

**MINUTES OF THE
COUNCIL MEETING OF THE
MAYOR & COUNCIL
OF THE CITY OF RUPERT, IDAHO**

Minutes of the regular council meeting of the Mayor and the City Council of Rupert, Idaho on the twenty-fifth day of February, 2025 in the Council Chambers located inside City Hall at 624 F Street, Rupert, Idaho at the hour of 7:00 PM.

Present: Mayor Tammy Jones
Councilmembers Present: Thompson, Heward, Wardle
Councilmembers Absent: Faux
City Administrator Kelly Anthon
City Clerk Bayley Maughan
City Attorney Lance Stevenson

Visitors: Ginger Smith, David Joyce, Leslie Garner, Billy Palmer, Jeff McEwen
(Employees)
Danny Eppers, Rick Molina, Jeff Bulkley, Jeff Heinze, Rick Nay, gun range
people.... (Visitors)

Mayor Jones welcomed everyone and called the meeting to order at 7:00 PM. Everyone stood for the Pledge.

Pastor Rick Molina gave invocation.

Mayor Jones called for any addenda to the agenda and there were none.

CONSENT AGENDA

Items: A. & B. Approval of the Bills, Payroll & Minutes

Councilman Heward made a motion to approve the bills, payroll and the minutes of the January 14th, 2025 council meeting. Councilman Wardle seconded and the motion carried.

NEW BUSINESS

Item: A. PUBLIC HEARING – Rezone Application for the 20th Street Property

Rick Nay introduced the application for rezone. Nay explained that the property located just north of the Big Valley ballfields was being proposed for a residential high area. The lot is adjacent to property currently zoned the same.

Jeff Bulkley, representing the application, explained that he was hoping to put in fourplexes on the property, similar to the Conestoga development.

Mayor Jones opened the public hearing at 7:06 PM.

Holly Manning – 624 20th Street - stated that she prefer there only be single family units on that street.

Tonya Etherington – 4 E 100 N – Stated that she had attended the P & Z meeting and so did other neighbors who were unable to attend this meeting, and that they all had concerns about the road, fire access and traffic congestion that would result from putting multi-family dwellings on that lot. Etherington did not feel that this location was an appropriate place for multi-family units.

Bulkley responded that Rupert was a growing community in need of more affordable housing and this seems like a good location for it. He emphasized that the units would not be low income, they would be good quality, affordable housing.

With no further comment, Mayor Jones closed the public hearing at 7:10 PM.

There was general discussion regarding the utilities in that area being able to support growth. There was also discussion regarding the street and access to the area.

ORDINANCES – RESOLUTIONS

Item: A. ACTION ITEM Ordinance 25-501 – Zoning Map Amendment ORDINANCE No. 25-501

AN ORDINANCE OF THE CITY OF RUPERT, IDAHO, AMENDING ZONING CLASSIFICATIONS OF REAL PROPERTY IN THE CITY OF RUPERT FROM RL (RESIDENTIAL LOW) to RH (RESIDENTIAL HIGH); SETTING FORTH FINDINGS AND A REASONED STATEMENT IN SUPPORT OF SUCH ZONE CHANGE; AMENDING THE ZONING MAPS OF THE CITY OF RUPERT TO INCLUDE THE REZONED PROPERTIES; AND PROVIDING AN EFFECTIVE DATE.

City Attorney, Lance Stevenson, read Ordinance 25-501 aloud, by title only. There was no action taken.

NEW BUSINESS (*Continued*)

Item: B. ACTION ITEM Discussion & Possible Approval to Waive Fees for Church in the Park

Matthew Johnson came before the Mayor and Council to ask that park fees be waived for their church in the park event on June 29th from 7:00 AM to 1:00 PM. This event usually coincides with the July 4th festivities but this year it falls slightly out of their schedule. There would be no services needed.

Councilman Thompson made a motion to waive the park fees for the Church in the Park event on June 29th, 2025. Councilman Wardle seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: C. ACTION ITEM Presentation & Possible Acceptance of the Rupert Range Annual Report

Jeff Heinze, along with other board members and volunteers, presented the Rupert Range Annual Report. There was general discussion regarding the programming that had gone on and some feedback received from the public.

