

April 29, 2009

Victor City Hall

CITY COUNCIL MEETING MINUTES

Mayor Scott Fitzgerald called the meeting to order. Councilmen present were David Kearsley, Richard Naef and Johnny Ziem.

The amended minutes of the April 8th council meeting were motioned and seconded for approval. The ayes were unanimous.

Teton County Housing Authority- Robert Emerson

Robert Emerson from the Teton County Housing Authority gave the Council a brief explanation of their mission and background. TCHA is looking for affordable housing in Teton County between \$130k and \$202k for residents that work in Idaho.

Public Hearing-South Mountain Development- Extension

Dennis Phillips, representing Canyon Springs LLC, asked to address the Council before the public hearing began. Council agreed to allow Mr. Phillips to address some concerns of the development. Mr. Phillips informed the Council that he has been working on the developer's agreement and has some issues he couldn't resolve without Council direction. The main concern was connection of the sewer lines. The sewer was approved to go through Blackhawk, the development-bordering South Mountain; Blackhawk is unaware of their future due to the economy. Council asked City Engineer Rob Heuseveldt if the sewer could be routed to the Settlement with a gravity line. Mr. Heuseveldt feels a gravity fed line would be the best for the city in the future. Mr. Phillips' other concerns with the developer's agreement are funding and the recapture fee for water owed to the Settlement. Mike Underhill, the developer of South Mountain, addressed the Council in regards to the Findings of Facts, Conclusion of Law & Decision. According to State Statues the year expiration date on subdivisions starts when the document is approved and signed by the Council. This document has not been signed. Council agreed the extension is no longer a concern at this time. Council suggested to the developer that within the next year he have plans done to connect the sewer through the Settlement and bring to Council for review. Council informed Mr. Underhill and Mr. Phillips that the recapture fee of the water lines would be due at the signing of the developer's agreement. The public hearing didn't take place due to the year expiration not beginning until the signing of the Findings of Facts, Conclusion of Law.

Findings of Facts, Conclusion of Law – South Mountain Development

Planning and Zoning Administrator Cari Golden went through the Findings of Facts, Conclusion of Law with the Council. Changes were made to the document.

A motion was made and seconded to approve the amended Findings of Facts, Conclusion of Law for South Mountain Development. The ayes were unanimous.

Mountain Shadows- Rescinding of Final Plat Recording

Mrs. Golden read the staff report to the Council. The developer recorded the plat before the infrastructure was approved. After a lengthy discussion Council agreed to create a MOU that would restrict the sale of lots until the approval of the infrastructure is given. Then the MOU could be released by the City. Developer Shon Kunz asked Council about doing the development in phases. Council asked to see plats that reflect the phases and to have the phases reflected in the developer's agreement.

Findings of Facts, Conclusion of Law – Mountain Shadows

Mrs. Golden went through the Findings of Facts, Conclusion of Law for Mountain Shadows. Council made changes to the document.

A motion was made and seconded to approve the amended Findings of Facts, Conclusion of Law for Mountain Shadows Division II. The ayes were unanimous.

Victor Crossroads- MOU- Update

City Attorney Herb Heimerl updated the Council with the status of the MOU with Victor Crossroads. Developer has asked Council to wave the parking requirement for the exchange of an easement for future connectivity. Council agreed the parking and the connectivity are two separate issues and the development needs to comply with the ordinances.

Resolution for Expiration Dates of Water and Sewer Permits

Council discussed the water and sewer permits that need to have expiration dates.

A motion was made and seconded to approve resolution # R09-0429 in regards to expiration dates on water and sewer hook-up permits. The ayes were unanimous.

Grant Thompson- Foundation on South Main Street

Council discussed the letter created by City Planner Bill Knight for Grant Thompson in regards to his abandoned foundation at 82 South Main Street. Mr. Thompson's building permit has been expired for over three years. Council approved Mr. Knight to send the letter to Mr. Thompson.

Findings of Facts, Conclusion of Law – Blackhawk Subdivision

Planning and Zoning Administrator Cari Golden went through the Findings of Facts, Conclusion of Law with the Council. Changes were made to the document. Council had additional questions regarding the destination of the sewer line. Mrs. Golden will get the information back to Council.

A motion was made and seconded to table the Findings of Facts for Blackhawk until more information is gathered. The ayes were unanimous.

Findings of Facts, Conclusion of Law – Wranglers Ridge Subdivision

Mrs. Golden went through the Findings of Facts, Conclusion of Law for Wranglers Ridge. Council made changes to the document.

A motion was made and seconded to approve the amended Findings of Facts, Conclusion of Law for Wranglers Ridge. The ayes were unanimous.

Grant Writer Position – Update

Mayor Scott Fitzgerald gave the Council an update on the status of the grant writer position. Mr. Fitzgerald and the City Administrator Craig Sherman received seven applications. Interviews will take place May 6th.

Maintenance

City Engineer Rob Heuseveldt gave the Council two cost estimates for the well pump house. Council will direct any questions or concerns from Forsgren Engineering to Mr. Heuseveldt.

Mr. Heuseveldt updated the Council with the status of the well. The well has casing completed but the screens are not in place. Forsgren Engineering has asked the Council to pay the remainder of the contract to complete the project. Council asked Mr. Heuseveldt for a cost estimate of services that have not been completed by Forsgren for this project.

Mr. Heuseveldt gave an estimate to Council for the sewer jetting and cameraing of the main trunk line to Driggs. The estimate was for \$25,000; the Council agreed the work needs done to find out the status of the line. Council asked Mr. Heuseveldt for a sewer plant update. The Council agreed to have the work done.

Administrative


Mr. Sherman asked the Council for direction with the Team Builders group wanting to use the Council Chambers. Council approved the agreement.

Bills

Motion was made, seconded and the ayes were unanimous to pay the bills.

Motion made and seconded to adjourn the meeting. The ayes were unanimous.


Craig Sherman, City Clerk


Scott Fitzgerald, Mayor