



## CITY COUNCIL MEETING MINUTES

June 4, 2025, at 5:30 PM

Council Chambers at City Hall - 1123 W. Lake St. Sandpoint, Idaho

---

### Call to Order

Mayor Jeremy Grimm called the regular meeting of the Sandpoint City Council to order on Wednesday, June 4, 2025, at 5:30 p.m. in Council chambers at City Hall, 1123 W. Lake St., Sandpoint, Idaho.

### Roll Call

PRESENT

Mayor Jeremy Grimm  
Councilor Deb Ruehle, Council President  
Councilor Joel Aispuro  
Councilor Justin Dick  
Councilor Kyle Schreiber  
Councilor Pam Duquette  
Councilor Rick Howarth

As required by the City's adopted Code of Ethics and Civility, as the presiding officer, Mayor Grimm identified Sandpoint Police Chief Corey Coon as law enforcement personnel in the room serving as sergeant-at-arms for the meeting.

### Pledge of Allegiance

Mayor Grimm led all present in the Pledge of Allegiance.

### Announcements and Reports

Mayor Grimm provided a number of reports and updates on City projects, activities, and events, including an announcement that Sandpoint Police Captain Rick Bailey would retire on June 16.

Council members provided reports from recent meetings of the citizen advisory boards on which they serve as Council liaison.

At the invitation of the Mayor, Department Directors provided reports on projects and activities in their respective departments.

#### 1. Presentation: Community Compost

Erik Makinson with Resource Synergy provided a presentation on an opportunity for the community to participate in composting in Sandpoint. Information only; no Council action.

### Public Comments

Mayor Grimm recited the rules and procedure for public comment, followed by an opportunity for general comments from the public regarding items on the agenda not related to a hearing, as well as other topics relevant to the business of the City of Sandpoint. Information only; no Council action.

### Consent Calendar

Mayor Grimm noted for the record the amount of bills presented for payment approval. Councilor Dick requested removal of item #5, Proposed Resolution third amendment to the Watershed License Agreement with Pend Oreille Pedalers, which was moved to New Business. The Consent Calendar, amended with the removal of item #5, was approved by a majority vote of Council, with Councilor Ruehle dissenting.

2. The minutes from Council's May 21, 2025, regular meeting were approved as presented.
3. The minutes from Council's May 28, 2025, special meeting were approved as presented.
4. Bills approved for payment in the total amount of \$963,148.41, reflecting \$200,150.24 for regular payables and \$762,998.17 for payroll.

Motion by Councilor Schreiber, second by Councilor Dick.

Voting Yes: Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

Voting No: Councilor Ruehle

Item 5, as noted above, was removed from the Consent Calendar and moved to New Business.

### Old/Unfinished Business

6. Appeal of Denial of McGhee Development Water Service Application / Re-opening of Hearing and Possible Decision

Mayor Grimm reported that, with discussion continuing on a resolution of this issue, City staff and the applicant have requested a further postponement of this matter to Council's next regular meeting on June 18, 2025, with Council voting in favor of this postponement.

Motion by Councilor Howarth, second by Councilor Aispuro.

Voting Yes: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

### New Business

5. **Resolution 25-022** Watershed License Agreement Amendment No. 3 Renewal with Pend Oreille Pedalers (City Agreement A23-5100-1)

This item was removed from the Consent Calendar and moved to New Business.

Following questions fielded by Community Planning and Development Director Jason Welker, this resolution was approved by a unanimous vote of Council.

Motion by Councilor Dick, second by Councilor Ruehle.

Voting Yes: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth

Mayor Grimm recessed the meeting briefly at 6:43 p.m., reconvening at 6:51 p.m.

7. Hearing/Decision: Request for Council Review of the Determination of Expiration of the Application for the University Place Planned Unit Development, Phase IV (City File PPUD22-0001)

Mayor Grimm, citing a possible conflict, recused himself from this matter and left the meeting, relinquishing the gavel to City Council President Ruehle, who presided over this item.

City Planner Bill Dean provided some initial information, as reflected in his staff report included in the meeting packet, noting that the subject PUD and Preliminary Plat expired November 2, 2024. Mr. Dean and City legal counsel Zachary Jones fielded questions from the Council members.

Applicant Derek Mulgrew, M&W Holdings, LLC, addressed the City Council, seeking approval of additional time to complete the final development process for his PUD, and fielded questions from the Council members.

Council discussed this matter, deliberating toward a decision, with Mr. Dean and Mr. Jones fielding questions.

Councilor Dick made a **motion to extend** the original University Place Planned Unit Development, Phase IV – the original PUD from 2022 – City File PPUD22-0001, for a time of

eight (8) months from the date of this meeting, because it is in the public's best interest, and the developer had a reasonable expectation, after working with City staff for four (4) months after the PUD expired, to believe he was going have the ability to secure the platting and building permits to move forward with his project. The motion was seconded by Councilor Howarth. Following some additional remarks from Council, the **motion failed** as reflected below.

Motion by Councilor Dick, second by Councilor Howarth.

Voting Yes: Councilor Dick, Councilor Howarth

Voting No: Councilor Ruehle, Councilor Aispuro, Councilor Schreiber, Councilor Duquette

Councilor Ruehle made a **motion that the City Council has determined that the University Place Planned Unit Development, Phase IV, City File PPUD22-0001, has expired** pursuant to Sandpoint City Code 10-3-10-M within the two (2) year timeframe provided, and the request for an extension cannot come after the expiration of the application, as it is void. The motion was seconded by Councilor Schreiber.

Council President Ruehle recessed the meeting at 7:56 p.m. to allow Councilor Duquette to confer privately with legal counsel.

After the meeting had been reconvened at 7:57 p.m., a roll call vote was conducted, and the **motion passed** by a majority vote of Council, as reflected below.

Motion by Councilor Ruehle, second by Councilor Schreiber.

Voting Yes: Ruehle, Aispuro, Schreiber, Duquette, Howarth

Voting No: Dick

Council President Ruehle called for a brief recess at 8:00 p.m.

#### **Executive Session**

8. Mayor Grimm returned to the dais, reclaimed the gavel, reconvened the meeting at 8:05 p.m., and presided over the remainder of the meeting.

The City Council voted to convene in executive session pursuant to Idaho Code § 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent.

Motion by Councilor Ruehle, second by Councilor Aispuro.

Voting Yes: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette, Councilor Howarth


Mayor Grimm asked those not participating in the executive session to leave the room, and the meeting recording ended.


9. Council convened in executive session as noted above.

#### **Reconvene and Adjourn**

Following conclusion of the executive session, the regular meeting was reconvened and immediately adjourned at 9:28 p.m.

I can confirm that the foregoing minutes, prepared by the City Clerk, were approved by City Council during their regular meeting held June 25, 2025.

  
\_\_\_\_\_  
Jeremy Grimm, Mayor

  
\_\_\_\_\_  
Attest: Melissa Ward, City Clerk