



CITY OF STAR, IDAHO  
**CITY COUNCIL REGULAR MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, November 01, 2022 at 7:00 PM

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**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick called the meeting to order at 7:00 p.m.

**2. INVOCATION –**

Pastor Larry Osborn of LifeSpring Church offered the invocation.

**3. ROLL CALL**

**Council Members present:** Mayor Chadwick, Council President Hershey, Council Members Nielsen, Salmonsens, and Wheelock were present.

**City Staff present:** City Clerk Qualls, Public Information Officer Partridge, Police Chief Hessing, Deputy Prather, City Contract Attorney Yorgason, Planner Nickel, Assistant Planner Field, City Engineer Morgan, and Deputy City Clerk Conly.

**4. PUBLIC INPUT:**

None was offered.

**5. PRESENTATIONS / STAFF REPORTS**

**A. Star Police Chief Hessing Monthly Report**

Chief Zach Hessing introduced new Sheriff's Deputy Justin Prather. He noted that Deputy Robert Denny left in August to serve closer to home. Chief Hessing noted and called Deputy Prather while in training with Deputy Michael Henderson. Deputy Prather was accepted into Academy at the age of twenty and this is a lateral move from Lancaster, CA in Los Angeles County. Hessing noted that he has previously worked on a crime suppression team assisting in parole and probation compliance and has also been a school resource officer, and said he felt Prather will be a strong addition to Star. In an upcoming Council meeting, Chief Hessing said he plans to introduce a new sergeant.

For data analytics, Chief Hessing noted an update in process so that the City of Star now shows more accurately in the map data. He said that Mayor Chadwick and City Assistant Planner Ryan Field were providing help with the annexation data so it will show up faster.

For the September police report, Hessing noted that there were seventeen crimes listed in NIBERS. Of that, he said eight were person crimes, four were property crimes, and five were society crimes. He explained that Star was maintaining low numbers per thousand, with three hundred fourteen citizen calls for service; and that last year's number was four hundred thirty three, so this number has lowered with proactive policing. Chief Hessing noted there were more personal crisis/mental health calls this month, and higher crash responses. Of the September person crimes, he noted that two were labeled as kidnapping (turned out to be domestic matter with a family fight), five were simple assaults, and two intimidations (text threat and a verbal threat from a juvenile to an adult. He stated that the property crime included some motor vehicle parts such as catalytic converters, and that the society crime involved three drug paraphernalia and two narcotics instances.



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**B. City Clerk / Treasurer Monthly Report**

City Clerk/Treasurer Jacob Qualls presented the as of September 30<sup>th</sup> unaudited quarterly financial report, noting that \$28,000 in additional revenue has come in after from an Idaho Power payment that came in a little late. He explained that some capital projects such as the Council chamber updates are being booked into last fiscal year, so he will plan to issue another audited or another fourth quarter report up to thirty days after the audit presentation.

**6. CONSENT AGENDA (ACTION ITEM)**

**A. Approval of Minutes:** October 18, 2022, City Council Meeting Minutes

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**7. ACTION ITEMS**

**A. Ada County / Star Hazard Mitigation Plan Resolution Adoption:** Adopting the Ada County / Star City Multi-Hazard Mitigation Plan (**ACTION ITEM**)

Paul “Crash” Marusich of the Ada County Hazard Mitigation Plan Steering Committee explained that a regional hazard mitigation plan has a five-year cycle and that it is critical to look at as areas grow because statistically, risks increase with growth. He explained a volume one that included hazard analysis and plan mechanics, and volume two which contained city plans including Star’s. He further explained that taking sustained actions to reduce risk for the public via a plan make the City available for pre- and post-disaster funding, pending approval from FEMA. Mr. Marusich explained that the plan under consideration was already approved by the County and asked for City approval.

- Council President Hershey moved to approve and adopt the Ada County/Star Hazard Mitigation Plan Resolution; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**B. Tree House Contract - Approve a contract for Tree House (ACTION ITEM)**

Council Member Wheelock explained that he recently came across the historic old-growth oak tree that had to be harvested and proposed to the City Council to purchase it to be placed at the Star Riverhouse as a children’s activity place. He said the tree had been planted in the early 1900’s and can be prepped to become a playhouse. He explained that it would have climbing stairs in the tree trunk and have a little house at the top. Wheelock mentioned that the dimensions of the tree were about 12-15 feet high, and then the playhouse would be on top of that. Council discussion surrounded safety measure ideas like sinking it in a concrete pad, having rubber topping for the pad, a way to lock it at night, and possibly placing a camera on it. Mayor Chadwick explained that park impact fees could be used, and that he felt it was a good historical motif and play option at the area. Mayor Chadwick further noted that it would be inspected annually for safety as with other playground equipment.



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- Council Member Wheelock moved to approve the contract for the Tree House at an amount not to exceed \$35,000.00. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

C. **Ordinance 371-2022 - Stardale Place Subdivision & Development Agreement:** The Quarry at River Park Annexation & Development Agreement: AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; AND CONTIGUOUS TO THE CITY OF STAR; MORE SPECIFICALLY LOCATED AT 343 N. CENTER STREET, STAR, IDAHO (ADA COUNTY PARCELS (R8108001240); AND REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR; MORE SPECIFICALLY LOCATED AT 331 & 385 N. CENTER STREET, IN STAR, IDAHO (ADA COUNTY PARCELS R8108001065, R8108001125, R8108001183 & R8108001185 THE PROPERTIES ARE OWNED BY PIEDMONT PROJECT LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED AND REZONED PROPERTIES AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-7-DA) OF APPROXIMATELY 3.39 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council President Hershey moved to introduce Ordinance 372-2022 and moved pursuant to Idaho Code section 50-902 dispense with reading the ordinance on three separate days and read only once by title and that Ordinance 372-2022 was to be considered after its reading; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Nielsen – aye; Salmonsens – aye; Wheelock – aye. Motion carried.

Council President Hershey read the Title of Ordinance 372-2022.

- Council President Hershey moved to approve Ordinance 372-2022; Council Member Nielsen seconded the motion. Before voting, Council Member Salmonsens asked to pause and clarify about potentially needing to modify the development agreement to include the detached sidewalks and as such, possibly needing to modify the motion. It was concluded that the motion did not need to be modified. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye – Nielsen – aye. Motion carried.

D. **Ordinance 373-2022 - The Quarry at River Park Subdivision Annexation:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 21339 BLESSINGER ROAD, CANYON COUNTY PARCELS R3404900000, IN STAR, IDAHO AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY H5 LAND HOLDINGS 6 LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA), AND COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-1-DA) OF APPROXIMATELY 185.93 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**

- Mayor Chadwick advised that Ordinance 373-2022 be pulled and acted on at a later date to allow for administrative corrections to the ordinance. Item tabled.



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- E. **Ordinance 374-2022 - Barron Properties Rezone & Development Agreement:** AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 342 S. CALHOUN PLACE, IN STAR, IDAHO (ADA COUNTY PARCELS S0416120900); THE PROPERTY IS OWNED BY BPS CALHOUN COMM LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 11.38 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Mayor Chadwick advised Ordinance 374-2022 would be pulled and acted on at a later date to allow for administrative corrections to the ordinance and to the development agreement. Item tabled.

- F. **Highway 44 Bid Document Approval:** City Council to approve Bid Documents for Highway 44 improvements **(ACTION ITEM)**

Mayor Chadwick explained bids will be due on December 15, 2022 for the road widening from Can Ada to Star. There was a question about the section of Bent Lane as part of the Noterro development being done; City Engineer Ryan Morgan explained that the section will be there, but that the question is who will pay for it. It was noted that either the development would be paying for it or it could come out of the proportionate share agreement. Council Member Salmonsén noted a date error in the Agenda Packet attachment and discussion surrounded making an administrative correction to the December date on p. 14-1 so it would have the correct year of 2023. Mayor Chadwick concluded that the only action presently being considered this evening is approval of the bid document.

- Council Member Wheelock moved to approve the Highway 44 Bid Documents; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.
- G. **Executive Session 74-206 (f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. **(ACTION ITEM)**
- Mayor Chadwick announced that Executive Session was no longer needed this evening.

**8. ADJOURNMENT**

Mayor Chadwick adjourned the Star City Council meeting at 7:44 p.m.

\_\_\_\_\_  
/s/\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
/s/\_\_\_\_\_  
Jacob M Qualls, City Clerk - Treasurer