

City of Wendell
Regular Council Meeting Minutes
August 3, 2023

Mayor Vipperman called the regular meeting of the Wendell City Council to order at 6:30 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 Spencer made a motion to approve the July 24, 2023, budget workshop meeting minutes as presented. **Councilman Gonzales** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

BILLS

Councilman Gonzales made a motion to approve the bills, removing the bill from Peak Water Services, in the amount of \$29,605.93. **Councilman Spencer** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Public Hearings

Sievers Variance Application

Mayor Vipperman opened the Public Hearing at 6:36 PM. Code Enforcement Officer Nathan Lewis introduced the topic to be discussed. He said that Daniel Sievers, 350 1st Ave E, zoned residential, wants to build a patio cover off the back side of his house connecting it to the garage which is sitting on the property line. This patio cover would be an extension of the current roof line. He also

presented his Investigative Variance Report. He said that the alteration will not have the setbacks said in the city ordinance and will not have the 7ft easement either. In building the patio cover, it would extend it onto an existing structure that was built on the property line decades ago.

Daniel Sievers was present and said that he recently put a new concrete pad in his backyard and planned to put a patio cover over it. He then found out that he needed a variance to do so. He would like to build the patio cover and continue it with the existing roofline to protect and enhance the outdoor living space. He also wants to protect the house from potential flooding that the patio cover will help prevent. He said that the existing pad and yard do not have enough grading to prevent flooding. The property used to be irrigated and was originally graded to receive water. He said that the variance application lists three categories that might qualify his application for a variance. For category number one he said that he would have undue loss if he was unable to finish the patio cover due to potential flooding. This would cause his home to lose value. For category number two he said that the garage was built on the property line decades before he purchased the property. He simply wants his patio to cover the whole area. For category number three he said that the space he wants to create will enhance outdoor activities and enjoyment for his family. Without the patio cover, it would not enhance outdoor activities for his family.

Councilman Gnesa asked Daniel if the drainage from the weather drained to the north. Daniel said that it did drain to the north.

Mayor Vipperman asked how many responses the Clerk's office had received regarding the variance request. The Clerk responded that there was a total of 4 returned letters: 4 Yes, 0 No and 0 Neutral. There were no comments.

Mayor Vipperman said that public comment was now open:

In Favor:

None

Neutral:

None

Against:

None

Mayor Vipperman asked the council if they had any questions, comments, or anything to discuss.

Councilwoman Marshall asked Daniel Sievers if grading was done before the concrete was placed. Daniel Sievers said that some was done to help with the drainage issue.

Mayor Vipperman closed the public hearing at 6:51 PM

Powder River Communication Tower Special Use Application

Mayor Vipperman opened the Public Hearing at 6:51 PM. Code Enforcement Officer Nathan Lewis introduced the topic to be discussed. Powder River is requesting approval for a Special Use application to upgrade any existing communication tower. Ordinance 532-2017 requires a Special Use Application be filed requesting permission from the City of Wendell to do modifications to an existing communication tower within city limits.

Beth Bindner was present representing Powder River Development Services, LLC on behalf of Dish Network. She said that Dish Network wants to add three antennas, radios, a metal platform, an equipment cabinet, and other equipment for the collocation of an existing cell tower. She said that this will provide better service, will use the existing tower, and stay within EPA and city guidelines.

Councilwoman Marshall asked who owned the tower, if it was able to carry the added load, and if a structural study had been done. Beth Bindner said that American Tower Company owns the tower, and it was engineered to hold up to three carriers, no structural study is necessary in this case. The added equipment will not exceed the limits the tower was engineered to bear.

Mayor Vipperman asked how many responses the Clerk's office had received regarding the special use request and if there were any comments. The Clerk responded that no letters or comments had been received by the time of tonight's meeting.

Mayor Vipperman said that public comment was now open:

In Favor:

None

Neutral:

None

Against:

None

Mayor Vipperman asked the council if they had any questions, comments, or anything to discuss. There was no discussion.

Mayor Vipperman said that a special city council meeting would be held on Monday, August 7th, 2023 for the council to decide on the Sievers Variance and Powder River's Special Use public hearings. She closed the public hearing at 7:03 PM.

DEPARTMENT REPORTS

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

NEW BUSINESS (discussion/action items)

Update from Valley Beef

No one was present from Valley Beef.

