



BLOOMINGTON CITY COUNCIL MEETING  
MINUTES  
BLOOMINGTON CITY OFFICE  
45 N 1<sup>st</sup> West  
May 17, 2023 at 7:00 p.m.

City Council Attendees: Roy Bunderson, Philip Ward, Cindy Piggott, Mike Knapp, Dan Porter, Marilyn Wilkes, Debbie Thomas, and Shanna Spuhler came in late.

BADC Attendees: Wayne Lloyd, Jerry Thornock, David Bee, and Rob Allred

Visitors: Addison Oschenbein from Sunrise Engineering, Kyle Jones from HLE Engineering

Meeting called to order at 7:00 pm by Mayor Roy Bunderson

**INVOCATION:** Councilman Phillip Ward

**PLEDGE OF ALLEGIANCE:** Councilman Mike Knapp

**GENERAL BUSINESS**

APPROVE BCC APRIL 19th 2023 MINUTES

- Motion to approve April 19, 2023 minutes as written: Mike, Second: Phillip, Vote Unanimous.

**BRET KUNZ – INSURANCE – ICRMP Representative**

Bret introduced himself and passed out a form with the city building's insurance values. Roy asked about the replacement value of the Hall. He felt the number was too low. Mike said the numbers were way too low. Bret said we could go through our numbers and let him know what we felt our buildings are worth. Mike suggested these values:

Office – \$250,000

Chlorinator – Good where it stands

Hall – \$750,000 – 11 N 1<sup>st</sup> West

Ambulance Garage – \$175,000

Storage – Good where it stands

Roy thanked Bret for coming and taking time from his schedule to be here.

**PUBLIC CONCERNS**

MARK WILSON – BUILDING PERMIT SURVEY

Troy Carlin was not in attendance. He gave permission for Mark to speak for him.

Mark's/Troy's concerns are the time it will take to get a survey. That date would be the middle of July and that will rush their building and may not give them time to finish. Mark asked if they could begin construction before they get a survey. His latest survey would probably be when the house was built, many years ago. He will be building a metal shop on a cement pad. Troy Carlin will be building onto his father's home.

Wayne Lloyd asked if there was a way to start building prior to receiving a building permit?

Marilyn asked if it was surveyed when they split the lots? Mark responded that it was not. Mike said allowing someone to build without a building permit sometimes causes problems.

Roy and Mike offered to check with their surveyors and see if they can get things surveyed in a timely manner.

Jerry: When are we going to have the streets surveyed so you can go off the middle of the road? Dan replied that some have been done but most haven't.

Roy: Time is a problem with doing that too. Jerry asked why are we are making the land owners have a survey when the city doesn't have our roads surveyed?

Kyle offered that while his crew was here surveying the sidewalks, he will have them survey the city.

Roy: Is there unanimity in getting a survey of the city by block? All agreed. Jerry asked about roads that aren't already built? Roy said that we should also survey those blocks.

This item will be put on next month's agenda for an action vote of approval.

Mark spoke for him, see above.

### **BLOOMINGTON MISSION STATEMENT – Mike Knapp**

Mike suggested instead of naming it a Mission Statement we name it a Vision. RICK AND TROY CARLIN – BUILDING PERMIT SURVEY

Marilyn suggested we use, "The City of Bloomington Vision Statement". The statement included the five things that everyone agreed on, all other statements could be debated.

Mike also shared a copy that Jane had word smithed. The council thought Mike's statemen included everything we needed as a vision statement.

Roy said he had shared this vision statement with some of the residents of Bloomington and their biggest question was concerning the statement of single-family dwellings, and if we were going to limit multi-family dwellings. Roy pointed out that the statement said, "The primary use."

Other questions were discussed, but the statement held with those few changes.

The final statement will read as follows:

The City of Bloomington is an oasis of smalltown wholesome living. As a city and community our vision is to preserve the unique character and aesthetic we now have while actively seeking to create a community where:

1. Single-family dwellings are the primary use of developed land.
2. Agriculture is a prominent part of the aesthetic. Agriculture uses and enterprises are protected and encouraged.
3. City infrastructure, water, sewer, and roads are reliable, well-maintained, and adequately funded.
4. Population density is low.
5. Personal property rights are respected and protected.

