City of Glenns Ferry

PO Box 910 | 110 E. 2nd Ave. | Glenns Ferry, ID 83623
Phone: (208)366-7418 | Website: glennsferryidaho.org

City Officials: Susan Case, Mayor | David Payne, City Council President
Steve Alderman, Councilman | Jordan Thomas, Councilman | Luke Guy, Councilman

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Regular Meeting Minutes
Tuesday September 08, 2026, at 7:00 PM

Staff Present: Becca Negrete, Mark Sage, Derik Janousek
Others Present: Traci Beckley, Christy Acord, Teresa McCallum, Colleen Teevin, Nathan Jones, Cindy Mitchell, Regina Abney

Item 1. CALL TO ORDER

Timestamp: 00:05–00:12
The Council meeting of the City of Glenns Ferry was called to order at 7:00 pm on Tuesday, September 08, 2026, by Mayor Susan Case.

Item 2. OPEN MEETING/ROLL CALL:

Timestamp: 00:18–00:23
Council Present:
- Councilman Alderman
- Councilman Thomas
- Councilman Payne
- Mayor Case
- Councilman Guy was absent

Item 3. PLEDGE OF ALLEGIANCE

Timestamp: 00:34–00:48
- Pledge of Allegiance conducted.

Item 4. PUBLIC COMMENTS (Non-agenda items)

Speaker: Public Comment 01:20–01:52
A resident addressed concerns from the prior meeting regarding a perceived conflict of interest involving Councilman Payne and statements made during the broadband discussion. Comment included concerns about professionalism and appearance of conflict.

Item 5. MOTION: Amendments to the Agenda (ACTION ITEM)

Timestamp: 02:00–02:12
- No amendments to the agenda were requested.

Item 6. MOTION: Consent Agenda (ACTION ITEM)

Timestamp: 02:24–04:51
Councilman Payne requested corrections to three items in the August 25 minutes:
- Incorrect timestamp listed in Item 7.

APPROVED

• A line mistakenly carried forward from a previous meeting.
• Correction to wording in Water/Wastewater report ("new aerators").

Councilman Thomas requested a correction to Item 11 regarding the incorrect notation of his vote for the new crew position.
• Thomas voted Nay

Motion: Councilman Payne moved to approve the August 25 minutes as amended.
Second: Councilman Alderman.
Vote: All in favor; none opposed.
Result: Motion carried.

Item 7. Department / Committee Reports

Public Works – Mark Sage 05:27–07:15
• Ongoing work on system meters and radio programming.
• Buildings behind Station 2 discussed — significant unused materials stored; many items unusable, including lead-containing valves.
• Potential future demolition or cleanup discussed, including possible use of City Council Town Improvement Funds.
• Fire Department may be able to use building for training after contents are removed.

Fire Department – Chief Derik Janousek 07:28–09:08
• Planned live fire trailer training during first week of October; brief street closures expected.
• Discussion on whether certain city structures could be used for controlled burn training.

Library – Evelyn Campbell
Not present.

Economic Development – Christy Acord 09:15–10:11
• Shared copies of Elmore County comprehensive plan materials for council use.
• Provided overview of county priorities, land-use data, floodplain mapping.

Chamber of Commerce- Traci Beckley (Given Later in Meeting) 01:09:21- 01:12:14
Note: This report was provided later in the meeting, outside the agenda order, which is why the timestamp appears out of sequence.
• Chamber membership has grown significantly, strengthening involvement and revenue.
• Chamber building renovation is now complete, and volunteer scheduling for the building and trolley will begin.
• Chamber has hired a part-time director to oversee building operations and volunteer coordination.
• Upcoming events include the Apple Squeeze, the Ghost Tour on October 17, and early planning for the community Christmas kickoff.

APPROVED

• Chamber expressed strong support for participating in downtown revitalization, working collaboratively with city departments, rural development, and business owners.

ACTION ITEMS

Item 8. Item 8. Motion to Suspend Rules for Three Readings Timestamp:

Timestamp: 10:28–11:33

Motion:

Councilman Thomas moved to suspend the rule requiring three readings and proceed by title-only reading.

Second: Councilman Alderman.

Roll Call:

• Alderman — Yes

• Thomas — Yes

• Payne — Nay

Result: Motion passed.

Item 9. First Reading in Full: FY2026-2027 Budget Ordinance

Timestamp: 11:35–17:25

Council conducted the full reading of Ordinance No. 26-623, appropriating $3,559,747 and certifying $745,800 in property tax levy. Details of appropriations by fund were read into the record.