Basketball Backboards for City Park- AJ Kelsey

Councilman Spencer presented a graphic design concept to go on the backboards in the City Park basketball court for consideration. AJ Kelsey was unable to attend. After discussion, **Councilman Spencer** made a motion to approve the basketball graphics for the backboards donated by AJ Kelsey in honor of Coach Kelsey's as it appears in the design and the court graphics without Coach Kelsey's name. **Councilman Gonzales** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Consideration of Roofing Quotes- Boise Street Well

The city council and public works have discussed the need for a new roof on the Boise Street Well in past meetings. During an earlier budget workshop, it was confirmed that the money to accomplish this is still available in the current budget. The Public Works Director was asked to ask for quotes. Two quotes were received. One was for a shingle roof that has an approximate 20-year life span and the other was for a metal roof that has an approximate 40-year life span. After discussion **Councilman Gonzales** made a motion to accept the quote for the metal roof not to exceed \$7,252.90. **Councilman Spencer** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Consideration of Truck Purchase for Code Enforcement/Animal Control

Mayor Vipperman said that the Code Enforcement/Animal Control truck was in desperate need of replacement. Public Works Director Steve Devereaux has been aiding Code Enforcement Officer Nathan Lewis in finding a reasonable yet reliable replacement. A recent incident involving the transport of two Great Pyrenees dogs made it clear that the current truck is too small. Code Enforcement has asked for a full-size pickup with 4-wheel drive. Nathan and Steve are requesting a spending limit of \$35,000. After discussion, **Councilwoman Marshall** made a motion to approve a \$35,000 limit to find a replacement vehicle for Code Enforcement/ Animal Control. **Councilman Spencer** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Consideration of Purchasing Additional Wet Well Wizards

The city council and public works have discussed the need for more Wet Well Wizards for the lift stations in past meetings. The one the city currently owns has been moved from lift station to lift station since it was bought. During an earlier budget workshop, it was confirmed that the money to accomplish this is still available in the current budget. After discussion, **Councilman Gonzales** made a motion to approve the purchase of two more Wet Well Wizards not to exceed \$18,516. **Councilman Spencer** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye;**

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

Consideration of quotes-Weed Barrier at Hub City Park

Mayor Vipperman brought a quote for a weed barrier at Hub City Park. After discussion, **Councilman Spencer** made a motion to approve the purchase of a weed barrier for Hub City Park from Kimberly Nurseries not to exceed \$3696. **Councilman Gonzales** seconded the motion. Roll call vote taken; **Councilwoman Marshall-Aye; Councilman Spencer-Aye; Councilman Gonzales-Aye; Councilman Gnesa-Aye; motion passed.**

Consideration of Truck Route Proposal

Councilman Spencer brought a truck route proposal for review by the city council and citizens attending the meeting. The council agreed that safety for the high school and the city park are the most crucial element of potentially extending the truck route. Ideas to accomplish this goal and add East Main Street to the truck route include speed bumps along the part of East Main Street in front of the high school and the city park, flashing beacons for crosswalks and a reduced speed limit. The end goal is to have an enforceable and sensible truck route ordinance that addresses safety as well as accessibility. The council also discussed the availability in the budget to accomplish these goals. The council asked Code Enforcement Officer Nathan Lewis to bring back an updated ordinance that includes East Main Street and speed limits based on the proposal and discussion had at this meeting.

UNFINISHED BUSINESS (discussion/action items)

Consideration of Building Inspector Agreement FY23-24

After discussion, **Councilman Gonzales** made a motion to accept the FY23-24 Building Inspector Agreement. **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

Tyler Connell said that the truck route ideas sounded good. He also said

that he would like to see the speed limit going past his home in the Ambrose subdivision reduced to 25 MPH. He said that many times semi-trucks appear to be driving way over the posted 45 MPH speed limit. Mayor Vipperman said that she would contact ITD to see what needs to be done to reduce the speed limit and asked the Gooding County Sheriff's officer present to ask for increased patrol in that area.

Steve Connell said that he wanted to put minds at ease by pointing out the fact that an empty semi-truck and trailer like the ones he owns weigh approximately 35,000 lbs. empty and have twenty-six tires that distribute the weight. This puts less stress on roads. He also said that a reduced speed limit for the truck route going past the city park and the high school was a good idea.

COUNCIL

Councilwoman Marshall said that the speed limits currently in ordinance need to be reviewed and updated to compliment Wendell's growth.

Councilman Spencer said that everyone should see the progress at the new Flag Plaza. He said that in addition to the flagstones and other progress, the cow building has also been painted. The benches should be in soon and a ribbon cutting when it is all finished might be a nice idea.

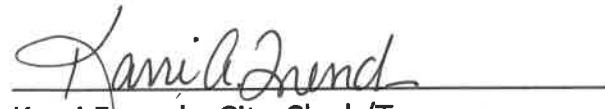
MAYOR

Mayor Vipperman said that the curbing has been done at Hub City Park, the playground equipment has been delayed, and the splash pad may not be ready until next year. She said that the spirit rock at the high school had recently split in half, and it has been donated to Hub City Park. Public works will move the rock. She said that a large stencil will be used to paint a "W" for the Wendell Trojans on East Main Street. She also said that it has been a great experience having the school district and the city working together. She announced that the new signs are up on the public works building and the animal shelter.

Adjourn

Councilman Gonzales made a motion to adjourn the meeting of the Wendell City Council at 7:48 PM. **Councilwoman Marshall** seconded the motion. Motion passed.


Rebecca Vipperman, Mayor


Karri French, City Clerk/Treasurer