

City of Greenleaf

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CITY COUNCIL MEETING MINUTES

Regular Session – 7:00pm – 01 April 2025 – Greenleaf City Hall

Agenda:

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call
4. Comments to the Council
5. Adjustments to meeting agenda [**ACTION ITEM**]
6. **POLICE AND FIRE REPORTS**
 - 6.1 Police Report
 - 6.2 Fire Report
7. **AGENDA ITEMS REQUIRING CONTRACT STAFF INPUT**
 - 7.1 Executive Session per IC 74-206:1:f *“To communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;”*
 - 7.2 Executive Session per IC 74-206:1:e *“To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;”* [**ACTION ITEM**]
 - 7.3 Consideration of preliminary plat extension request from the Greenleaf Air Ranch with such consideration requiring scheduling of a special session City Council meeting for public hearing before preliminary plat expiration on 01 May 2025 [**ACTION ITEM**]
 - 7.4 Discussion and consideration of Draft Ordinance #FY25-004 - Fences - AN ORDINANCE OF THE CITY OF GREENLEAF, CANYON COUNTY, STATE OF IDAHO, ADJUSTING GREENLEAF CODE SECTION 5-3-8, 9-7-16, 9-7-18, AND 9-7-1 TO ADJUST NUISANCE AND GENERAL DEVELOPMENT STANDARDS FOR FENCES INCLUDING PROVISION FOR A FENCE PERMIT PROCESS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; DIRECTING THE CITY CLERK FOR ORDINANCE NUMBER, CODIFICATION, AN EFFECTIVE DATE, AND PUBLICATION. [**ACTION ITEM**] *(Clerk’s Note: Up for Second Reading - First Reading by title performed by Ryan Schnuerle at the 04 March 2025 Council Mtg.)*
 - 7.5 Projects Report
 - 7.6 Other business requiring contract staff input
8. **OTHER REPORTS AND PREVIOUS MEETING MINUTES (CONSENT AGENDA)**
 - 8.1 Treasurer’s Report and Disbursement List
 - 8.2 Public Services Director’s report
 - 8.3 City Clerk’s report
 - 8.4 Monthly new construction valuation report
 - 8.5 Consideration of consent agenda [**ACTION ITEM**]
9. **OTHER BUSINESS**
 - 9.1 Other Old or New Business
10. **MINUTES REVIEW**
 - 10.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
 - 10.2 Consideration of minutes for this meeting [**ACTION ITEM**]
11. **ADJOURNMENT**
 - 11.1 Adjournment [**ACTION ITEM**]

1. Meeting called to order
Mayor Brad Holton called the meeting to order at approximately 7:01a.

2. Pledge of Allegiance
Brad Holton led those in attendance in the Pledge of Allegiance.

3. Roll Call
The clerk was asked to take roll call:

Seat 1: Ryan Schnuerle

Seat 4: Dan Hyer

Also Present:

City Clerk

City Attorney

Seat 2: Rob Fisher

Mayor: Brad Holton

Public Services Director

City Engineer

Seat 3: Rachel Brobeck

Impact Area: Liza Warner

Police

City Treasurer

Fire

(Clerk's Note: The meeting was available to be joined via computer, tablet, or smartphone at: <https://meet.goto.com/CityofGreenleaf/council-mtg>, or via telephone United States: +1 (571) 317-3112 Access Code: 142-571-637)

4. Comments to the Council - This agenda item is reserved for those wishing to address the Council regarding city-related issues. In order to ensure adequate public notice, Idaho law provides that any item requiring Council action must be placed on the agenda of an upcoming Council meeting, except for emergency circumstances. Comments related to future public hearings should be held for that public hearing, and should not be discussed by Council before the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Persons wishing to speak will have a maximum of three (3) minutes. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. Multiple persons speaking to the same concern will be acknowledged, but only one speaker will be allowed.