Item 10. DISCUSSION/ACTION ITEM: Temporary Surcharge and Annual Rate Increase (Water/Sewer)

Timestamp: 17:36–42:32

Summary of Discussion

• Council analyzed tables showing water and sewer base rates under proposed surcharge and 4.5% annual increases.

• Concern raised about combined base bills nearly doubling under $25 water + $25 sewer surcharge.

• Extensive discussion regarding affordability, infrastructure depreciation, grant competitiveness, and long-term system solvency.

• Public Works Director confirmed equipment and manpower limitations for upcoming infrastructure work.

• Council noted that rate increases above 5% require public hearing.

Motion – Annual Water/Sewer Rate Increase

Motion: Councilman Thomas moved to enact 4.5% annual increases to water and sewer rates by ordinance in perpetuity.

Councilman Payne requested to adjust the rate to 4.99%

Councilman Thomas agreed to the change and amended the motion to adjust the rate 4.99% annually.

Second: Councilman Alderman.

Roll Call:

• Payne — Aye

• Thomas — Yes

• Alderman — Yes

Result: Motion passed.

APPROVED

Item 11. DISCUSSION/ACTION ITEM: Anthem Broadband Dish Installation

Timestamp: 44:24–45:19

Anthem Broadband did not provide the promised documentation and did not attend.

Contract renewal is due next month; council requested items be added to next agenda.

Item 12. DISCUSSION/ACTION ITEM: Downtown Revitalization Plan Presentation – Christy Acord

Timestamp: 45:23–56:37

Summary

• University of Idaho College of Art & Architecture seeks rural community partners for design studio projects.

• Opportunity includes student-led downtown conceptual design, renderings, public engagement sessions.

• Cost to city estimated $3,500–$5,000; chamber may contribute.

• Multiple business owners spoke in favor, emphasizing visioning, consistency, economic growth, and support for grant applications.

Motion:

Councilman Alderman moved that the city contribute $1,500 from council funds toward project cost.

Second: Councilman Thomas.

Roll Call:

• Alderman — Yes

• Thomas — Yes

• Payne — Aye

Result: Motion passed.

DISCUSSION ITEMS

Item 13. DISCUSSION/ACTION ITEM: Manufactured, Modular & Tiny Homes

Timestamp: 1:12:25–1:16:33

City attorney advised:

• Restrictions discussed previously (age limits, full concrete pads) are not permitted under HUD and state law.

• Manufactured homes (post-1976) must be allowed in residential zones.

• Permanent foundations may use concrete block piers and ties, but city may not impose stricter foundation requirements.

• Mobile homes must have wheels/chassis removed if placed outside mobile home parks.

Item 14. DISCUSSION/ACTION ITEM: Birds at Large

Timestamp: 1:16:55–1:22:53

Residents lodged complaints regarding roaming chickens and roosters damaging gardens.

City ordinance prohibits foul at large and roosters within city limits.

Mayor suggested posting public notice and coordinating humane roundup by volunteers for relocation to farms.

APPROVED

Council discussed feasibility and public reaction affirmed the need to remediate and capture fowl at large.

Item 15. DISCUSSION/ACTION ITEM: Upcoming Keller Engineering Meeting
Timestamp: 1:22:31–1:23:31
2nd REMINDER: September 15 at 6:00 PM — water/wastewater master plan and CIP presentation. Mayor emphasized importance due to high projected costs and multi-phase sequencing.

Item 16. DISCUSSION/ACTION ITEM: ICRIMP Renewal
Timestamp: 1:23:37–1:24:20
Annual renewal increased only 1% (typical increase 6–8%).
Actual cost: $60,000. Five thousand below budgeted amount.

Item 17. MAYOR & CITY COUNCIL COMMENTS
Timestamp: 01:24:23–1:29:59
Councilman Alderman
• Offered assistance with demolition/cleanup of deteriorated structures.
• Reported resident complaints regarding weed overgrowth at Veterans Hall.
Councilman Thomas
• Acknowledged Chamber of Commerce for recent improvements.
• Supported Chamber partnership on revitalization efforts.
Councilman Payne
• Responded to earlier public comment regarding conflict-of-interest concerns.
Mayor Case
• Affirmed commitment to public comment rights and civil discourse.
• Expressed enthusiasm for partnerships and revitalization planning.
• Highlighted community potential and appreciated collaborative energy.

Item 18. ADJOURNMENT
Timestamp: 01:30:00–01:30:04
• Mayor Case adjourned the meeting at 8:31.

Minutes written by: Rebecca Negrete Date: **09/14/2026**
Approved by the City Council: Date: **09/22/2026**

Susan Case – Mayor

Attest: David Payne - City Council President

APPROVED