

City of Emmett Council Meeting

September 9, 2025

Regular Meeting

The Emmett City Council held a meeting at 501 E. Main Street, Emmett, Idaho.

1. Mayor Petrie called the meeting to order at 5:30 p.m.
2. Mayor Petrie led the Pledge of Allegiance
3. Lance Zagaris offered the Community Invocation

Council Present: Councilor Tom Butler, Councilor Jody Harris, Councilor Steve Nebeker, Councilor Gary Resinkin, Councilor Denise Denham

Council Present by Zoom: Council President Tona Henderson

Council Absent: None

City Attorney: Jake Sweeten

Staff Present: Brian Sullivan, Lyleen Jerome, Curt Christensen, Alyce Kelley, Steve Kunka, Mike Knittel, Steve Freemyer

Staff Absent: None

4. Amendments to the Agenda: Councilor Nebeker made a motion to remove item 9.D from the Consent Agenda to item 10.H on the Non-Consent Agenda. *Seconded by* Councilor Denham. Voting yay: Councilor Butler, Councilor Harris, Councilor Nebeker, Councilor Resinkin, Councilor Denham. Not voting because of technical issues: Council President Henderson. Motion passes.

5. Declaration of Conflict of Interest: Councilor Nebeker disclosed that he discussed the prosecutor contract with the Gem County Prosecutor.

6. Declaration of Council Members' Discussion Outside an Open Meeting: Councilor Nebeker disclosed that he was contacted by a citizen regarding the \$50,370.00 for the construction of 2 Pickleball Courts to be discussed later in the meeting.

7. ELECTED OFFICIALS:

A. Mayor: None

B. City Council: Councilor Nebeker made comments regarding having a citizen comment period during Council meetings and asked that the issue be placed on the next meeting agenda for consideration as an action item.

C. Announcements and Good of the Order: Mayor Petrie announced that there is a Special Meeting on September 16, 2025 at 5:30 p.m. (Public Hearing 2025 Fiscal Year Appropriations Amendment)

8. PUBLIC HEARING for Amendment & Correction of Development Impact Fee Schedule for Non-Residential Industrial Square Footage. **Approved**

The Mayor opened the public hearing at 5:43 p.m.

Brian Sullivan, Building/Zoning Administrator, presented the issue to the Council.

Request: Amend & correct the Non-Residential Industrial Square Footage Impact fee for streets on the Development Impact Fee Schedule from \$3.63 per square foot to \$0.63 per square foot.

Mayor called three times for public input - There was no one in the audience requesting to testify on the item. The Mayor closed the public hearing at 5:46 p.m.

Motion to approve the amendment & correction to the Development Impact Fee Schedule Non-Residential Industrial Square Footage from \$3.63 per square foot to \$0.63 per square foot made by Councilor Nebeker, *Seconded by* Councilor Resinkin.

Motion carried by unanimous voice vote.

9. CONSENT AGENDA:

A. Approval of Minutes – August 12, 2025 Regular Meeting, August 19, 2025 Special Meeting

B. Approval of Accounts Payables

C. Approve Pay Request No 2 of \$101,643.24 to Granite Excavation Inc for the Upper Pressure Zone 1 Storage Tank project

D. Moved

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E. Approve Skyhawk East – Final Plat Application; File Number: FP25-005

F. Approve Road Closures for Gem County Recreation District Holiday Parade

Councilor Resinkin moved to approve revised consent agenda as presented and for the mayor to sign where appropriate, Seconded by Councilor Denham. Motion carried by unanimous voice vote.

10. BUSINESS:

A. Resolution No. R2025-06: A Resolution Authorizing the Submission of an Idaho Gem Grant Application to Improve a Section of Sidewalk and Parking in Downtown Emmett - Gordon W. Petrie, Mayor.

Councilor Nebeker MOVED TO approve Resolution No. R2025-06: A Resolution Authorizing the Submission of an Idaho Gem Grant Application to Improve a Section of Sidewalk and Parking in Downtown Emmett. Seconded by Councilor Resinkin.