David Lincoln with the Western Alliance for Economic Development gave a brief report on the Western Alliance. See written annual report for detail. David noted that Idaho doesn't have to beg business to come to our area anymore. Caldwell is one of the fastest growing communities in the nation. Emmett is also seeing business growth. One major hurdle to business growth is electrical power. Idaho Power can be up to three years to build infrastructure to meet requests. Natural gas is no longer available through the pipeline for electrical generation. Our rural communities are poised for growth, if water and sewer services are available. Artificial Intelligence (AI) is very active, along with robotics, in the dairy sector of agriculture. The Economic Development District #3 effort is continuing. An economic development district is needed to access Federal Economic Development Agency (EDA) funds. A packet to the ten Counties in Idaho District #3 and City entities will be going out within the next few weeks.

Resident at the end of Gem Court claims he does not have water pressure at his home to take a shower outside about midnight to 6:00a. Also reported in the last two years has only been getting about two days of irrigation per week. Public Services was asked to look into these issues.

5. Adjustments to meeting agenda [ACTION ITEM]
Mayor recommended combining executive sessions 7.1 and 7.2. This was approved by consensus.

6. POLICE AND FIRE REPORTS

6.1 Police Report

No written report was available.

6.2 Fire Report

Please see written report for detail. Discussion followed regarding staffing of the Notus fire station.

7. AGENDA ITEMS REQUIRING CONTRACT STAFF INPUT

7.1&2 Executive Session per IC 74-206:1:f “To communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation, or controversies not yet bing litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;”

Executive Session per IC 74-206:1:e “To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;” [ACTION ITEM]

Dan Hyer moved to enter executive session. Ryan Schnuerle seconded. A roll call vote was requested. The motion was approved with Ryan Schnuerle for the motion, Rob Fisher for the motion, Rachel Brobeck for the motion, and Dan Hyer for the motion.

The Council entered executive session at approximately 7:19p

Mayor Brad Holton called the meeting back to order at approximately 7:46p, reporting that there were no deliberations or decisions made, and no business coming out of executive session.

7.3 Consideration of preliminary plat extension request from the Greenleaf Air Ranch with such consideration requiring scheduling of a special session City Council meeting for public hearing before preliminary plat expiration on 01 May 2025 [ACTION ITEM]

Ed Priddy with the Greenlea Air Ranch addressed the Council. Ed gave a history of the Air Ranch, surviving through the great recession and the Covid-19 pandemic, focused on bringing quality development to the community. The request is for an interim 6-month extension to address HB389 concerns. Discussion followed. It was noted that the written request is in the packet. Legal noted that the question before Council is whether or not Council wishes to pursue an extension, and that a decision past the 01 May deadline could be ratified after that date.

Discussion followed, including frustration with negotiation of the first amendment to the development agreement. Ed expressed his commitment to the project and to follow up. It was noted that HB389 went into effect in 2021. Discussion continued, including why this request is made so close to the plat expiration. Ed expressed he believed the process would have been simpler and less time consuming, plus was not aware of HB389 issues. It was clarified the HB389 was a staff recognized issue, not germane to the extension request. Discussion continued, including potential to set precedence for extensions to other development projects. Ed expressed the tyranny of time and staff level discussions in close-ness to deadline for request, the importance of development agreements, inefficiency of starting over with a new preliminary plat, and precedence of the city working with developers to adjust development agreements when needed.

Ed clarified that this requested extension is to work with city staff for another development agreement to address HB389.

It was clarified that the preliminary plat does not contemplate the current sewer site, but current sewer infrastructure to the Air Ranch is sufficient to take influent from the development.

Discussion followed, including preliminary plat process and costs.

Mayor reviewed for Council that the end goal is to keep the Air Ranch project whole. If Council is uncomfortable with the extension, then the Air Ranch can resubmit a refreshed preliminary plat based on the current, and negotiate a development agreement.

Discussion followed regarding whether the design / drawings for the preliminary plat need to be changed, and political pressure. Discussion continued, including the provision in the first amendment to the development agreement that there will be no further extensions, however, as a contract, the development agreement can be voluntarily amended by both parties with both parties agreeing to amend it.

Discussion followed, including process and public hearings for extension vs letting it expire and doing a new preliminary plat application for refresh.

