



**MINUTES: REGULAR COUNCIL MEETING**  
**And PUBLIC HEARING AM017-19**  
**THURSDAY, JULY 11th, 2019 @ 6:00 p.m.**  
**DOVER CITY HALL, 699 LAKESHORE AVENUE, DOVER, IDAHO**

**Present:** Mayor Shaha and Council Members Evans, Goodvin and Strand – Brockway absent. Staff – Planner Clare Marley, Attorney Stephen Snedden, Engineer Brett Converse, Bob Hansen (WSMI), Clerk Michele Hutchings.

**Public Present:** See attached sign in sheets

**I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE** Mayor Shaha called meeting to order at 6:01 p.m.

**II. PUBLIC COMMENT:** Donald Morris - 108 Indian Meadows, accepts position as messenger for DBPOA. Recognized council as only decision makers re: public water system. Dan Parkin - 304 3rd street asked for better regulation of motor vehicles, noting increased traffic including pedestrian traffic, construction traffic especially in Old Dover. Requested enforcement of speed limits.

**III. PUBLIC HEARING: File #AM017-19 Amendment Regarding Structures & Fence Standards:** Marley reviewed presentation. Mayor opened public hearing at 6:15pm. Cary Childress-227 Lakeshore Ave., read from attached (Ex. A) In favor for keeping right of choice. Steve Barton-102 4th St. agreed with Childress comment. Paul Nowaske-134 Lakeshore Ave., read from attached (Ex. B). George Eskridge-104 Lakeshore Ave. summarized written comments previously submitted noting 4' fences do not ensure privacy. Denise Travis-227 Lakeshore Ave. summarized written comments attached (Ex. C) supporting 7' fencing. De Trenbeath-133 Lakeshore Ave. Advocated for 6' fencing noting impact on wildlife and problems for neighborhood watch efforts. Samples of board heights brought as exhibits (Ex. D). At 6:33 pm Mayor asked for council discussion and/or questions of commenters. Mayor asked if request for variance from 4' fence possible, Marley confirmed. Strand considered 7' fence on property line as limiting however right to privacy is recognized as well. Marley reviewed possible actions by council. **Motion by Strand** to deny amendment to this file AM17-19 finding that it is not in accord with the adopted policies of the City of Dover comprehensive plan and Dover City Code, because it does not meet needs of privacy requirements, **2nd by Goodvin.**  
**Roll Call vote:** Brockway-Absent; Evans-Aye; Goodvin-Aye; Strand-Aye. **All Ayes. Motion carries.** Public hearing closed at 6:41 pm.

**IV. NEW BUSINESS:**

**1) Discussion/Decision: Proposed Ordinance Amending Title 12 Zoning Regulations – Structures/Fences:** Marley directed to revise structure definition only, leave rest of ordinance alone. Silent on all but 7' fence height. Mayor would like to fix with 7'. Strand favors 6' fence as compromise. Evans and Goodvin agree on 7'. Draft to be presented at Aug. 15<sup>th</sup> meeting. Additional public hearing to follow.

**2) Discussion/Decision: Essex Tank Pump Station Failure - Upgraded quote for Cedar Ridge level control:** Mayor reviewed Essex Tank communication failure with Cedar Ridge tank which caused Cedar Ridge to overflow and Essex tank level to drop substantially. The next day the river intake pump failed so the slow sand filter system was not refilling. Fortunate issues were not simultaneous or city may have been without water. These events support council's priority of the water improvement projects within the facility plan. Kudos to Mike Wade, he worked over the holiday and has a great relationship with contractors so they were able to get things "back to normal" in two days. Mayor has ordered a second pump, as there is no backup available, critical to receive and install immediately. Goodvin asked about probable cause of level monitoring, Mayor suggested multiple lightning storms, but don't know for sure. Hansen confirms technology is antiquated and difficult to support and maintain. Looking at quote for monitoring and alarming - using cellular control. This is one year earlier than planned, but is the best measure to ensure immediate notification of future failures. Quotes for programming and alarming and monitoring to follow at next council meeting.

As approved by Council at meeting 8/29/19 (mch)

3) Discussion/Decision: Water Intake Failure – new pump/motor: see discussion above.

4) Discussion/Decision: Water pressure Tank Hill/Shannon Lane area and 12" Line for Fire Flow: Mayor is sorry the 12" main has become so contentious for council and residents. This back-door approach of disseminating information is misleading and incomplete. The city is working with the developer's engineers to update the water model; however, the city does not feel the 12" line will fix the pressure issue at Tank Hill/Shannon Lane, which is currently a DEQ violation. Spending \$300,000 on 12" main without a model we have confidence in is not ideal. Converse confirmed Mayor was well-stated and accurate in her comments. Don Morris glad engineers are all working together. Goodvin concurs city is going down right path to evaluate. Would rather have hard data to support decisions going forward. Brett Evans asked if only tank hill has pressure issues. Confirmed by Mayor and Converse. Converse explained DEQ rules require study, evaluation and choices for alternative solutions before funding can be expended and the model from Sewell will help to evaluate alternatives. Mayor confirmed staff met with DEQ and they have given the city 1 year to come up with solution. City became aware of the low-pressure situation when developer's engineer informed city in May, 2019. Chief Stocking confirmed Selkirk Fire does regular flow testing of every hydrant and Dover system is adequate and he has confidence in system as it exists today. Assistant Chief Hopkins reminded that many fire trucks, and equipment would augment hydrant system using river water. Tom Williams referred to buildings greater than 3,600 sq. ft. that are not sprinklered. Chief only "recommends" over 3,600 sq. ft. be sprinklered, State Code prohibits requiring in some buildings. Curt Hammond asks for council's timeline. Mayor did not offer timeframe other than DEQ requirement for plan to be determined with one year, and that DEQ approval will be needed before any implementation can begin.

