

City of Glenns Ferry City Council Meeting April 11, 2023

The regular City Council meeting of the City of Glenns Ferry for 7:00 pm on Tuesday, April 11, 2023, by Mayor William Galloska.

Members Present: Susan Case, Luke Guy, Chelsea Inmon, Ken Thompson, Mayor Billy Galloska

Staff Present: Teresa Parsons, Scott Nichols, Derik Janousek, Jeremy Borsdorf, Lori Freeman

Others: Bruce & Kathlyn Tipton, Kurtis Workman, Brittany and Thatcher Guy, David & Annette Payne, Steve Alderman

Call In: Geoffrey Schroeder

Online: N/A

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Item 1. OPEN MEETING/ROLL CALL:

X Susan Case X Luke Guy X Chelsea Inmon X Ken Thompson
 X Mayor Billy Galloska

Item 2. PLEDGE OF ALLEGIANCE:

Item 3. MOTION TO: [ACTION ITEM] Any Changes to the Agenda/Adopt the Agenda:

Thompson: I make the motion.

Guy: I second

Mayor Galloska: All in favor, all – ayes.

Item 4. PUBLIC COMMENTS: Please Sign in to Speak: For information purposes only on items not placed on the agenda. No action or decision can be made on public comments. Comments are limited to 3 minutes.

Kathlyn Tipton: Kathlyn Tipton 170 E Arthur Ave. My husband is Bruce, we're very pleased to be Glenns Ferry residence. This is a lovely city with friendly people who clearly take pride in their community. We are here to inform you of situations we are experiencing, though silence cannot serve correction. Our home is on East Arthur in an R3 zone our city regulations R3 zones are for multifamily lots while our neighborhood is mostly single family. Section 11 chapter 6 of the regs specifies R3 area and use with language that excludes smaller one dwelling lots for multifamily rules. An alternate land use provision for smaller properties is written upfront. That alternate is a crucial accommodation for affected homeowners especially given the sizeable setback rules while the intent of the laws upheld. Yet, it's being ignored in city enforcement. In chapter 6 paragraphs 1 and 2 state the multifamily focus. Paragraph 3 inserts the exception and spells out that alternate ratio base provision for one dwelling lots with less area than the minimum requirement. A legal carve out to accommodate smaller lots where R3 land use standards would otherwise be unattainable. Paragraph 4 delineates the minimum area requirement is 7,000 square feet or 8,000 for corner lots. The carve out language combined with these basil cutoffs excludes smaller lots like ours from the setback rules and other restrictions to follow. Diverting us to that alternate ration provision. The city planning department is enforcing the multifamily setback restrictions with all R3 properties regardless of size. We own a corner lot of just under 6,000 square feet with a 426 square foot home our plan for accessory structures is well within the terms of the alternate provision and well within reason. Despite my repeated efforts I receive neither consistent nor informed response to my request for information. We have not applied for a waiver or variance nor was one offered. There's no reason to do

so or for the city to manage that process. We simply expect laws to be administered as they are written. We cannot take this lightly; the city is rendering 73% of our property unusable. Significant safety risks arise with my chronic illness and progressive weakness. Without covered parking, I must climb in and out of our truck with snow or ice on the ground. Without a small storage unit near our backdoor, I can't get to emergency equipment when Bruce is away. Without a 3-foot awning over our door, ice can build up on the stoop. Code enforcement should adhere to the code. Thank you for your consideration and your service to our community.

David Payne: David Payne 966 Old Highway 30. I just got back from Boise and during the drive back I didn't witness it, but it brought it to my recollection of times where I've seen traffic backed up in the fast lane behind a truck who had perhaps half or a one mile an hour overtake on another truck and there were cars piled up behind it. The point I want to make is that it's not the right thing to do, that trucker knows he doesn't have enough overtake to keep the flow of traffic going. He does it because he's big he can block that lane for all these little cars that are behind him rather than give way, take his foot off the accelerator. I use that as an example for what I've observed that's happened numerous times in the City of Glenns Ferry. Things happen because you're big because you hold office because whatever. By city employees. I operate in a very small circle although I do volunteer in several different capacities in town and so I don't go out looking for these things, but just in the last week I've been made aware of several things that have happened by city employees as I've been told. I was personally the object of one of these types of things several months ago. I have an ongoing project that my house has been a little slow due to winter weather and what not of incompleteness and it involves building inspection and now during the course of this I am on building inspector number 3. And so, I don't know, I'm a bit apprehensive because I don't know if there are new hoops I'm going to have to jump through that the previous 2 building inspectors have been made aware of and have given their stamp of approval, verbal stamp of approval on to go ahead with this project. I have personally witnessed good people leave this town because of the stonewalling that is happening right here in this building. I call it stonewalling, you may affix to it another term. I just don't think we can afford as a community to lose good people like this. Rather than take an attitude of let's see how we can make this happen, what I see in my small world that I circulate in is because we've done it this way forever without even looking at it under a microscope to say, does this really make sense? Which was the case in mine, I got put on hold and then when I pressed it, it got turned back to the attorney who rendered it as an opinion on the rules as they were written and so I had been unnecessarily delayed in this thing and I've seen that happen with other people. Anyway, I think.... I'm disappointed. We chose to live here, and we have been contributing members of this community. I feel in a certain way that our volunteer efforts that we give freely and without compensation are cast for not with people that have jobs within government when they place obstacles in the front of people and so our city can't progress with our people to help fill so many vacancies. There are so many vacancies everywhere you turn for good volunteers to help lift this city up. I'm disappointed, I wish we could do something to turn this city around so that people are happy to live here. Two days ago, I ran into a lady that's lived here for a year and half, she's trying to sell her house so she can move. Thank you.

Item 5. MOTION TO: [ACTION ITEM] Consent Agenda.

- A. City Council Meeting Minutes for March 28, 2023.**
- B. Accounts Payables for March 2023.**
- C. Payroll for March 2023.**

Guy: So made.

Inmon: Second.

Mayor Galloska: All in favor, all – ayes.

