalk Grant Application Wendell School District- Flag Plaza

This was brought back to the council after the Wendell School District received updated quotes. After discussion, **Councilman Gnesa** made a motion to approve the application for the Flag Plaza (Sutton Concrete Quote) and reimbursement not to exceed \$3684.50 or 50% of the actual cost. **Councilman Spencer** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

PUBLIC COMMENT

Sandra Gonzales was present to confirm that there will be no Dairy Days for 2023. She stated that she would like to organize a parade on July 1st, 2023, that will tie-in with the event at the high school and fireworks organized by Simerly's. She asked the council for their thoughts and advice. The consensus was positive from the council. Cynthia Scott also had advice for Sandra.

Cynthia Scott was present to let the council know that her office, Planning & Zoning -Gooding County, had a recent visit from representatives for the Next Generation 911 Global Information Readiness Project. She stated that our process for assigning addresses will be affected and shared the information to help Wendell prepare.

COUNCIL

Councilwoman Marshall stated that the mayor had met with the Legion Hall about cooking hamburgers and hotdogs for the June 30th event at the City Park. Sandra Gonzales volunteered to get pricing from Simerly's. Councilwoman Marshall asked the council to please be there to serve food and pass out the Suicide Hotline magnets.

Councilman Spencer stated that the backboards were received for the basketball court at the City Park. One of them was damaged and will be sent back for replacement. He stated that the basketball court should be completed in August if everything goes well. He stated that the landscaping has started at the

Flag Plaza site. He announced that there will be a Community Talent Show on June 30, 2023. The event will include a free BBQ cooked by the American Legion. It will start at 6:00 PM. There will also be a Community Breakfast at the City Park on July 4th that starts at 8:00 AM. He stated that you can get ahold of him or Cynthia Scott to volunteer.

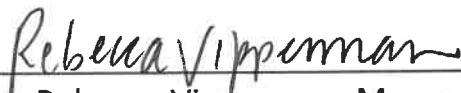
Councilman Gonzales stated that Public Works is doing an amazing job. He thanked them especially for the recently trimmed trees. He stated that the concert in the park on June 1st was great and the square dancing was a lot of fun. He also encouraged citizens to attend the BBQ scheduled for June 30th at 6:00 PM. It will be followed by a community talent show that starts at 7:00 PM.

MAYOR

Mayor Vipperman reminded the council that the next budget workshop is scheduled for June 29, 2023. She stated that Wendell School Superintendent Tim Perrigo will be having the cow building painted. She also stated that she will be presenting expenses to the council for approval soon for the new park. She announced that the City of Wendell was awarded the Garret Nancolas City Achievement Award by the Association of Idaho Cities for Wendell's 2023 Community Spring Clean Up.

Adjourn

Councilman Gonzales made a motion to adjourn the meeting of the Wendell City Council at 8:00 PM. **Councilman Spencer** seconded the motion. Motion passed.



Rebecca Vipperman, Mayor



Karri French, City Clerk/Treasurer