5) Discussion/Decision: Will Serve Letter – Estuary Forest Preliminary Plat Blocks 2A & 2B: Converse explained Will Serve letter review of platting process, ability and willingness to serve. Suggested capacity and willingness with caveat that increased flow will increase the low pressure on Tank Hill. Thinks risks are small, but will have better understanding and confidence after model has been reviewed by City. The current model has not been calibrated/updated. Mayor confirms direction is to work with developer to receive model and authorize Converse to sign will serve letter after model has been reviewed and staff is comfortable that adding more infrastructure will not diminish service to current residents. Converse advised DEQ may make decision not to approve even with the city's will serve letter. Evans and Strand agree model is key to determine flows and if city has to create a new model it will take of time. Council favors waiting until model is in hand and staff is confident with it for evaluating future infrastructure additions. Lett asked why city isn't using Tate's model. Converse said it's an older version that cannot be run.

6) Discussion/Decision: Sewer Ordinance: Mayor reminded of sewer fee increase in January and recent meeting notes. Changes under consideration for Council are 1) Change from registered to certified mail 2) Shut of water as a means to shut off sewer and other means to shut off sewer 3) Shut off sewer after 6 months of no payment. The main change is that city sewer dept. will be responsible for inspections, pumping, emergency call outs and this will be reflected in monthly fees. If there are necessary repairs, the actual costs will be billed back to owner. Sewer department emphasized that headworks could cost up to \$500,000 which was avoided by city's 2016-17 city-wide septic inspections, pumps and fixes. This shows that good septic tank maintenance is critical in keeping the plant in good working order and the sewer department is the key to ensuring this. Goodvin and Evans agree the changes to ordinance cover council decisions from last meeting. Strand asks about enforcement of RVs connecting directly to a septic tank doesn't feel limiting residents to not open is right. Might be better to limit what can be put into system i.e. only what comes from connection. Hansen states health risk (and danger) in allowing unauthorized people to open. Strand looks for change to allow only authorized personnel to open tanks. Mayor will work on amended text for the 8/15 public hearing.

7) Discussion/Decision: Sewer Resolution: ERU Determination: Mayor reviewed today's ERUs (Equivalent Residential Units) and draft changes to ERU assessments-primarily changes to multi-family units i.e. 4 plex will now be 4 ERUs vs. current 3 ERUs. **Motion by Strand** to adopt the proposed resolution calculating ERUs for sewer users, providing

for an effective date and rescinding Resolution No. 117, **2nd by Goodvin. Roll Call vote:** Brockway-Absent; Evans-Aye; Goodvin-Aye; Strand-Aye. **All Ayes. Motion carries.**

8) Discussion/Decision: iiiA Health Insurance Amended JPA/Declaration of Trust: Mayor noted need for council approval. **Motion by Goodvin** to authorize the Mayor to sign the Amended JPA/Declaration of Trust, **2nd by Strand. Roll Call vote:** Brockway-Absent; Evans-Aye; Goodvin-Aye; Strand-Aye. **All Ayes. Motion carries.**

9) Discussion/Decision: Broadband access for the water treatment plant: Strand explained this necessary step in working alarms for water system. **Motion by Strand** to accept the Northland Cable Agreement broadband service agreement for the water treatment plant, **2nd by Goodvin. Roll Call vote:** Brockway-Absent; Evans-Aye; Goodvin-Aye; Strand-Aye. **All Ayes. Motion carries.**

**V. OLD BUSINESS:**

1) Discussion/Decision: Increased Fees for Sewer Services: Mayor reviewed revised fees from Scott McNee (TO Engineers). Council would like one average price for all users regardless if gravity or pressure system. Mayor will ask for average fee from staff for public hearing 8/15/19. Suggested re-evaluation in a year. Waste Water Treatment Plant (WWTP) tours to be announced soon. Clerk to work with HOAs in providing septic use education materials.

2) Discussion/Decision: Amended Dover Fee Schedule – set public hearing date (8/15): No changes from last month, will add averaged sewer costs to next draft for public hearing.

3) Discussion/Decision: Final Draft Budget FY2020 – set public hearing date (8/15): Mayor asked for any questions about the draft budget. No changes if/after approval tonight. Mayor reviewed changes which were primarily in payroll and associated payroll expenses. Mayor reminds the city will open of street budget at next meeting to acknowledge unbudgeted FEMA reimbursement. No changes requested by council. Strand asked if new sewer fees (roughly \$6,600) were added, mayor said no. Agreement is to leave as is. **Motion by Goodvin** to approve the draft budget as presented for public hearing 8/15 @ 6pm, **2nd by Strand.** All in favor.

**VI. CONSENT AGENDA:** **Strand motioned** to accept the consent agenda items as presented minus the June 18<sup>th</sup>, 2019 minutes from IHD/Council Public Hearing, **2nd by Evans.** All in favor, motion carried.

**VII. FUTURE AGENDA ITEMS/MEETINGS:** Mayor reviewed upcoming dates especially noting next council meeting date as 3rd Thursday in August, 8/15. Quasi-Judicial Public Hearing date requested of Council possibly 9/26.

**VIII. ADJOURNMENT:** **Strand motioned** to adjourn the meeting, **2nd by Evans.** All in favor, motion carried. Meeting adjourned at 8:05 p.m.