

City of Greenleaf

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CITY COUNCIL MEETING AGENDA

Special Session – 6:00pm – 05 August 2025 – Greenleaf City Hall

This meeting can be joined via computer, tablet, or smartphone at:

<https://meet.goto.com/CityofGreenleaf/council-mtg>

Via telephone United States: +1 (571) 317-3112 Access Code: 142-571-637

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call
 - ☐ Seat 1: Ryan Schnuerle
 - ☐ Seat 2: Rob Fisher
 - ☐ Seat 3: Rachel Brobeck
 - ☐ Seat 4: Dan Hyer
 - ☐ Mayor: Brad Holton
 - ☐ Impact Area: Liza WarnerAlso Present:
 - ☐ City Clerk
 - ☐ Public Services Director
 - ☐ Police
 - ☐ Fire
 - ☐ City Attorney
 - ☐ City Engineer
 - ☐ City Treasurer
4. Comments to the Council - *This agenda item is reserved for those wishing to address the Council regarding city-related issues. In order to ensure adequate public notice, Idaho law provides that any item requiring Council action must be placed on the agenda of an upcoming Council meeting, except for emergency circumstances. Comments related to future public hearings should be held for that public hearing, and should not be discussed by Council before the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Persons wishing to speak will have a maximum of three (3) minutes. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. Multiple persons speaking to the same concern will be acknowledged, but only one speaker will be allowed.*
- 4.5 Discussion of whether City Council salaries should be increased from \$400.00 to \$450.00 monthly (5,400.00 annually), to take effect in January 2026, including possible consideration of Ordinance# DRAFT FY25-007 – Adjusting Council Salaries - AN ORDINANCE OF THE CITY OF GREENLEAF, IDAHO, AMENDING TITLE 1, CHAPTER 8, SECTION 2 OF THE MUNICIPAL CODE TO INCREASE COMPENSATION TO \$5,400.00 ANNUALLY PER COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; DIRECTING THE CITY CLERK FOR ORDINANCE NUMBER, CODIFICATION, AN EFFECTIVE DATE, AND PUBLICATION. **[ACTION ITEM]** (Clerk's note: Staff and at least one council member share concern that an increase in Council salary may be needed to encourage high-quality candidates to run for office. Idaho Code §50-203 would require ordinance passage at this meeting in order to meet publication requirements)
5. Adjustments to meeting agenda **[ACTION ITEM]**
- 5.3 Public Hearing – FY-2026 Budget
- 5.5 Consideration of Ordinance #DRAFT FY25-006 – FY 2026 Appropriations Ordinance - AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 (FY-2026), APPROPRIATING THE SUM OF \$X,XXX,XXX,XX TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF

GREENLEAF FOR SAID FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.
[ACTION ITEM]

- 5.7 Executive Session per Idaho Code §74-206(1)(C): “To acquire an interest in real property which is not owned by a public agency” **[ACTION ITEM]**

6. POLICE AND FIRE REPORTS

- 6.1 Police Report
6.2 Fire Report

7. AGENDA ITEMS REQUIRING CONTRACT STAFF INPUT

- 7.1 Consideration of Change Order for JGC Excavation irrigation repair as part of the ADA Ramps project **[ACTION ITEM]**
- 7.2 Consideration of reimbursement to Kathy Redmon for expenses in dealing with the Greenleaf Municipal Irrigation System waste stream. **[ACTION ITEM]**
- 7.3 Consideration of pulling the City Hall re-roof project into the FY-2025 budget **[ACTION ITEM]**
- 7.4 Consideration of pursuing an Idaho Department of Commerce Gem Grant (20% match) for a municipal irrigation system facility plan as the basis for potential subsequent application to the Idaho Department of Water Resources for an Aging Infrastructure Grant (50% match) in Aug 2026 for conversion of gravity flow irrigation to pressurized irrigation. **[ACTION ITEM]**
- 7.5 Consideration of adding LegalShield and IDShield to the city’s list of payroll deduction benefit options. **[ACTION ITEM]**
- 7.6 Projects Report
- 7.7 Discussion regarding municipal development policy regarding making residential utility services available outside the city limits on a case-by-case basis in light of HB389(2021) reducing property tax realized from new construction by 10% across the board and imposing an 8% annual levy cap which under rapid growth conditions leads to increased service demands without property tax to into perpetuity, and SB1403(2024) restrictions and reduction in area of impact. **[ACTION ITEM]** Discussion may include, but not be limited to, the following:
- Managing for sustainable, balanced growth in this new municipal development environment
 - The general fund revenue dilemma: No growth = falling behind in population-based State Revenue Sharing vs. Rapid Growth = service demand increase without new construction property tax to pay new development’s ongoing general fund costs
 - Extension of utilities for projects outside city limits as a potential tool for managed growth and expansion of utility account base
 - Potential criteria for residential service outside the city limits – May include, but not be limited to:
 - Maximum amount of system capacity to be available to customers outside city limits?
 - City-owned or customer-owned distribution/collection infrastructure?
 - Connected service or operation and management of separate system?
 - Fee above connection fees for upsizing plant components before otherwise necessary?
 - Outside city limits monthly fee to capture remove operations expense?
 - Installation of shut-off valves for both metered and non-metered service connections?

- Recorded consent to lien property and/or take title deed for property in the event of service non-payment
- Recorded consent to annex after contiguous in parts or in whole at the city's pleasure

Broader development topics could enter into discussion, which may include, but not be limited to:

- Strategies for non-subsidized “affordable” housing
 - Concepts from the Strong Towns publication “The Housing-Ready City: A Toolkit for Local Code Reform”
 - Deed restricted ‘attainable’ housing (mentioned at the Idaho Legislature’s 2025 Land Use and Housing Study Committee 14 May 2025 meeting)
- Home ownership vs. rental
- Maintaining single-family residential scale for neighborhood livability while supporting higher density through ‘missing middle’ housing typologies
- The role of infill development

7.8 Other business requiring contract staff input

(Clerk’s Note: The Clerk requests that the Contract Staff stay through the consent agenda for Agenda Item #9.1, if deemed ready for Council discussion or consideration)

8. OTHER REPORTS AND PREVIOUS MEETING MINUTES (CONSENT AGENDA)

- 8.1 Treasurer's Report and Disbursement List
- 8.2 Public Services Director's report
- 8.3 City Clerk's report
- 8.4 Monthly new construction valuation report
- 8.5 Consideration of consent agenda [**ACTION ITEM**]

9. OTHER BUSINESS

- 9.1 OPTIONAL - Area of Impact (AOI) [**ACTION ITEM**]
- 9.2 Other Old or New Business

10. MINUTES REVIEW

- 10.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
- 10.2 Consideration of minutes for this meeting [**ACTION ITEM**]

11. ADJOURNMENT

- 11.1 Adjournment [**ACTION ITEM**]

- Posted physically at the following locations at or before 6:00p 03 Aug 2025:

Greenleaf City Hall (outside bulletin board next to front door)
Greenleaf Post Office (inside lobby bulletin board)

Greenleaf Chevron (in window to right of entry)
Greenleaf Café (outside bulletin board)

- Posted electronically at or before 6:00p 03 Aug 2025 at the city website (greenleaf-idaho.us) and referencing post on the city's Facebook page.

* The meeting may move to an alternate location due to meeting room capacity. ** The Chair may recess the meeting at any time.

This institution is an equal opportunity provider.

Materials are available in Spanish upon request.

Los materiales están disponibles en español a pedido.