Item 6. ITEMS MOVED FROM CONSENT AGENDA FOR FURTHER DISCUSSION:

Item 7. DISCUSSION/MOTION: [ACTION ITEM] Jaukobie Janousek: Senior Project: 2023 Walkability Project. TABLED

Thompson: I make a motion we table item number seven until the next council meeting.

Guy: Second.

Mayor Galloska: All in favor, all – ayes.

Item 8. DISCUSSION/MOTION: [ACTION ITEM] Steve Alderman: Variance, Codes & Alley Ways.

Alderman: Steve Alderman I reside at 246 West Madison Glenns Ferry. I come before you this evening to discuss a few topics that have been brought to my attention either by citizens or by doing things on my own or by my own doings. Number 1, city alleys, I'm not here to complain about the city alleys I think the crew is plenty busy. I have noticed some overgrown unkept alleys, structures falling over in alleys, people building in and parking in alleys. That's going to get to our next topic that's codes. There's some of the exhibits, the photos that kind of stuff. We allow that and I know we're trying to clean that up, but I think we can do a better job maybe a little faster. You guys are okay with that kind of stuff, but you don't allow me to build brand new garages because of your city codes. This is an alleyway behind 12 Baskets, it's the third photo there you'll see the sprinkler boxes and when I put my shed in there to give 12 Baskets some more storage room I took my skid steer and cleaned up all the weeds and stuff so people would realize it's actually an alley and to try to use it. Trying to get the gentleman that lives on the corner there with the red trailer and all the trucks and vehicles to allow people to drive through the alley, but he continues to park his car right there between the electrical box and that garage so people can't use the alley at all. If we could look into that and maybe enforce people parking and putting sprinkler systems and stuff in alleys so we can use those. Number 2 is city codes and setbacks; it was brought to my attention Monday that my building permits are being held up because of setbacks. I didn't want to argue with the lady that was in charge of planning and zoning administrator so I just figured I would just come here and have my grievances with you guys. Your setbacks 11-3-7 front yard: no building or structure shall be erected closer to 25 feet from the right of way of the line of the street, makes total sense totally agree with it. B. side yard no building shall be erected closer to 10 feet to any side property line except corner lots shall maintain a 20-foot side yard adjacent to the street that intersects the street upon which the building fronts. C. where I'm being held up is, rear yard there shall be a rear yard of having a depth of not less than 15 feet ordinance 531, 7-8-2008. Nowhere in C. in the city codes does it say building or structure. But I'm being held up because we feel we need 40-foot alleyways. I think that's a little ridiculous to have a 40-foot alleyway. But I'm being held up, but other people are being approved for structures in the alley. Just a few months ago there was a fence approved, that's by definition a structure. It's components that are put together. I have that in another slide what the definition of structure is. You're approving some things. What I don't understand is what's the difference between a 6-foot-tall fence and an 8-foot-tall building. Especially a garage when Glenns Ferry needs garages to put all the crap that's laying in people's yards in those garages and hid. I don't understand why we're being held up there. The sad thing is I've applied for 6 building permits in the last 3 years, 5 of them have been held up for somebody interpreting the code the way they wanted to interpret it. City code 11-3-7 setbacks, this is where my issue arises, planning and zoning administration. Codes C. of 11-3-7 does not state building or structure. My attorney's take is the key operational language is in A. and B. no building shall or structure shall. In C. that is not stated and if it's meant to be in C. it should be stated there as well. In this case at very least C. is ambiguous and should be construed against the drafter, which in this case is the City of Glenns Ferry. Also, you need to look at the intent of the law or code not just the law of what it says because it's vague you need to understand why they wrote that or why it was written in the first place. Why is there a 15-foot backyard requirement, that's for Derik. Oh, I can't point anybody out, fire department to be able to fight structure fires. They need distance between buildings, totally understandable. That does not state that we can't build on the alley. We've been doing that in Glenns Ferry for 100 years. Even up until 2 months ago, we're building structures on the alley. Steve Alderman's building permits get held up. Again, we need to

understand the intent or law of the code. Definition of structure let's go to that cause I said something earlier to somebody about structure and they kind of chuckled at me, but structure is a noun in this case and it's an arrangement or relationship between parts or elements that are complex. A building or other constructed, several parts. Means fence, 100 percent, a structure is a fence. We're allowing fences down the alley and down property lines, but I can't put up a garage to help this town. Exhibit B, this is a garage we built last year. It's on the alley. No problem, it was approved by the city, and it was approved by the building inspector and it's on the alley. The next photos you can see I have it staked out there, this is the neighbor. We're supposed to build the same garage there for the neighbor and now I'm being held up, I can't do that. But yet in the next pictures you can see all these structures, some of you might recognize these houses and it was nothing intentional. You see the wooden house, the wooden structure there in the left picture was approved 2 years ago. It's built on the alley, the one with the wrap on it is a huge garage, storage, built on the alley right. And that was approved, I don't know when they built that 5, 6, 7 years ago.