Ryan Schnuerle moved to direct the city clerk to set a public hearing for extension of the development agreement only if the applicant reports by Friday 04 April that the developer's engineering cannot approve a 2025 plat based on the prior plat. Rob Fisher seconded. A roll call vote was requested. The motion was approved with Ryan Schnuerle for the motion, Rob Fisher for the motion, Rachel Brobeck for the motion, and Dan Hyer for the motion.

- 7.4 Discussion and consideration of Draft Ordinance #FY25-004 – Fences - AN ORDINANCE OF THE CITY OF GREENLEAF, CANYON COUNTY, STATE OF IDAHO, ADJUSTING GREENLEAF CODE SECTION 5-3-8, 9-7-16, 9-7-18, AND 9-7-1 TO ADJUST NUISANCE AND GENERAL DEVELOPMENT STANDARDS FOR FENCES INCLUDING PROVISION FOR A FENCE PERMIT PROCESS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; DIRECTING THE CITY CLERK FOR ORDINANCE NUMBER, CODIFICATION, AN EFFECTIVE DATE, AND PUBLICATION. [ACTION ITEM] (Clerk's Note: Up for Second Reading - First Reading by title performed by Ryan Schnuerle at the 04 March 2025 Council Mtg.)

Ryan Schnuerle performed second reading by title.

- 7.5 Projects Report
City Engineer Amy Woodruff reported that the quarter pivot is now planted with alfalfa. Moving next into water facility plan, manganese project, and shooting range.

- 7.6 Other business requiring contract staff input
There was none.

8. **OTHER REPORTS AND PREVIOUS MEETING MINUTES (CONSENT AGENDA)**

8.1 Treasurer's Report and Disbursement List

Please see written reports. City Treasurer Carrie Huggins noted that the city is halfway through the fiscal year.

The balance sheet was reviewed. Accounts receivable are mostly irrigation and two invoices for the Wester Alliance. Accounts payable are in-line, due to month end. The profit and loss by class was reviewed. All funds are within expectations for this time of year. \$92,800.00 in

ARPA funding was transferred from General Fund to other funds – Reporting could be adjusted by setting up a transfer fund.

Carrie noted that on p.38, State Investment Fund interest, and Liquor interest, are not budgeted income but will likely pay for this year’s sewer projects – This helps keep budgeted income amounts clear in reporting. The Budget vs. Actual report was reviewed with no issues found. The disbursement report and VISA statements were reviewed. There are no new requested vendors.

2024 by-fund reports follow in the written report, adjusted per Auditor’s instructions and with depreciation.

Council paused to review the reports.

To determine VISA card points and how they can be used, the clerk needs to work with the local branch to get on-line access set up.

8.2 Public Services Director's report
Please see written report for detail.

Discussion followed. Trees on Antrim are in process to be addressed. Peckham Road is slated for treatment to preserve the new asphalt.

8.3 City Clerk's report
Please see written report for detail.

8.4 Monthly new construction valuation report
Please see written report for detail.

8.5 Consideration of consent agenda [ACTION ITEM]
Ryan Schnuerle moved to accept the consent agenda as presented. Dan Hyer seconded. The motion received unanimous approval.

9. **OTHER BUSINESS**

9.1 Other Old or New Business
There was none.

10. **MINUTES REVIEW**

10.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
No recess was taken.

10.2 Consideration of minutes for this meeting [ACTION ITEM]
Dan Hyer moved to approve the minutes as presented. Ryan Schnuerle seconded. The motion received unanimous approval.

11. **ADJOURNMENT**

11.1 Adjournment [ACTION ITEM]
Rachel Brobeck moved to adjourn. Second was unanimous, as was motion approval, and the meeting adjourned at approximately 9:49p.

Respectfully submitted,

Lee C. Belt
City Clerk
City of Greenleaf

NONDISCRIMINATION STATEMENT: In accordance with Federal law and U.S. Department of Agriculture policy, the City of Greenleaf is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.) If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.”

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Materials are available in Spanish upon request.
Los materiales están disponibles en español a pedido.