

Bancroft City Council
Monday, November 13, 2023
Regular Council Meeting
Meeting Minutes of the Mayor and Council for Bancroft, Idaho

Roll call showed the following council members present:

Cp, Rick Hatch, Eric Christensen, Jessica Vawser, Walter (Nate) Eiman, Mayor Spencer and Clerk Swensen

Others in attendance: James Ackerman, City Engineer/Aaron S, and Attorney L. Fuller

Mayor Spencer called the meeting to order at 8:00 pm

Prayer: Walt (Nate) Eiman

Pledge: Mayor Spencer

Item: 1 Accept Agenda

Cp, Rick Hatch made a motion to approve the agenda as stated.

Cm, Walt (Nate) Eiman 2nd the motion. Motion passed 3-0.

Item: 2 Wade Olorenshaw-Surveyor

Local Surveyor, Wade Olorenshaw has mapped the city boundaries using information he received from the state and the county. Wade handed out a preliminary map showing what he believes to be the new city boundaries including the new annexed subdivision on the east side of town. The property was recently annexed into the city limits. Mr. Olorenshaw reviewed all of the boundary lines with the council to make sure the information is correct before final maps are printed and submitted to the state and county.

Wade asked council if they knew why there is such a distinct jog out on the property located on the east side of the city limits. Resident James Ackerman, thought it might be due to that area having a livestock yard there and them being sold to a business. Cm, Eric Christensen informed council that Chemical Lime Company purchased the property and that is where the substation is located. Mayor Spencer suggested that the owner of the property may have wanted to keep his land in one piece rather than splitting it up.

Council agree that the maps are accurate to the best of their knowledge. Clerk Swensen will finish the final maps and get the property description to the county for approval. If the county approved the map and property description, the clerk will send what is required to the state for updates. Following the state approval, the annexation will need to be recorded on a local and state level.

The city attorney suggested that council adopt the new map and description by ordinance once is approved by the county and state.

Item: 3 Minutes

Cm, Eric Christensen made a motion to approve the minutes from the October council meeting.

Cm, Walt (Nate) Eiman 2nd the motion. Motion passed 3-0.

Item: 4 Accounts Payable

Cm, Walt (Nate) Eiman made a motion to approve the accounts payable for October 2023.

Cp, Rick Hatch 2nd the motion. Motion passed 3-0.

Item: 5 Oath of Office

Mayor Spencer administered the Oath of Office to Jessica M. Vawser.

Jessica will temporarily fill a vacant council seat until her elected official term starts in January 2024.

Item: 6 Utility Connection Fees-Forsgren Engineers

The city's engineer explained that they have come up with a preliminary estimate for connection to the water system. Aaron explained that connection fees are set using the value of the system, number of connections, and other indexes to give the magnitude of the cost.

The preliminary estimated cost for a connection fee is approximately \$7,000.

The approximate value of the water system is 4 to 4.5 million dollars. Water tanks are based on the distributing cost of the connections. Aaron is willing to complete the details of the survey and present an exact dollar amount if council prefers. The detailed study would be more likely to hold up in court if a resident or business became disgruntled.

Cm, Nate Eiman asked who has to pay for this and how is it based on true cost. Nate commented that the monthly bill is low. Mayor Spencer explained that the monthly bill is to cover the cost of the water bond loan payments, maintenance, and other required day to day overall operations.

Nate commented that he understands the physical cost of a connection fee but would like more of an explanation of what makes up buy-in fee or the other half of the fee that is not the physical cost.

Cp, Rick Hatch is concerned that the connection fee is high and he paid less to connect to the system in Lava Hot Springs. Rick commented that he did have to pay for the larger line and a fire suppression system which was required for his vacation rental.

Cm, Nate Eiman asked what the physical costs for a connection would be. Mayor Spencer had asked maintenance to get an estimate on parts but hasn't heard back yet.

Resident, James Ackerman commented that it is over \$100 an hour just to rent a backhoe.

Cm, Eric Christensen asked if the fees can be lowered at any time without holding another hearing. Yes, the fees can be lowered with a motion but cannot increase over 4.99% without a public hearing.

The engineer informed council that another city decided to set their connection fees fairly low and then shortly after a large potato factory moved in.

The engineer suggested the city look at possibly adopting ERU's (Equivalent Residential Units) as a water usage rate guide. Aaron gave council a couple of examples of how the ERU's would work. A laundry mat uses quite a bit of water so their rate would be an 8 where a restaurant would use less water and would use a rate 6.

Council would like to table the topic and have the engineers finish the rate study before proceeding.

The engineers will also present current information regarding grants that have been applied for.

