



MINUTES : REGULAR COUNCIL MEETING
THURSDAY, MARCH 8th, 2018 6:00 p.m.

DOVER CITY HALL, 699 LAKESHORE AVENUE, DOVER, IDAHO

Present: Mayor Shaha and Councilmembers Brockway, Evans, and Strand. Guthrie absent. Staff – Planner, Clare Marley; Treasurer, Jeanine Neal; Clerk, Michele Hutchings

Public present: Curtis Johnson, Victor Vachon, Arica Johnson, Bill Stuble, John Thorpe, Bruce Sing

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Mayor Shaha called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

II. PUBLIC COMMENT: No public comment was offered

III. NEW BUSINESS:

1) Discussion/Decision: Request for Easement Across City Property - Marley explained request for grant of easement for land commonly referred to as Rocky Point Sewer property. Issues were covered in her memo, appears Vachons do not have easement either. May be two separate easements need to be granted. Needs to hear from council whether or not they are interested in granting easements. ITD easement may also need to be procured for City which could be at applicants' costs. Both owner and applicants are present at tonight's meeting. Vachons willing to give easement over their property to Johnsons. Strand asks about transportation access when coming from Hwy. Vachon stated in 1980s when parents sold property to Rocky Point Sewer District there were many documents. A "strip of land" was intended to be ingress/egress for neighboring property owners. Nothing was recorded other than initial signed documents from parents. Mayor asked if council has concerns. Strand says situation is unusual since not located in Dover, just owned by city of Dover. Brought up potential sale of land and how this might affect property value. Evans asked if original road, wouldn't this be considered prescriptive easement? Marley suggested prescriptive isn't automatic. Might be more simple to grant prescriptive from City. Marley had no comment on value of property. Strand wants easement on record for future when and if city decides to sell property. Strand asked about staff costs. Marley not certain especially for attorney time involved. Marley noted that county map is a bit shifted. Vachon can provide Quit Claim deeds that might be helpful in establishing road with measurements on plot map. Brockway sees as opportunity to get paperwork cleaned up. Marley asked Strand if valuation should be followed up on by Marley. Strand commented not at this time. **Strand moved** to authorize the city staff, attorney and planner to prepare the necessary documents to convey access easements across City of Dover property in Section 26, Township 57 North, Range 3 West, to benefit landowners Curtis and Cora Johnson and Victor and Jessie Vachon and to return the documents to Council for final action. **Brockway 2nds. Roll call vote:** Brockway-Aye, Evans-Aye, Guthrie-Absent, Strand-Aye. **Motion carries.**

2) Discussion/Decision: Disputed Invoice - Howard & Arica Johnson - 219 Ames Way - Sing described events on day of issue, provided actual broken pipe and shared photos with council. Strand asked if Ames is public or private road. Mayor suggested private road. Brockway noted streets privately owned and maintained, never dedicated to city and this is relatively new knowledge. Strand says appears to be "flex fracture", no way to tell when it happened, no oxidation or erosion. Strand pondered what city's responsibility is for developer's installation within private right of way. Regardless of which side the flex happened, still within developer's right of way. Brockway agrees it is a tough issue. Evans asked about City specs from house to the street. Strand said according to Ordinance, house to street is property owner's responsibility. Mayor confirmed only main, not laterals are city's responsibility. Sing said pipe was already in ground. Mayor asked if parties have talked to developer, they have not. Strand stated city had to take care of immediately due to public health issue and DEQ requirements. Sing confirmed he should take the issue up with the developer. Asked what age of system is. Strand guessed installation was approximately 2009-2010. Sing doesn't feel it's contractor or land owner responsibility to pay for repairs. Strand agreed there is lots of damage of risers etc. throughout PUD. A. Johnson asked to confirm that payment is necessary before certificate of occupancy can be issued and how long until CO could be issued. Mayor confirmed payment due before CO, council in agreement. Mayor will put in motion tomorrow. Strand cited that city is trying to be consistent with all payments being cleared before COs are issued.



3) Discussion/Decision: JUB Authorization for Additional Services - Essex Water Tank O&M Manual – Council reviewed JUB’s estimate of \$8,000 for engineering fees to develop the DEQ required O&M Manual for Essex tank operations. Strand confirmed O&M manual is necessary for DEQ approval. Brockway asked if manual will detail operations in future. Strand explained manual will describe tank operations with present modifications. Brockway and Evans in agreement given there is not a choice. **Brockway moved** to authorize the Mayor’s signature on the JUB Authorization for Additional Services, not to exceed \$8,000, **Strand 2nds. Roll call vote:** Brockway-Aye, Evans-Aye, Guthrie-Absent, Strand-Aye. **Motion carries.**

4) Discussion/Decision: City of Sandpoint’s U of I Land Purchase/Letter of Support – Mayor explained letters are being requested for City of Sandpoint's grant efforts. All Council in agreement. Mayor will send letter of support.

5) City Treasurer Appointment/Confirmation of Jeanine Neal – Mayor introduced treasurer appointment. Brockway said she’s been working with Neal for a couple of months, is very impressed and finds her to be a quick study. **Brockway moved** to affirm the Mayor’s appointment of Neal as City Treasurer, **Strand 2nds. Roll call vote:** Brockway-Aye, Evans-Aye, Guthrie-Absent, Strand-Aye. **Motion carries.** Jeanine Neal sworn in by City Clerk.

IV. CONSENT AGENDA: Brockway asked about Mike Wade's report, Mayor stated issue has been taken care of. Strand noted that Plan of Correction (POC) for DEQ items are being accomplished successfully. POC done completely within one year's time. Last POC took 4-5 years to complete. **Brockway moved** to accept consent agenda as presented, **2nd by Evans**, all in favor - **motion carried.**

V. FUTURE AGENDA ITEMS/MEETINGS: Mayor reviewed upcoming meetings. Mayor thanked Brockway for attending the countywide meeting. All other meetings covered. Reminder to set clocks forward Saturday evening. Strand will be missing April council meeting, however can skype in if needed.

VI. ADJOURNMENT: **Strand moved** to adjourn, **Evans 2nds. All in favor - motion carried.** Meeting adjourned at 6:57 p.m.

Respectfully submitted – Michele Hutchings, Clerk