

# MINUTES–CITY OF ASHTON

## SPECIAL CITY COUNCIL MEETING

Wednesday, October 30, 2013

7:00 p.m.

714 Main (North Entrance)

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*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance.*

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### CALL TO ORDER & WELCOME

**PRAYER OFFERED BY: Teddy Stronks**  
**PLEDGE LED BY: Teresa Hansen**

**Present:** Mayor Stronks, Councilwoman Hansen, Councilman Rankin and Councilman Pincock.

**Also Present:** City Clerk Stegelmeier, Terry Butikoffer, Ryan Armbruster, Shaun Shuldberg, Jeff Hamilton, Jace Hamilton and Judy Coy.

Mayor Stronks called the meeting to order at 7:03 PM.

### 1. PUBLIC HEARING

- A. City of Ashton Ordinance 457-13 – Ashton Urban Renewal Agency Amended Plan  
Mayor Stronks opened the public hearing and gave information.  
Mayor Stronks called the names from the sign in sheet in order.

Ryan Armbruster of Boise is an attorney for the Ashton Urban Renewal Agency and is presenting the Amended Urban Renewal Plan. He explained that the document represented the end of a very long process for the Agency and they are anxious and excited to move forward. Mr. Armbruster also recognized Terry Butikoffer and Judy Coy who work at the Development Company which administers the Ashton Urban Renewal Agency. They have both also worked hard in order to get this plan moving forward. Mr. Armbruster then went over the area maps describing the boundaries to the Council. In his opinion, this plan is a very traditional urban renewal plan that is very infrastructure oriented. It promotes better parking, remediation of blighted areas and street improvements such as the street lights it helped with in the past. He then explained the section of the plan dealing with financing information which provides an estimate of the cost of the improvements. He explained that the Agency has had to spend some money to defend the Agency's tax authority. This stems from a tax exemption given to the Ashton Living Center. Mr. Armbruster then commended the Ashton P&Z Commission on their thorough study of the plan from which a few errors were found and corrected prior to this hearing. He then asked the City Council to waive the three reading rule and approve the Ashton Urban Renewal amended plan ordinance this evening.

Shaun Shuldberg, of Ashton is the manager of the Ashton Living Center wanted to bring out or make the Council aware of the Center's concerns. They maintain that the Agency's plan has been functioning and has simply met the scope of the original plan. Mr. Shuldberg expressed his opinion that the plan was shortsighted when it was written. The Agency has only used their tax revenue for lawyer fees in the last several years. The Ashton Living Center has used the North Fremont Hospital taxing district funds for many years and explained that the County Commissioners came to him and expressed their concern that a taxing entity was using tax revenue to then pay taxes to another taxing entity. That is why they applied for and received the tax exemption in the first place. Mr. Shuldberg explained that it comes down to a difference of opinion about how the tax money is being used. He understands that there is over a quarter of a million dollars that is just sitting in an account without being used by the Agency. He expressed concern with the management of the agency and

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that the Mayor is a member of the board. The citizen's money, in his opinion, is being wasted.

There was some discussion on the Ashton Urban Renewal Agency's help with projects in Ashton. Mayor Stronks explained that the Agency funded an Eagle Scout project on Main Street and that there is money, approximately \$ 200,000 in an account ready to spend on projects that now will happen on the new plan. Councilwoman Hansen inquired of Mr. Shuldberg if he had a suggestion of what he would like the money used. He explained that he doesn't want it used for litigation. Seems like a big amount to use for litigation. He is worried that the amended plan is also short sighted. Mr. Shuldberg expressed his opinion there is a lot of politics for this money. The North Fremont Hospital District has been pushing medical care here in Ashton for 60 years. Since they get tax money, they shouldn't have to pay tax money. He wanted to make sure that the City Council was aware of what has been happening. Councilman Rankin explained that they were aware and that the Agency reports to the City Council.

Jeff Hamilton of Ashton is the Chairman of the Urban Renewal Agency. The taxing issue has gone too far. The Agency has now been to the Idaho State Supreme Court. There the Agency had to defend its very existence. The Agency had to show that it should have the rights and privileges that other agencies have. He explained that the board has met and has a solution to propose to the Living Center. This plan has been a fairly lengthy process and the board excited to be done. The board members have seen this new plan as an opportunity to do more things with the funds saved. The proposed plan will promote an effective, balanced use of the funds in the community. Some of the ideas going ahead are completion of the street lighting and sidewalks through the end of the City and possibly a paved parking lot or pocket park on the corner of 5<sup>th</sup> and Main. That spot is a central location on Main Street and has been used for community activities such as the Dog Derby. With improvement it could be used for more. Mr. Hamilton explained that the Agency is ready to move on and make the City better.