Thompson: *They've been building it for quite some time.*

Alderman: *And they're still building it. Why am I being held up? It feels like I'm being harassed here for doing the right thing. Help cleaning up the town, putting in garages, CLEANING STUFF UP. It doesn't make sense that my permits get held up every time. Here again is brand new structures. These are fences. The one there Gutierrez just put in, a couple months ago which was a big fight at city council, who was going to pay for all that, you probably all remember that. Then the next one, Scotts fence at the city. That's a structure built on the alley. It's got concertina wire on the top of it. Again, you're talking a 10 foot, you're making me build 15 foot back and there's no difference between his fence and my building except my buildings 2 foot higher. There's no difference, it's a structure. Mines a building, it's a structure. City codes and variances and hardships other people touched on tis earlier it's next to impossible. The timing, the cost, the notifications, the 300 feet you have to notify all the neighbors and have a city meeting, it's next to impossible and very rare do you get a hardship variance. We shouldn't have to jump through those hoops to do what's right, to be able to build on the alley or in this case build on the alley or in any other case move our codes our setbacks a little tighter. 10 foot a little crazy, we don't need 20 feet between buildings. Anywhere else in the State of Idaho most cities are 10 feet between the buildings. We're trying to infill the city here and build more ADU's and get more people in town, we need to pack them in a little tighter. Just as long as the fire chief is fine with fighting fires at 10 feet apart which I'm not going to speak for him, but in other cities it's fine. 10 foot great, I don't think we need 20 feet. That's my opinion. The building inspector, we have a new building inspector and I'm not going to go off on this at all. I would like to see him be more timely and I think he is, he's responded to me a lot quicker. It did cost me a job I already started cause it took me 30 days to get the foundation inspected and get a building permit. I was told when I came in that the building permit would take 2-3 days which is a long time with everybody in this building. It took me 10 days and it took me 10 days to inspect the footings, it took me 10 days to inspect the foundation and the guy got frustrated and left. David talked about somebody he knows wanting to pick up and move, I know of 3 people that the city has ran out of this town because they wouldn't help them. It's not our job to help, but why can't we. Why can't we have an easier process to get people what they need to live here. You're talking a million dollars in structures that have been ran out of the town, you're talking taxes, you're talking money brought in, jobs brought in, and you guys are running these people out of town because of city codes. They're not that difficult to read, they're not that difficult to interpret and understand, but we're not letting people to proceed to building Glenns Ferry and grow this town and it has to or it's going to die. It already has. It went from 1600 people when I graduated now it's at 1200 people. It's slowly dying because we're not bringing in growth, we're not bringing in middle- and upper-class people to create jobs, we're bringing in low-income people and they don't create jobs. They're not going to keep this town afloat. There's nothing wrong with them, but they're not going to keep the town afloat. We need the middle class and upper class to come in and create those jobs, so we need to build those houses for those people. We need to bend over backwards per say and help these people*

build houses. That's all I have. In conclusion ran out so many people, the three families that I know of and this has to stop. I'm willing to take the head and get to the bottom of it for this town and its citizens. I'm willing to step up. If you guys need me for anything to help with city codes and city building I'd be happy to sit with you guys and go over codes and what I think is right and what I think is wrong and sit down with Lori and the building inspector, whoever, but we need to tackle this once and for all. Like I've said, it's been three years and five of my permits of the six that I've applied for have been held up for significant amounts of time and it shouldn't be.

Inmon: *Thank you Mr. Alderman for coming in and sharing with us this evening. I do just have a couple questions to clarify. You did mention that some people had been run out of town, this is a first as a council member that I am hearing about this was this something that the families and the people, did they ever bring their complaints to the city to be heard. Was this an ongoing thing that you know of.*

Alderman: *Yes, well I mean one of them is the people that I was just building this house for and the time restraints and the delays made him mad. Another one was people at the end of town who wanted to get water to their property couldn't get water. There's a fire line right there why couldn't we get them water. It's the little things that we turn into big things that we shouldn't. We should help these people. And I don't know the whole thing, I hear a one-sided story. I don't know anybody else's story here but yes; they came in and tried to work with the city. Another couple called me a week ago and wanted me to buy their lot it's a little over a quarter acre lot with a shop and stuff on it and they said, we've had it with the city, we've tried to work with them with power, water, sewer and they want it, they're done. They want to sell their lot and get out. That's people that are coming in building houses. Employing your high school kids, employing other people to work for the summer. I employ kids to work for the summer and do yard work and you're running out all this work out of town, these kids, these other people, these lower income people and kids don't get jobs. We can't provide jobs if we aren't building. We need to be able to have work and have a workflow to provide jobs for these people. But yes they have come in and discussed it.*

Guy: *As far as your definition of structure I think you're nit-picking things. It says complex elements and like arches and stuff for a roof. I can teach a 10-year-old to build a fence in like 2 hours.*

Mayor Galloska: *Actually, though his definition and I did go in this afternoon because I disagree with him, and I do have to apologize to Steve because you know what when I'm wrong I'm wrong. The IDC defines it was anything built or constructed and that is how the international building code defines structure. Based on that his analogy is*

Guy: *I read it as a complex thing something other than a nail and wood. As far as people being run out of town, I've lived here my whole life, thirty some years. People come and go the whole time. The influx of people from out of state have actually ran off or most of the good locals that were here because people come in here and try to change things and try to make it not a small town and try not to involve themselves in the community or small niche they don't actually want to be a part of the small town. As far as that, people come and go all the time. As far as you said having people come in, you didn't describe anyone who brought in any jobs.*

Alderman: *I brought a job to this town. I've brought many jobs to this town.*

Guy: *You brought your job.*

Alderman: *I employee people in this town, kids other people.*

Guy: *You say lower income people, I'm not very rich, but I employ people to come do yard work and all that. The trade school is being built and that's what we need jobs that will provide a future for someone working there. You say you're hiring kids for the summer.*

Alderman: *So, hiring your electricians and plumber and stuff for this town doesn't count.*

Guy: *We've always had an electrician here, plumbers here and framers here and yes I do think we should grow but we should also keep the element of a small town. Like you're saying you don't want the 20 feet in between two houses, but I would immediately move out of a town that was like that. I don't want to live in Boise, I don't want neighbors literally right on top of me. I don't want that. I think that's why a lot*

of people moved here for a small town feel then they don't like the small town itself kind of thing. Where having 20 feet in between the alleyway.