## **BUILDING AND DEVELOPMENT COMMITTEE – Wayne Lloyd**

### **BUILDING PERMIT REPORT**

3 outstanding building permits:

- Robert Hart- pending until complete application is received.
- Rick Carlin – took his application back.
- Mark and Marsha Wilson previously discussed.

More applications the BADC is aware of that will be submitted soon:

- Bob Searle contacted Wayne today and will be submitting a permit.
- Don Thornock will also be applying.

Repairs do not require a building permit as long as they are building in the same footprint.

Robert Hart- Roy spoke with him and let him know that as of right now, he cannot build on that property based on our current ordinance. However, that doesn't mean he couldn't address with the board the possibly of modifying our ordinance or taking some type of exception, as long as he can maintain some type of communication, but he hasn't done that in the past.

As of now, we have some non-conforming lots within the city that aren't on a half-acre lot or have 100 feet of frontage. How are we going to handle them under the current ordinance, will this prohibit them from building on or adding an out-building? The BADC will discuss this next month.

Cindy questioned once a variance is given can it be changed to reform another lot making the prior lot a non-conforming lot?

Wayne then discussed the parking lot up the canyon. It has plenty of room to be extended. When they can get a consensus, there's no reason we can't get the county to haul fill in.

Jerry explained that the representative from the Forest Service will attend next month's meeting.

Before we proceed with anything, we need to get the people in charge here and up at the lot. Roy will be meeting with the sheriff's department to decide what's going to happen there, and will include the following:

- There will be no cost to the city.
- No loose ends. We don't want a mess up there.
- We need to build it big enough to accommodate those that will use it.

The BADC was asked to coordinate a meeting with the city, county, and Forest Service.

### **WATER – Philip reporting**

Shawn is having a problem getting a permit to dig at Jerry Nelson's and Randy Payne's in the State right-of-way to repair links.

Wayne thinks Roy Dunford has a personal leak.

Jerry asked if the bore at Cox's is deep enough? He was told that the pipe is only two feet under the highway. He was asked to check on this.

Philip reported on the Russ Sorenson property up the canyon. He shared they are starting to put in a water sprinkling system. Roy said it was time to send them a cease-and-desist letter.

Philip took Kyle Jones up there to take a look at what was happening. Kyle confirmed he was hooked onto our transmission line, which is not set up for services, and there is no way it can meet

the required pressure the way it's set now. He said it is an illegal connection to our system, and Russ Sorenson needs to remove it, or the city will take of it and charge the cost of removal to Mr. Sorenson. The line also has no chlorination as the home sits before the chlorinator.

Kyle asked if there was any justification as to why he thinks he deserves the city water? It was explained that when the city put their main line through the property he now owns, the former owners asked for service for a stock water line in consideration for going through their property. This agreement was very informal and didn't define if the line accrued to any successors, or was only a one-time thing. No succession was defined in the former agreement. Also, the property currently doesn't have the correct water pressure to qualify for a hook-up.

Kyle was retained and agreed to take care of a letter informing Mr. Sorenson of a cease-and-desist order, as he is in violation of the city's September 28<sup>th</sup> letter, and that he should take no further action. Also, if he wants to resolve this, he needs to schedule a meeting with the City Council and his or the city's attorney. Philip was asked to oversee this letter.

Kyle warned that we need to make sure he abandons the service correctly, as he may have, by this point in time, already contaminated the city's water.

### **ROADS – Dan Porter**

Dan has been trying to get in contact with the county to see if they can do something about road damage on Canyon Street. It was decided that he should contact Todd Boehme.

Winston asked if it was possible to get some gravel to replenish the road base that washed away on 300 N and also reinforce the ditch bank the water went over?

Rob also mentioned a bad road by his house on 1<sup>st</sup> North. He said the road was turning into mush. Roy suggested we dig it out and put some oversized rock, then some road base.