Mayor Stronks closed the hearing at 7:19 pm.

- B. City of Ashton Ordinance 458-13 – Ashton Urban Renewal Agency Historic High School & Park Plan  
Mayor Stronks opened the hearing.  
Mayor Stronks called the names from the sign in sheet in order.

Ryan Armbruster is also presenting the Historic High School & Park plan on behalf of the Ashton Urban Renewal Agency. He explained that this area picks up the City Park, old High School property and the old Texaco site. The plan is a little more weighted on opportunities for development. Again, the Ashton P&Z Commission made some recommendations and changes were made prior to this meeting. Mr. Armbruster again asked the City Council to waive the three reading rule and approve the Historic High School plan ordinance this evening.

Councilman Rankin asked whether the Agency can purchase property. Mr. Armbruster explained that it can but it is a very limited ability. The Agency can mostly help with rights of way, parks and remediation of blighted areas. The Texaco site has to go through some property sales, etc. prior to the Agency being able to step in and assist a new owner. The owner would be in a great position to ask for funding though.

Mayor Stronks closed hearing at 7:26 pm.

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### 2. ORDINANCES/RESOLUTIONS

- A. City of Ashton Ordinance 457-13 – Ashton Urban Renewal Agency Amended Plan  
Councilman Rankin made a motion to read the City of Ashton Ordinance 457-13 by title only and dispense with the second and third readings. Councilman Pincock seconded the motion. Roll call vote was called. The motion passed unanimously.

Councilman Rankin read the Ordinance into the record.

Councilman Rankin made a motion to adopt Ashton City Ordinance 457-13 and published. Councilman Hansen seconded the motion. Roll call vote was called. The motion passed unanimously.

- B. City of Ashton Ordinance 458-13 – Ashton Urban Renewal Agency Historic High School & Park Plan  
Councilman Rankin made a motion to read the City of Ashton Ordinance 458-13 by title only and dispense with the second and third readings. Councilman Hansen seconded the motion. Roll call vote was called. The motion passed unanimously.

Councilman Rankin read the Ordinance into the record.

Councilman Rankin made a motion to adopt Ashton City Ordinance 458-13 and published. Councilman Hansen seconded the motion. Roll call vote was called. The motion passed unanimously.

### 3. NEW BUSINESS/PETITIONS:

*Each speaker will be allowed a maximum of 5 minutes unless repeat testimony is requested by the Mayor/Council.*

- A. Scheduling – City Clerk Stegelmeier  
City Clerk Stegelmeier went over the Council's schedule with them.

### 4. CITIZEN INPUT: (Each speaker will be allowed a maximum of 3 minutes unless repeat testimony is requested by the Mayor/Council.)

City Clerk Stegelmeier asked the Council if they would consider amending the agenda to include a liquor catering permit approval. She explained that the Ridgerunner dinner was going to be held earlier than the Imperial Club had expected. Although she did explain to them that special meetings would not be held just for a catering permit, a special meeting was planned and the Council may choose to consider issuing a permit. Chief Mattingly has given his approval of the permit.

Councilman Pincock made a motion to amend the agenda in order to consider a liquor catering permit. Councilman Rankin seconded the motion. The motion passed unanimously.

Councilman Pincock made a motion to approve the Catering permit for the Imperial Club to cater the Ridgerunners dinner at the Opera House on November 9th. Councilman Rankin seconded the motion. The motion passed unanimously.

### 5. ADJOURNMENT

Councilman Pincock made a motion to adjourn. Councilwoman Hansen seconded the motion. The motion passed unanimously.

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### **NEXT MEETING**

- ◆ Regular Council 7:00 p.m. – Wednesday, November 13, 2013, Council Chambers, Ashton City Building – 714 Main, Ashton. Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk or call 208-652-3987.

Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest:

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Cathy Stegelmeier  
City Clerk

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Theo R. Stronks  
Mayor