Guy: *It's 10.*

Alderman: *Or 10.*

Guy: *10 on each side right?*

Alderman: *No, it's 10.*

Guy: *10 tall?*

Alderman: *Yes.*

Guy: *Oh, that's not that bad, but as far as why you're not getting approved when literally structures that you're trying to build, I'm in complete agreeance with that. If you are not getting approved when literally the neighbor of that person, that should be sorted out because that's not fair that way. I also want you to understand a local view, that's why a lot of locals get mad when people come in and they start trying to change things, start trying to do things their way. It's like we live here, and we have it the way we want it and yes you playing unfair is not cool. Your garage didn't get approved but the one across the street did. If it was in a different zoning thing maybe, but that's unfair and that needs to be solved. But why things are zoned like the fence thing because in a small town you want a backyard, it's mostly for small families like my own or even my grandma lived here for a long time before they got a little too old to take care of her yard. We want backyards we don't want sheds or big workshops in the backyard and all that.*

Alderman: *So, you are prejudice against people who do want workshops and garages and don't want yards is what it sounds like.*

Guy: *A little for a small town.*

Alderman: *It sounds like a personal grievance then that you want to keep it a small town.*

Guy: *A little bit yeah.*

Alderman: *Listen, Glenns Ferry would not be here if it wasn't for the town being built and builders coming in and building houses and building garages on alleyways and building fences. This wouldn't be a town without us doing our job period.*

Guy: *No and I don't know if you know Dale Jeffrey, Lloyd Jeffrey the reason they couldn't really be in town is because of the ordinances and they had to buy outside of town and build their own shops and stuff like that and that's how we got around it. The outside community and I still don't understand how they can't vote and stuff like that because I very much King Hill, Hammett all of us basically all one community. As far as the legality of not being able to vote or trying to change things on that kind of thing, that's usually how we got around it or like the agriculture sectors the big shop. There is zoning for it we just don't want it in our home areas. There's usually people with money for a shop and they buy like the other shop that just went in, they buy the what used to be cow pasture and then they put in the structure. I completely agree we should utilize the local agriculture areas for construction of that sort so people like yourselves can have a nice shop and be building but still not be right in the middle of downtown.*

Alderman: *It's not just me wanting a nice shop, it's the people that I work for that call me that want to tear down their garage that live next to Mrs. Case. Want to tear down their garage and put up a nice one because it's going to fall down and hurt somebody. It's ugly, it's ragged she's got a beautiful home and she wants to improve it with a new garage. I'm not allowed to do that. That one again is a rear setback.*

Guy: *What one, there was already a garage there? That was maybe grandfathered in?*

Alderman: *No, it's sitting on the back property line. Which is okay by code, but now all the sudden this last year it's not okay by code.*

Guy: *Oh, because we updated.*

Freeman: *It's a nonconforming structure.*

Alderman: *Every garage on the alley is nonconforming. If it's on the rear property line.*

Guy: *I'm guessing they're all older buildings or....*

Alderman: *Well, I showed an example of 2 buildings that have been up in the last 2 years that are built on the alleyways.*

Guy: And that's what I don't understand is how are these getting approved and yours aren't.

Mayor Galloska: I think that's his question is why is it, at least that's the way I am understanding it Steve, you feel that it's being arbitrarily established and it needs to have a defined....

Alderman: Per code it shouldn't even be an issue. I mean the lady here that spoke so eloquently a minute ago, I feel terrible for following her because I can't speak like that, there's statutes in there, codes in there that make that code nonexistent if you have a small property and you need to move. That's what it says. But we're sticking to one code because that's what we've got in our head. We don't want me to build a garage on the alleyway for some reason. I still don't understand why.

Inmon: I want to understand too so what are you specifically requesting of us. Do you want us as a council to review the setbacks, to review the permit issuing process, what is it so that way I can help drive it in the correct direction? What do you want?

Alderman: I appreciate that. I just want us to follow the code and follow the code the same for everybody. It says in your code, no structures or buildings on the front and the side. It does not say that on the rear, period. It says 15-foot backyard. I can have a backyard anywhere I want. Usually, the backyard is between the garage and the house. It usually is and that's for these people to fight fires. It has nothing to do with an alleyway. An alleyway is 10 foot it's big enough to drive a truck a firetruck down until they put power poles down there then it's not big enough. But our, by city on the maps 10 feet. If you make us enforce a 15 foot, it's going to be a 40-foot alley. That's ridiculous. Our streets are only 30.

Thompson: Your statements not completely true. There's one subdivision that has 20-foot alleys.

Alderman: There is.

Thompson: And I live in it.

Alderman: There's a couple of them, yes. There's a couple of them that have 20-foot alleys. Behind Alton Street has a 20-foot alley and Commercial zone alley.

Nichols: Same with the street measurements. Some streets are wider than others.

Alderman: But for the most part Glenns Ferry has 30-foot-wide asphalted streets. Obviously it goes past the sidewalk, so you have a 60 foot or 50 foot but the street itself is only 30.

Mayor Galloska: My question to council is, would it be appropriate then to set a workshop so that we can work out what we want so it's clearly defined for everybody whether planning and zoning or the builder or the private homeowner.

Guy: Yeah, I believe so. If it's getting enforced so oftenly in my opinion we should workshop it and come to a conclusion that will work good for the whole community. And so, we can set proper definitions of a fence versus a building. Like him, I imagine it's very frustrating for you. It's your job to do this and you're losing business over it. Over nothing to do with your qualities or anything because it's being enforced this way or that way or being defined this way or that way. We should have a workshop and invite in contractors like yourself and other contractors and everyone in town to hopefully workshop it into where we can all wrap our heads around it. Cause hopefully you'll be here for awhile and so that way you can understand why we set things this way or we can come to your side and say, no he made a very good point, you should be able to have a garage on these certain blocks. That way people who want to build things cause I personally want a shop on my property but I don't think I will actually build it there because it will take up too much of my backyard. Just because I understand, I used to live in the country and a workshop is frickin awesome to have and a garage to park your dirt bikes or your motorcycles, it's very awesome. I think we should have a lot of people....more educated than myself, like him come in and try to help us understand what would be good for all of us but also have people from the community come in and express their opinions of why maybe they do or don't want things this way.

Inmon: I would like to see it at least start at the city level. I would like to see the city staff, city council come together like we did with the planning and zoning committee and interpret what we're reading the same way. We do it when we're doing an education, teachers go into assessment for a whole grade, each teacher subjective, can't be subjective through a permitting process following codes and ordinances so I would like eventually having it grow on to something as big as Luke is suggesting is fine.

Mayor Galloska: I think you have to have the public involved regardless of....