Motion carried by unanimous voice vote.

Resolution Approved.

B. Resolution No. R2025-07: A Resolution Supporting the America 250 In Idaho Commemoration and the United States Semiquincentennial - Gordon W. Petrie, Mayor.

Councilor Denham MOVED TO approve Resolution No. R2025-07: A Resolution Supporting the America 250 In Idaho Commemoration and the United States Semiquincentennial. Seconded by Councilor Harris. Motion carried by unanimous voice vote.

Resolution Approved.

C. FIRST READING - Ordinance No. O2025-05 - AN ORDINANCE OF THE CITY OF EMMETT, IDAHO, GRANTING TO INTERMOUNTAIN GAS COMPANY A TWENTY (20) YEAR EXTENSION TO ITS FRANCHISE TO CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SYSTEM; PROVIDING FOR THE USE OF STREETS AND ALLEYS, AND RULES GOVERNING THE SAME, SUBJECTING THE GRANTEE TO ALL POWERS OF THE CITY; SETTING FORTH THE RULES OF THE FRANCHISE AND GRANT; PROVIDING FOR THE RIGHT OF INSPECTION BY THE CITY OF GRANTEE'S PLANS, ACCOUNTS, AND BOOKS; REQUIRING GRANTEE TO FURNISH CERTAIN MAPS; SETTING FORTH THE ANNUAL PAYMENT TO THE CITY, AND THE FILING OF ANNUAL REPORTS WITH THE CITY; REQUIRING GRANTEE TO INDEMNIFY CITY, AND FILE EVIDENCE OF INSURANCE; REQUIRING COMPLIANCE WITH SAFETY REGULATIONS; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR SURRENDER OF FRANCHISE; GRANTING RIGHT TO SALVAGE; REQUIRING WRITTEN ACCEPTANCE; PROVIDING FOR CONSENT TO SALE, ASSIGNMENT OR LEASE; PROVIDING FOR PAYMENT OF PUBLICATION COST; SETTING FORTH PENALTIES AND FORFEITURES, SEPARABILITY AND REPEAL. - Jake Sweeten, City Clerk.

Councilor Nebeker MOVED TO have the first reading of Ordinance #2025-05 by title only. Seconded by Councilor Butler.

Role call vote; voting yea: Council President Henderson, Councilor Butler, Councilor Harris, Councilor Nebeker, Councilor Resinkin, Councilor Denham; voting nay: none.

Jake Sweeten read the title of the proposed ordinance.

D. Ordinance No. O2025-06 - AN ORDINANCE OF THE CITY OF EMMETT, IDAHO; AMENDING TITLE 3, CHAPTER 1, SECTION 19: BARTENDERS, BY: REMOVING THE REQUIREMENT TO BE LICENSED; REQUIRING COMPLETION OF A BARTENDER TRAINING PROGRAM THE EARLIER OF EITHER APRIL 1, 2026, OR WITHIN SIXTY (60) DAYS OF THE DATE THE BARTENDER BEGINS EMPLOYMENT, REQUIRING RECORDS TO BE MAINTAINED AND TO SHOW PROOF OF CERTIFICATION TO LAW ENFORCEMENT UPON REQUEST, OUTLINING THE REQUIREMENTS FOR APPROVED TRAINING PROGRAMS, GRANTING THE EMMETT POLICE DEPARTMENT AUTHORITY TO MAINTAIN THE LIST OF APPROVED TRAINING

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PROGRAMS, DEFINING TERMS, AND PROVIDING AN EFFECTIVE DATE - Steve Kunka, Police Chief.

Councilor Nebeker MOVED TO approve Ordinance #2025-06 and dispense with the rule that the ordinance be read on three different days and to have the title of the proposed ordinance read once. Seconded by Councilor Butler.

