

**CITY COUNCIL SPECIAL MEETING  
JUNE 27, 2017 – 6:00 P.M.  
IONA COMMUNITY CENTER**

**PRESENT:** Mayor Brad Andersen, Council President Dan Gubler, Council Member Rob Geray, Council Member Dan Garren, Council Member Kathy McNamara, Attorney Dale Storer, City Clerk Shara Roberts, Public Works Director Zech Prouse, and Treasurer Amy Sullivan.

**ABSENT:** Chief of Police Karl Bowcutt.

**VISITORS:** Cherie Hart, Greg Hansen, Marvin Fielding, and Mayor's Youth Advisory Council.

**Association of Idaho Cities (AIC) Annual Youth Conference Report by the Mayor's Youth Advisory Council (MYAC):** Members Isabelle Estrada, Layne Roberts, Dallin Blundell, and Dylan Russell reported on their attendance at the Association of Idaho Cities annual youth conference and discussed the award they received for increasing youth involvement in small communities.

**Presentation of Certificates of Appreciation:** Mayor Andersen along with the members of MYAC recognized the following sponsors who made it possible for the Mayor's Youth Advisory Council (MYAC) to send ten (10) members to the Association of Idaho Cities conference in Boise, ID: Keller Associates, Holden, Kidwell, Hanh & Crapo, Idaho Truck Service, and Rocky Mountain Power.

Additionally, Rockwell Homes was recognized for their generous donation towards the 2017 Iona Day Celebration.

**Rockwell Homes Development – Greg Hansen:** Greg Hansen with Rockwell Homes reported the Country Haven Subdivision currently has a foundation on every lot, and the goal is to have it completed by the end of summer or early next spring.

He expressed he had another thought he wanted to discuss with the Council regarding future development. This idea would keep some development continuing in Iona while they continue to work out the details of the bigger scope project north of the City. He outlined directly west of Country Haven they own a piece of ground which is approximately 25 acres and would accommodate 1/3 acre lots with curb and gutter which is approximately 60 homes. Alternatively, they could develop 1/2 acre lots with larger frontages with swales instead of curb and gutter and you wouldn't have as many households. He expressed he doesn't know which option uses less water and whether the City's water system could accommodate one option over the other.

Attorney Storer inquired what Rockwell's timeframe would be on this project. Mr. Hansen expressed it depends on the feedback he receives from the Council, but they would like to move on this pretty quickly either in the late fall, early winter, or early spring of next year.

Council Member McNamara inquired if Rockwell would be offering the water connection fees up front as they were offering with the larger development. Mr. Hansen expressed if it was something that would help the City resolve the needed infrastructure upgrades to the water system they could indeed do that.

Mayor Andersen presented another option, which would be to outline in the development agreement a maximum number of homes which could be completed per year for the first 1-3 years, until the City was able to complete the storage tank project. He further explained the City owns 5.77 cfs (cubic feet per second) in water rights, however, the issue is there is nowhere to store the water. As a result, during the summer months the system is exceeding the peak hour demand and is stressing the water system. The City would need to work with an engineer to crunch the numbers to see how many additional homes per year the system could accommodate.

Public Works Director Prouse expressed he feels a secondary irrigation system should still be considered as another viable option as it would free up a lot of water.

Mr. Hansen expressed they are not opposed to that. However, there is a lot of money which would go into establishing a secondary irrigation system, and he questions if it would be better to take that money to put towards acquiring additional water rights or a new storage tank.

Director Prouse expressed in his opinion, the property Mr. Hansen is referencing would be the ideal location for testing a secondary irrigation system because it is a smaller piece of property and is already designed for such.

Mayor Andersen expressed they could have the Engineer crunch numbers on how much it would cost to put in a secondary irrigation system, and what the maintenance costs of that system would be long term.

Public Works Director Prouse presented another option for consideration, and explained the City could take over the payment for the surface water rights of the land which was going to be developed and then charge an annual assessment to the homeowners of that subdivision to cover the cost of those water rights.

Mayor Andersen presented another option for consideration in which the City could annex the development, but have Falls Water Company supply the water.

Council Member Garren suggested since this particular development project would be smaller in nature the Council could consider making it a water model project in which they would implement all water reducing methods (i.e. smaller lots, secondary irrigation system, water meters, curb and gutter, etc.).

Mr. Hansen requested if the City could move forward on working with the Engineer to find out what those numbers are, and how many houses could responsibly be constructed per year. He expressed they could look into some water rights between now and then, look at some numbers on establishing a secondary irrigation system, and then meet again with the Council to further discuss some decisions moving forward.

**Concessions in Iona Square:** Clerk Roberts reported she was contacted by a citizen wondering if her children could sell items such as soda, popsicles, candy bars, etc. during the softball/t-ball season in Iona Square. She further reached out to Attorney Storer for further guidance since the application for an itinerant merchant in city code is not age specific.

Attorney Storer further explained itinerant merchants are quite different in nature than children going through the park selling concession items. However, he explained the importance of keeping control of public parks in regards to who is going to be there and what they will be selling. He recommended the City Council consider implementing a permit for this particular type of inquiry with a nominal fee to cover any administrative costs by the office to track the information and issue a permit.

Council President Gubler expressed he would like to see a limit on the total number of concessions allowed in public areas on a first come first serve basis and specific to organized occasions or sporting events.

Council Member Geray expressed unless the City Council anticipates a huge problem he suggested waiting to see if an ordinance is necessary.

Mayor Andersen agreed waiting was a better option. However, he recommended a simple application containing basic contact information be collected by the City Clerk's office in case any issues arise. He further explained a fee would not be charged.

Council Member Geray inquired if this could be achieved through a resolution. Attorney Storer indicated it could, and will draft a resolution which is specific to ages 15 and under.

**Iona Days:** Due to time constraints, this agenda topic was discussed during the regularly scheduled City Council meeting.

Meeting adjourned 6:58 p.m.

COUNCIL APPROVED: July 18<sup>th</sup>, 2017

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Brad Andersen, Mayor

ATTEST:

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Shara Roberts, City Clerk