Inmon: Whoever is issuing our permits and the application process I want to make sure internally, that that's working and work out any kinks that way when we add, modify, or reform something that's then communicated and translated and consistently delivered.

Mayor Galloska: And again, that's why we need to get into a workshop. Some of this stuff is so vague. For instance, in front of you, you have the setback requirements across the board. As some of these issues were coming before us one of these things is sheds. It's a structure according to our definition that Steve and I have both come to with different foundations. It's still a structure so let's look at that. Based on our rules as they've been being interpreted you can't have a shed within so many feet within your back fence, but you look around the state and guess what, there's a lot of variables. Rigby, 5 foot on the side, 10 foot in the back, 20 feet in the front. Sounds pretty standard. Then you go over to Hailey and it's only 3 foot in the rear, 6 feet from other structures. Moscow 10-foot side and rear. Sandpoint 5 foot on the side and the rear. Meridian 5-foot, 10 foot. Boise for instance, I would expect Boise to be very strict, they have no setbacks enforced unless the structure is over 160 square feet. Until you get to that point they don't even regulate them. It's very arbitrary as far as how this is being interpreted statewide. We need direction from council maybe beginning in a workshop just like we're talking with all these other things, we need clear direction. The people that work in this office we try, we get into the book, we dig, but unless we have clear direction it's based on our opinion. Steve and I had an hour long talk about there are variable in how you look at this. We need clear direction from you the council to say no this is how we want you to interpret it that way it's not arbitrary, that way nobody has to guess we can just look at it and say yep that's what it is that's the rule council said it on this date and this is what we're defining as structure, this is what we're allowing under these setback rules and this is why.

Inmon: And if we are going to adjust with these said setback number in feet I would want the public to weigh in.

Mayor Galloska: Absolutely.

Inmon: Because me as a homeowner I know that if a trailer next to me goes and somebody buys that lot and wants to buy that house, I don't want it any closer than it already is. So, all those things would want to be considered depending on where the people live. So, I would definitely want our public input and feedback.

Mayor Galloska: And as a growing city we want to take in everybody's opinion and look at it. You know we may not agree, Steve and I may not agree, I may not agree with you, but we need to at least hear each other.

Guy: I would also like to invite the people that this would literally impact their lively hood. Himself, Yetzer Construction, Kole Adamson's drywall company, inviting the people that this would greatly affect too to get their opinions on it. They are I believe more front line on this especially on this topic because people call him to deal with this specifically. I think having their opinions, I am very bias I do like the small town, but I do agree that if the neighbors building a garage and then I get told I can't build a garage that's bs.

Case: The lack of clarity on the ordinances has got to be addressed fast. That's what's causing the inconsistencies. I was reading those ordinances and I was like, what the heck on C. And fences and buildings should be delineated out as two separate items. The clarity could be done quickly. I think we do need to take a hard look at our setbacks and a small shed I don't think should have a setback. To me that's just picky and silly, but that's me. We have got to get consistent and that's the part where that can be done sooner rather than later. We can have a workshop about the setback. etc. but I think we need to address the lack of clarity in the ordinances muy rapido.

Guy: You're saying let's go through and define what things mean and then have a workshop.

Case: Yes we can get them cleared up that fast with the lawyer. Get the wording consistent and right and then as far as we'll haggle over the setbacks because I have my opinion and you have yours; we all have ours. The important thing is we all listen to the people. We are a reflection of their voice, give them an opportunity to speak and we'll get an idea in the direction we want to go and looking at these, Glenns

Ferry's a little excessive on its setbacks. That being said I want to see clarity in the ordinances like tomorrow. As far as the setbacks etc. because it affects the economy of our community, I want to see this done fast. I don't want this put off a month, two months I want to see it done quickly, efficiently, cleanly.

Nichols: Mr. Alderman do you have code 11-3-7 in front of you?

Alderman: Hmmm mmmm.

Nichols: What's the year at the end of that?

Alderman: 2008.

Nichols: Today's year is 2023.

Mayor Galloska: It's been a while since they've been looked at. We have some codes that we've been working with and some of them are the 20's. I will schedule those quickly. I will set a time and get it going.

Schroeder: There's one time constraint because it's amending the zoning ordinance requires a public hearing at the P&Z commission. You can have council initiate ordinance changes and the workshop idea is a good tool to have you and the P&Z commission meet at the same time. Drafting the ordinance, the main take away I got is probably (5? Inaudible) setbacks, of 5 and 12, front of 20, and 0 for buildings less than 160 square feet that's pretty simple to draft. I agree with Council Case's assessment that having to go to multiple sections to obtain setback clarity is anything but clarity. I have had it put in front of me, multiple questions like that where I had to try to resolve conflicts, I think the city code has a definition of structure and I believe if I'm not mistaken I had to answer a question about a yard and a rear yard I think that's consistent with Mr. Alderman's interpretation. Somewhere and I don't remember which property this was or how long ago, it's required to be clear of some instructions and some aren't. One says you just have to have a yard and it doesn't include a mandate to be free of structures. And I apologize, I'm driving down the road so I don't have the ordinance in front of me or I could give you a quicker answer. But happy to get this going as soon as possible. I just threw those numbers out there and I can throw those together in an ordinance amendment and then we have something to work with. It's common for 5 to 12 and then 20 in the front and 0 in the alley. I'm also intrigued about structures that were built on the property line recently. I can inquire about that later and not in a meeting.

Mayor Galloska: I'll shoot those pictures to you if Steve forwards them to me.

Schroeder: Setback ordinances are a nightmare. Cleaning them up and having them and having them be a council-initiated change in the ordinance is what I'm here for.