Councilman Heward made a motion to accept the 2024 Rupert Range Annual Report as presented.

Councilman Thompson seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: D. ACTION ITEM Presentation & Possible Acceptance of the Audit Report for FY 24

Brady Workman presented the Mayor and Council with his audit findings for the previous fiscal year. There were no material concerns to report. There was general discussion regarding audit highlights and fund balances.

Councilman Thompson made a motion to approve the FY24 Audit Report as presented. Councilman Heward seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: E. ACTION ITEM Presentation & Possible Acceptance of the 2024 URA Annual Report

As a housekeeping measure, the Council was presented with the 2024 URA Annual Report, prior to being filed with the State. There was no major or notable activity in the calendar year.

Councilman Thompson made a motion to accept the 2024 Annual URA Report as presented. Councilman Heward seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: F. ACTION ITEM Discussion & Possible Approval of the Rupert Fire Station Financing Proposal from DL Evans Bank

City Administrator, Kelly Anthon, explained that the City had been researching different funding options to complete the Fire Station project. The City's best option appeared to be with DL Evans bank on a lease, leaseback structure at a 5.5% fixed rate for a 20-year term.

Councilman Heward made a motion to approve the financing proposal from DL Evans bank for the Fire Station project, as presented. Councilman Wardle seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: G. ACTION ITEM Discussion & Possible Authorization Regarding Grant Administration for the Pipeline Plastics Project

Finance Officer, Leslie Garner, explained that the Pipeline Plastics group was looking to get some assistance with grants and funding through the state. They would need the City to submit the grants for them.

Councilman Thompson made a motion to authorize Leslie Garner to administer grants for the pipeline plastics project as needed. Councilman Heward seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: H. ACTION ITEM Discussion & Possible Approval of the Customer Allocation Agreement with United Electric

Anthon explained that where the pipeline plastics project was taking place, is inside City electric territory, however supplying the business with power would be disadvantageous to the City's power purchasing structure, so the agreement being presented authorizes United Electric to instead take this property into their territory for service.

Councilman Heward made a motion to approve of the Customer Allocation Agreement with United Electric for the Pipeline Plastics Project and to authorize the mayor to sign the same, contingent upon final approval by the City Administrator and Attorney. Councilman Wardle seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: I. ACTION ITEM Discussion & Possible Approval of the Amendment to Service Area Agreement with United Electric

Anthon explained that this second agreement being presented, outlines the franchise provisions of United Electric providing services to customers inside City limits, as required by law. The agreement calls for a 3% max franchise fee to be paid to the City, as is allowable by state law.

Councilman Heward made a motion to approve the amendment to the service area agreement as presented, and to authorize the mayor to sign the same, contingent upon final approval by the City Administrator and Attorney. Councilman Thompson seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Item: J. ACTION ITEM Discussion & Possible Approval of the PUC Application for the Service Territory Agreement with Riverside Electric Company

Anthon presented the Service Territory Agreement with Riverside Electric, which outlines similar provisions regarding potential franchise fees and service territory arrangements.

Councilman Heward made a motion to approve of the PUC Application for the Service Territory Agreement with Riverside Electric Company as presented and authorize Billy Palmer and the City Attorney to sign the same. Councilman Wardle seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

PUBLIC COMMENT

Danny Eppers – Came before the Council to ask that the Park Fees be waived for the Patriotic Car Show on September 13th on the Square. The group would also need to have electricity on the south side of the Square for vendors and the inside lane of parking spaces to be blocked off.

This request will be put on a later agenda for formal action.

Richard Ruesze – Requested that he be allowed to store the veterans trailer at the City yard.

This request will be under review and put on a later agenda for formal action if necessary.

EXECUTIVE SESSION

Councilman Heward made a motion to move to Executive Session pursuant to Idaho Code 74-206 to have discussions under subsection (1)(f). Councilman Thompson seconded and the roll call was as follows:

Ayes: Councilman Thompson, Councilman Heward, Councilman Wardle

Nays: None

Councilwoman Faux was absent and not voting.

Executive Session began: 8:22 PM.

Discussions under subsection (1)(f).

Open Session Resumed 8:40 PM.

With no further business before the Mayor and Council, Mayor Jones adjourned the meeting at 8:40 PM.