Dan was asked to work with Rob and see if they could get that fixed. Consent was given for Dan to call Rick and have him fix this part of the road.

Gravel will be ordered for 300 N by Winston and oversized rock and gravel for the road on 1<sup>st</sup> North by Rob.

### **KYLE JONES FROM HLE ENGINEERING**

The Transportation Plan is coming along nicely. They now need to get together with whoever the city council or BADC feels would be good to develop a wish list of road projects for the Transportation Plan, including anything that has been already identified or can be wished or dreamed of, so we can work towards getting funding for these projects. He stated that the plan needs to be finished by October so applications to LHTAC can be completed. Extending culverts should be included in the plan.

LHTAC called Dan and asked if our plan to work on our sidewalks was still a viable plan. Dan replied it was, which means we would be under consideration for a grant of \$250,000, not a match. Kyle said it is a 100% grant and if it is started right away, there is an extra \$50,000 dollars just waiting to be added.

Kyle suggested asphalt be used instead of cement because of the cost of cement at this time.

The time to have things done is by January 15<sup>th</sup>.

Roy thanked Kyle for all his help.

### **SEWER – Mike Knapp**

One of the pumps went out at the pump station. That pump was replaced by a pump we already had. Kent Glenn will now take over responsibility for our pump station.

Seepage tests could possibly be completed by the end of June, if things dry out.

### **CITY HALL / OFFICES**

MEMORIAL DAY CEREMONY – everything is going good for that. Winston and Betsey are in charge of the breakfast.

GENERAC GENERATOR UPDATE – Cindy is trying to get ahold of the guy. He seems to be very busy.

ROCKY MOUNTAIN POWER SUBGRANT UPDATE – We can't do anything until the temperature stays above 50 degrees.

Cindy touched with EZ 2 PLEZ and the carpet will be installed as soon as it's delivered.

### **TREASURER – Marilyn Wilkes**

#### **PAYMENT OF EXPENSES**

- Motion to pay the bills as submitted: Mike, Second: Dan, Vote Unanimous

#### **DELINQUENT ACCOUNTS**

They look good. Marilyn will send emails out to the few who have delinquent accounts.

Marilyn then asked if we want to pay any extra monies on our Sewer Bond?

This will be put on the agenda for next month.

### **CLERK – Debbie Thomas**

SHANE BROWN EMAIL – Shane sent an email and asked for clarification on the question as to why they can't turn on the water at the trailer on their property?

Marilyn told the realtor when they called her (prior to the sale) that the property water account was delinquent.

Roy: the realtors acknowledged to him both the trailer and house were delinquent.

This will be the response sent to Shane: Pursuant to Section 44 of the Idaho Code the trailer is a non-conforming building, as there is no way to remedy this problem, the city is not in a position to allow reconnection of water that was already delinquent and has been discontinued.

Also, the city can't provide water to a non-permitted building. There is only one permitted building on your property and that is the main home. The trailer is a non-permitted building and therefore cannot be hooked up to water.

WEBSITE – Our website has been up and down. Debbie has spoken with the man who maintains our website and he says it's fine, but it does not work. Debbie will contact them again.

REPORT ON HELP WITH WATER BILLS – Eddy has received one month's payment and that is all he will receive as the program is ending in June.

### **MAYOR – Roy Bunderson**

Concerning the county deputies working for the city as law enforcement, the sheriff said because the deputies are full-time employees of the county and then they work for the city on top of that,

the county would need to pay them overtime. Roy has spoken with other mayors and they have agreed to sit down with the sheriff for a meeting to discuss this issue.

**PUBLIC COMMENT**

DAVID BEE – Can an existing conforming lot be split making a non-conforming lot. As of now there is nothing that says it can't be done. We need to put something in place.

**ADJOURNMENT**

Motion to adjourn Cindy: Second, Mike, Vote Unanimous

Meeting adjourned at: 8:56 pm.

**NEXT REGULARLY SCHEDULED MEETING JULY 19, 2023 at 7:00 pm.**