Item: 7 Liquor License Renewal-The Bar

Cp, Rick Hatch made a motion to approve the 2024 Liquor License for The Bar.

Cm, Eric Christensen 2nd the motion. Motion passed 4-0.

Item: 8 Canvassed Election Results

The county has not sent the official canvassed election results to the cities. Council will re-visit the topic in at the December meeting.

Item: 9 Building Permit Procedure

Council would like to keep the section requiring demolition projects to have a permit.

Cm, Eric Christensen made a motion to add demolition requirements back to the code and have the draft ready to pass at the December meeting.

Cm, Nate Eiman 2nd the motion. Motion passed 4-0.

Item: 10 Building Permit Non-Compliance Fees

Cm, Jessica Vawser asked how the city will handle residents that would rather pay the fine than apply for the permit. Mayor Spencer stated that residents will still be required to apply for a permit in addition to paying the fine.

Council members agree that setting a fine for double the cost of the permit is reasonable and may encourage residents to be compliant. The attorney will draft a resolution stating that fees will be double the cost of the permit for 9-2-3. For example, a project costing \$1,000 would cost \$10 for a permit fee and the non-compliance fee would be double at \$20. The application has a rate table showing permit fees.

Item: 11 Subdivision Regulations-Title 11

Council members had a few questions regarding the street sizes and where utility lines will be placed. Attorney Fuller advised council that they can make small changes or adjustments without holding another hearing. Council reviewed the documents and had a few questions regarding street sizes.

Mayor Spencer commented that the way people are parking, it takes up a large portion of the street. Council noticed that the code states that utilities will go in the road. The attorney directed council to 11-7-2 where it suggests putting in the utilities before the roads go in. Mayor Spencer is concerned about tearing up having to tear up the roads if problems with the utilities arise down the road.

Cm, Eric Christensen stated that there should be enough room in the right of ways for the utilities.

Cp, Rick Hatch stated that the subdivision will be on city water only. They will not be on city sewer due to the cost of putting in lift stations.

The attorney reminded council that they will also need to get a copy of the developers plat plan so it can be reviewed and approved by the city engineers, council, and legal before final approval can be given or passed off.

Council members discussed changing the street widths as follows:

Arterial = 100 ft.

Collector = 80 ft.

Local = 60

The city attorney will make the adjustments and have the code ready for passage at the December meeting.

Cm, Nate Eiman made a motion to make the minor adjustments to the code.

Cp, Rick Hatch 2nd the motion. Motion passed 4-0.

Cm, Eric Christensen made a motion to have the attorney make the minor updates and resend the code for passage at the December meeting.

Rick Hatch = YES, Jessica Vawser = YES, Eric Christensen = YES, Nate Eiman = YES

Item: 12 Council Reports

Mayor Spencer would like maintenance to make sure they test the power supply at Teuscher Square before the lighting event due to issues last year.

Cm, Jessica Vawser asked if the city is going to allow the local resident to bring in his team of horses for neighborhood caroling and hay rides.

Mayor Spencer stated that he is welcome to bring his horses and do caroling but the city will not be responsible of anything any accidents or damages.

Cm, Vawser asked if the city could bring back the house and yard lighting contest during the holidays. Council agrees that this is a fun idea and will sponsor the prizes. Council suggested waiting until next year so there is enough time to get the word out and also finding judges from other communities so the city is not accused of favoritism.

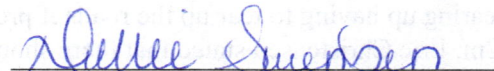
Mayor Spencer informed council that a company out of California contacted the city regarding a re-finance for a landowner that has 2 parcels of land on the north side of the tracks. The property owner has a home on one parcel and has built a shop on the other parcel. The city alley-way runs between their 2 parcels. The loan company asked if the city would ever be willing to vacate the alley-way so the 2 parcels

can be combined. Mayor Spencer advised council that the city would need to do more research on the utilities that run through the alley ways in that area and consult with the engineers and attorney for legal advice.

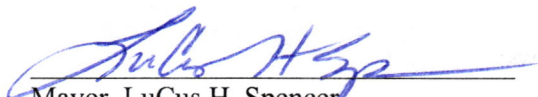
Mayor Spencer informed council that the local newspaper has closed and the city will send all mandatory legal notices to the Idaho State Journal.

Cm, Eric Christensen made a motion to adjourn.

Cp, Rick Hatch 2nd the motion. Motion passed 4-0.


Debbie Swensen/City Clerk

12-11-2023
Date Accepted by Council


Mayor, LuCus H. Spencer