Item 9. DISCUSSION/MOTION: [ACTION ITEM] Mayor Galloska: Adopt Ordinance. Establishing the Compensation for the Mayor and Councilmembers of the City of Glenns Ferry Commencing January 1, 2024. (ROLL CALL VOTE)

Inmon: I would like to discuss cause I actually came and spoke with the mayor just last week regarding this. Not specifically about council but for the mayor and for our city employees and I wanted to know what our process was, so he shared all of our process, what their evaluations look like, what their raises look like and all of that kind of stuff cause I want to make sure we are taking care of the people that are serving our city and knowing what everybody makes I was glad that the mayor pulled this data and looking at everything where it's at and all the work, time commitment and all the things that go into it I am highly in favor of coming more in line with Ponderay or Cascade even for the City of Glenns Ferry. Cause I don't think where it is now for our mayor is appropriate.

Thompson: I think with the last 2 current mayors we've had the amount of time they've put into the job especially Monty, the amount of time they're putting into this job it might be time we consider paying them a little more.

Inmon: I think it's well past time. It's like the codes when they were looked at back in 2008 and it's 2023 and with inflation and everything else the way that it is and with the time constraint alone I know how many meetings, how many phone calls, how many emails, how many irate and angry people along with appreciative people come through the doors and to be able to address that to be fair, I really think that we need to recognize that.

Guy: Since I'm going to basically have the opposite opinion around here, I look at this as a civil duty not as a job. I was surprised that we honestly even got paid. We get dental and vision and I don't think Glenns Ferry's taxpayers should have to pay for somebody to have a job doing this, it should be like an elected official that's basically volunteering to do this.

Inmon: I'm talking about for the mayor's position, but the hours, the emails, the time and with our surplus and our budget that we have carried over. When we were looking at our budget it's not like we can't afford it and it wouldn't be putting any more burden on the taxpayers, in my opinion.

Guy: But I'd rather that money go to fixing the water or paying for repairs around town, potholes, being nicer for the town.

Thompson: We have money set aside to do that too. The thing is if you don't have enough money for the mayor to do his job, he can't afford to do the job. He sits down here every day for 5 or 6 hours.

Inmon: Let's just say what it is, our mayor makes \$300 a month. That is almost insulting.

Guy: I think the mayor should go up a little for sure.

Case: Moving forward, I agree with you because it's a heart of service, it's just about the community let's just face it. After taxes my hundred and thirty dollars doesn't stretch real far. But if we want to attract good people consistently going forward we're not going to be able to do that at what we're paying now. I think we can attract a lot more people onto the council. A job that pays nothing sometimes people feel like it's worth nothing. I think we can attract people to maybe running for office more readily and get a consistency and you cannot have the kind of hours that are put into these jobs and say, well it's all volunteer just suck it up. I think we need to move it up, not drastically. I think that the mayor needs to be at \$1200 and the council at \$500. Now with that being said, I don't even think I'm running again so it's not like I'm trying to do something for myself. I'm eight years into burn out now, but I think you have to have value to it for people to respect the office and for the job to be done to encourage people to run for office. It is a huge time commitment that people don't realize. You get calls at 9 and 10:00 at night and you have to put on your happy voice. People walk into my office at work like it's just okay and you have to make them feel welcome. There is a lot of research, it's not just the time here. There's a lot of research time on our own. And I really do understand what you're saying.

Inmon: I signed up for this for free, I didn't even know I was getting paid.

Case: And quite frankly nobody was running, and I thought somebody has to step up and run you just can't have no council and so I ran. I never thought about money or anything, but when I look at the young people I would like to see more young people getting on the council. I would like to see a more diverse council to be honest with you. I think the small amount we do pay; I think it would be a good incentive to get good people to run. I am more in favor increasing for those reasons, although I have to give huge credit to what Luke is saying.

Guy: My counter point to that, I'm not saying your work should be appreciated, but the way I look at office jobs like this is it is a civil duty not a job.

Case: I would agree with that if it was like a juror where you do it every 5 years, but this is a day in day out consistent.

Guy: Paying more money to get people in, then the mayor is just getting involved in a scandal and he gets paid pretty well.

Case: The mayor of Mountain Home gets paid; doesn't he get paid like \$5000 a month though. Some incredible amount. We're not talking about that here.

Guy: You said if you raised it you would get more qualified people, but he's getting paid a lot and he's not that qualified.

Case/Inmon: Inaudible talking at the same time.

Mayor Galloska: I'm going to stop everyone here; he was acquitted so let's be very clear. This is on the record. He was acquitted of all charges so let's not drag him into the discussion.

Guy: I'm sorry, just because you pay someone a lot doesn't mean you get good quality is what I was saying.

Thompson: We've had some mayors that weren't as qualified as ones we've had here.

Inmon: My seat sat vacant for a very long time and I saw it in the new paper and I said I'm going to step up, not expecting anything because it is something that needs to be filled and now that I'm here and I've seen the time commitment and the research and everything that goes into it, it's not just a hobby. I don't necessarily get to have my family here with me and stuff that's time away from them. I do think we need to recognize this day and age, inflation, time and everything else that we should probably compensate a little bit better and we're not looking at \$5000 a month, we're looking at something that's going to help.

Mayor Galloska: These numbers were taken recently as far as from the source, but they collected them a few years back. They just haven't done a new review.

Thompson: Take Fairfield that only has 391 people in it and they're paying their mayor \$700.

Inmon: And their council it \$350. That's where I would sit \$1200 and \$350, where would you sit?

Thompson: I don't care cause I'm not going to be here.

Mayor Galloska: That's the benefit of doing this now, everybody has to run with the exception of me and that's why I'm trying to keep quite over here because I do not want any

Inmon: Because we're going to need to push to get people to put their name in the basket otherwise we're going to be sitting here with no quorum and that's not good either.

Case: We have had that happen far too often.

Inmon: I know you want to volunteer Luke, but what numbers would you be comfortable with?

Guy: I agree with the mayor's because the mayor takes the brunt of everything. I'd say \$800 and the city council should be the same.

Inmon: I'd be okay to go on the record and split the difference and meet Luke a little bit closer. If everyone's okay with it do \$1000 for the mayor I think \$500 is a little much and \$160 is a little low. I would want to meet in the middle there so \$350 is what I propose is \$1000 for the mayor and \$350 for city council.

Thompson: I'd rather give the mayor a little more money.