Role call vote; voting yea: Council President Henderson, Councilor Butler, Councilor Harris, Councilor Nebeker, Councilor Resinkin, Councilor Denham; voting nay: none.

Steve Kunka read the title of the proposed ordinance.

Councilor Denham MOVED TO accept the first and only reading of Ordinance #2025-06, direct the Mayor to sign, and have the ordinance published in summary. Seconded by Councilor Harris.

Role call vote; voting yea: Council President Henderson, Councilor Butler, Councilor Harris, Councilor Nebeker, Councilor Resinkin, Councilor Denham; voting nay: none.

Ordinance Approved

- E. Ordinance No. O2025-07 - AN ORDINANCE OF THE CITY OF EMMETT, IDAHO, AMENDING THE IMPACT FEE - FEE SCHEDULE IN SUBSECTION C OF CHAPTER 1, TITLE 12, SECTION 3 OF THE EMMETT CITY CODE (ESTABLISHMENT OF SERVICE AREAS: IMPOSITION OF IMPACT FEE; FEE SCHEDULE; EXEMPTIONS), TO BE IN COMPLIANCE WITH THE FINAL REPORT TITLED CITY OF EMMETT, IDAHO IMPACT FEE STUDY AND CAPITAL IMPROVEMENT PLANS, DATED MARCH 18, 2021, EXHIBIT VI-5, AND SECTION VII-1 by Brian Sullivan, Building/Zoning Administrator.

Councilor Denham MOVED TO approve Ordinance #2025-07 and dispense with the rule that the ordinance be read on three different days and to have the title of the proposed ordinance read once. Seconded by Councilor Resinkin.

Role call vote; voting yea: Council President Henderson, Councilor Butler, Councilor Harris, Councilor Nebeker, Councilor Resinkin, Councilor Denham; voting nay: none.

Brian Sullivan read the title of the proposed ordinance.

Councilor Nebeker MOVED TO approve the first and only reading of Ordinance #2025-07, direct the Mayor to sign, and have the ordinance published in summary. Seconded by Councilor Resinkin.

Role call vote; voting yea: Council President Henderson, Councilor Butler, Councilor Harris, Councilor Nebeker, Councilor Resinkin, Councilor Denham; voting nay: none.

Ordinance Approved.

- F. Funding request for Access Control Upgrade Phase 2 - Mike Knittel, IT Systems Director.

Councilor Butler MOVED TO appropriate up to \$35,740 in fiscal year 2025 to the Technology Department Capital Improvement line from the general fund savings account to fund Phase 2 of the Access Control plan. Seconded by Councilor Denham.

Motion carried by unanimous voice vote.

- G. Innovative Concrete Construction Inc. Estimate of \$50,370.00 for the construction of 2 Pickleball Courts on city property located at 1600 E 12th St. – Steve Freemyer, Director

Councilor Butler MOVED TO APPROVE the Innovative Concrete Construction Inc. Estimate of \$50,370.00 for the construction of 2 Pickleball Courts on city property located at 1600 E 12th St. Seconded by Councilor Denham.

Motion carried by unanimous voice vote

- H. From 9.D of the Consent Agenda. Approve Legacy Heights #2 – Final Plat Application; File Number: FP25-004 - Brian Sullivan, Building/Zoning Administrator

Councilor Nebeker MOVED TO APPROVE Legacy Heights #2 – Final Plat Application; File Number: FP25-004 with the condition that they comply with all the site conditions for approval. Seconded by Councilor Butler.

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Motion carried by unanimous voice vote.

11. DEPARTMENT ACTIVITY REPORTS:

- A. Building Official/City Planner – Brian Sullivan - reported
- B. City Treasurer – Lyleen Jerome reported
- C. Fire Department – Curt Christensen - reported
- D. Library – Alyce Kelley - reported
- E. Police Department – Steve Kunka - reported
- F. Public Works – Steve Freemyer - reported
- G. Systems Administrator – