



COUNCIL PUBLIC HEARING

Wednesday, June 19, 2024

APPROVED MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

STAFF

John Walsh, City Administrator	Jacob Graichen, City Planner
Kathy Payne, City Recorder	Jenny Dimsho, Associate City Planner
Lisa Scholl, Deputy City Recorder	Bill Monahan, Contracted City Attorney

OTHERS

Judy Thompson Brady Preheim
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Mitz

OPEN PUBLIC HEARING – 6:00 p.m.

TOPIC

1. Sale of City-Owned Properties on Millard Road described as:

- Tax Account No. 29254, Map No. 4N1W-8CB-00400, 16.3 Acres
- Tax Account No. 29246, Map No. 4N1W-8BC-02600, 6.86 Acres

City Attorney Monahan reviewed the requirements of a public hearing for the sale of City-owned property, addressed questions received in a public comment from Steve Toschi, and confirmed statutory requirements had been followed. He stated the Council was responsible to disclose the terms of sale and the appraisal of the market value of the property during this public hearing.

City Administrator Walsh stated the City had received three estimates for the property value, the appraisal had come in at \$1,065,000, and they felt based on lot prices the value was around \$2.7 - \$3 million. He clarified the sale of the property was pending approval from the Council.

PUBLIC COMMENT

- ◆ Brady Preheim. Expressed concern over the price being too low for the value of the property, noting \$3.3 million had been invested in purchasing and building infrastructure on the property, and it was worth \$4.6 million or more. He stated the public hearing should occur before hearing offers to purchase the property, the Council had included \$1.1 million in property sales in the current Budget against the advice of the Finance Director, and he felt the sale was unethical.

Mayor Scholl reviewed the process of appraisal, picking a realtor, marketing, and selecting a development plan for the property.

There was discussion on the property being raw land and not buildable lots and wanting the property to be developed into single-family homes.

City Planner Graichen talked about the history of the property ownership, the mixed-use zoning, the legal inability to discriminate between development of duplexes and single-family homes, and putting an agreement in the transaction to develop single-family homes. It was noted that two thirds of the land had already been City-owned property.

City Attorney Monahan detailed the next steps including approving a resolution determining the land had no identified public use and directing staff to proceed with the sale.

Mayor Scholl confirmed Resolution 2014 would be on the agenda for tonight’s regular session.

CLOSE PUBLIC HEARING – 6:27 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Rick Scholl
Rick Scholl, Mayor