Case: I would too, I'm for \$1200 for the mayor. I'm completely flexible for the council. Well get us up to \$350 and this isn't effective by the way until next year.

Inmon: The price for the mayor is \$1200 and for the city council is \$350.

Guy: I still stand by my original statement you wanting to drive in a good mayor wanting to spend the time because I'm pretty new to this game, but I agree with you to maybe draw in good people.

Case: I would like to make a motion that they mayor bumps up starting January 2024 to \$1200.00 (Twelve Hundred Dollars) a month and city council to \$350.00 (Three Hundred Fifty Dollars) a month.

Thompson: Second.

Parsons: Councilwoman Case – aye, Councilman Guy – aye,
Councilwoman Inmon – aye, Councilman Thompson – aye

Case: I move that in accordance with Idaho Code § 50-902, the Council dispense with the rule, Adopt Ordinance. Establishing the Compensation for the Mayor and Councilmembers of the City of Glenns Ferry Commencing January 1, 2024, by title only, so that the council may consider its adoption at this meeting.

Thompson: I'll second.

Mayor: Roll Call Vote.

Parsons: Councilwoman Case – aye, Councilman Guy – aye,
Councilwoman Inmon – aye, Councilman Thompson – aye

Case: I move that this ordinance, the title of which reads: AN ORDINANCE OF THE CITY OF GLENNS FERRY, ELMORE COUNTY, IDAHO, ESTABLISHING THE COMPENSATION FOR THE MAYOR AND COUNCILMEMBERS OF THE CITY OF GLENNS FERRY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE be adopted.

Thompson: I'll second.

Mayor: Roll Call Vote

Parsons: Councilwoman Case – aye, Councilman Guy – aye,
Councilwoman Inmon – aye, Councilman Thompson – aye

Item 10. DISCUSSION/MOTION: [ACTION ITEM] Mayor Galloska: Adopt Ordinance. Amending Title 7, Chapter 3, Section 2 of the Glenns Ferry City Fireworks Code. (ROLL CALL VOTE)
TABLED

Case: I make a motion that we table item 10.

Inmon: Second.

Mayor Galloska: All in favor, all – ayes.

Item 11. DISCUSSION/MOTION: [ACTION ITEM] DEPARTMENT/COMMITTEE MEMBER REPORT:

A. Sheriff Office – Sheriff Hollinshead: Absent.

B. Fire Chief – Derik Janousek:

Janousek: N/A

C. City Engineer – Keller Associates, Inc. – Donn Carnahan, PE: Absent.

D. Public Works Director – Scott Nichols:

Nichols: Fire loop started today the biggest hurdle in any job is getting that first complicated item put together. It's together, we're moving right along. It should be just fine. Mother nature is helping us out with the weather, we do apologize for taking so long but sometimes some things are out of our control due to the fact that especially mother nature blows trees over in the cemetery. You guys were talking about always up here and screaming phone calls and all that. Juggling the priority in town is a huge.... I accepted it when I accepted the position, but I would feel a lot more comfortable if it was accepted by everyone. There's a lot of things that are out of our control. If an emergency pulls us we go work on it. There's daily chores that we have to do. The water plant, the sewer lagoon, first and foremost before anybody gets a pothole filled the water plant has to be running efficiently, the sewer lagoons have to be doing what they're doing, we have to report all good and bad to DEQ. We are juggling getting everything best we can. Back to potholes, we do have material on site, we have been throwing pothole repair in between others. We don't have enough time in a year to start from one side of town and go to the other. We have to throw in pothole repair when we have time to do it. With potholes comes an agreement letter that our city attorney is supposed to be putting together for the highway district's attorney, so they speak the same language. We're trying to look for assistance from the highway district to help the City of Glenns Ferry out with the major construction and repairs of roads. They have a much larger budget than we do for streets and alleys so if we can work more cohesively with our neighbors in town, we can get more stuff done as opposed to standing out on an island saying we're going to do this by ourselves. It's just not going to happen; we need the assistance of the highway district to come in as other cities do the same thing. They use their local highway district to assist the city in major repairs to roads and the city does the minor repairs, if a pothole occurs or sealant needs to be put down.

Inmon: What would you need from us to make that happen?

Thompson: Are they willing to do it?

Nichols: They're willing to do it, we just have a letter to our city attorney that he's writing up so that the highway districts attorney.... MOU so they speak the same language and the good ole' boy system is dwindling fast. It's in progress. Codes, I fully agree with Mr. Alderman and anyone else in this town that complains about codes, this is nothing new. We have brought to the council's attention to the mayor's attention to the previous mayor's attention those city codes need to be gone over with a fine-tooth comb and it needs to be put down basically the acronym as kiss, keep it simple Scott, make everyone understand it.

Mayor Galloska: And to our staff's benefit they have been working on these for over 8 months.

Inmon: Even when we get it there, there's always going to be somebody somewhere that's going to complain about code.

Nichols: In a position as a department head/mentor/whatever I am fully aware at 52 years old that I will not please everyone, I have to please the masses. The alleys we have also mentioned, we need to take back. We have to take the alley's back from the citizens. We cannot continue to allow the wild wild west to keep going on. The photos excellent example. One street who knows where the alley boarders at, I don't.

Thompson: Besides that, the city code requires them to maintain the alley.

Nichols: It does require them to maintain the center of the alley to the center of the road, not enforced, not followed. Probably due to the fact that we go through a revolving door of code enforcers whether they

be from Mountain Home, here and each time a new one comes in the wheel has been recreated. The codes are there irregardless of who is knocking on your door to tell you you're breaking a code it matters not one bit. The code is there for the city. If you don't like the codes, they don't fit your lifestyle I guarantee no matter where you move, you're going to have codes. The county has codes they have code enforcers that are strict. Every other city in the state has codes, we're no different. We have a big thick book of codes, and they need to be enforced, followed, firm but fair. The code is the City of Glenns Ferry's Code not an individual's code. It's a shame that people are losing money, people are being ran out of town, whatever the case may be. They get stonewalled when they try to get something done, that's what we need to focus on.

Case: I object to that term, run out of town.

Nichols: When I heard it from Mr. Alderman the first thing that came to mind was Law and Order, objection hearsay. Nobody has come into this building and said I'm leaving because of you. I'm leaving because you won't help me, I'm leaving cause the codes don't make sense. Their leaving for their own reasons, back to you can't please everyone.

Mayor Galloska: Okay, we're going to move on because that's not what we're doing here. I get what you're saying but that's not public works. So, let's move on from that.

Nichols: I'm done.

E. Clerk/Treasurer – Teresa Parsons:

Parsons: N/A

F. Economic Development – Christy Acord: Absent.

G. Librarian: At the moment we do not have a librarian. We are waiting for the library board to bring us a new selection.

H. Animal Control/Code Enforcement – Jackie Shenk: Absent.

I. Cemetery: Kurtis Workman:

Workman: We have not official met yet because schedules are their own special slippery animal. We're trying to find a time when we can all get together. However, all 3 of us took the time after the pictures came out of the trees that toppled in the cemetery and definitely sparked conversation with the 3 of us about having an ongoing tree plan for the cemetery is one of the items that the cemetery committee needs to tackle. Both Kathy and Chris made a huge point of how quickly that was responded to and how well it was cleaned up so thank you to you and your crew for that.

J. Airport Manager – Brian Reid: Absent.

K. Historical Museum – Donna Carnahan: Absent.

L. Planning & Zoning – Kt Carpenter:

Freeman: I feel like I've been on the hot seat tonight. I just want to let you know that planning and zoning, me, when I do building permits and they're on your building permit, I take it strictly out of the city code. It's not what I interpret, it's not what I say, it's not what I think, and it's on his building permit. On the ones he's talking about. I just want you to know that and I try to keep in the code. I try to go by the city code. That's my job.

Mayor Galloska: Is there anything for the planning and zoning department, what are you guys doing right now though for the report.

Freeman: We are going to do a rezone and that's it.

Mayor Galloska: I'm going to introduce our new building inspector. Jeremy has been on the job for a little while, but this is the first time you have all got to meet him.

Borsdorf: My name is Jeremy Borsdorf, I'm actually a licensed building inspector for the State of Idaho, that's my job currently. This is just a part time gig as you all know. I deal with Lori and Kristian in getting permits and coordinating with them on whose been calling for inspections. We've had some issues with my phone where I haven't been able to get any phone calls or text messages, but I think we mostly got it figured out. I do apologize to anyone who hasn't been able to get ahold of me.

Item 12. MAYOR AND CITY COUNCIL COMMENTS:

Thompson: N/A

Inmon: N/A

Guy: N/A

Case: *I think we need to really look at an overall of every contract or consultant, council, engineer, it doesn't matter what. I think we need to look at all our agreements and kind of checklist and hold them up to the fire. Is it as productive, efficient, getting things done in each particular area for every contract and agreement? I'd like to see us go over all of them and get as efficient and knowledgeable for the city as we possibly can. I don't know that we've done that in my almost 8 years on the council. I don't think we've reviewed all agreements as a whole. Just one at a time as they come up.*

Thompson: *The only one I can think of is our engineering firm when we went through that, but it's been some years ago.*

Case: *That's been 5 or 6 years ago, no going on 7.*

Thompson: *Before Monty.*

Mayor Galloska: *I'll put that on our to do list.*

Case: *What's the protocol for code enforcement as in somebody calls and says this, that, or the other is happening where does it go from there? Does it go immediately to our code enforcer, and they go out and look at whatever is being discussed?*

Mayor Galloska: *A couple of different things happen and I'm just speaking from what I know that Jackie's been doing. If the call comes into the city then Kristian generally passes that over to Jackie and she makes contact and then she keeps a file back there on how she contacts, what she sends out. We have door hangers that go out. If it's code violations we've got different types of code violations she uses a different door hanger. She let's people know that if there's an issue to call her and make the correction and if it doesn't get taken care of in a reasonable time, she's sending out letters after that.*

Case: *Is there a timeline from the time that somebody calls one into the time somebody goes out and looks at it, to the door hanger, to resolution. Is there some sort of or is it just loosey goosey whenever you get to it.*

Mayor Galloska: *I'd have to check with her to know exactly. But as far as is there any.... And maybe that's something I need to look into, is writing that it needs to be addressed in so much time.*

Case: *If we had a really sound protocol which we may have. I just don't know. If we have a very succinct protocol then when people call in or come in with these questions etc. we can give better answers.*

Mayor Galloska: *I will say it has tightened up. When Jackie came in we were learning that there were some issues, some holes in the process we've been working on it. It is a work in progress, but I will definitely look in to.*

Nichols: *Some do have set time frames on it. The parking of a boat on a road, 72 hours is all you're allowed to have. That is a timeframe. You might call in and say your neighbor just parked a boat or trailer the issue will be dispatched, addressed but that person has 72 hours before they have to move it. Before the door hanger....*

Case: *I guess I was, like a clear violation. I don't think you can call in; I think somebody might break the ordinance. That doesn't seem right, but once it's a clear violation I was just curious a timeline on that, protocol or whatever and if there's some sort of checklist so if I wanted to come in and look at it, it would say this the time they went out, this is what they did.*

Mayor Galloska: *That I can tell you, you can come in and look at the files.*

Case: *There is a protocol? That's what I'm asking.*

Mayor Galloska: *Not a protocol, but a process we've been working on. Perhaps I should drop it to a written protocol.*

Mayor Galloska: *I just want to take a moment to say I apologize Scott, I was not intending to cut you off earlier as in cutting you off I just felt like we were round robbing, but I want to apologize to you publicly.*

Nichols: *Everything I had to say there is in my plate more than it is in anybody's in this room.*

Item 13. ADJOURN: 8:22 PM

Approved by the City Council:

Date: 04/25/2023

William L. Galloska - Mayor

Attest: _____
Teresa Parsons - Clerk/Treasurer

APPROVED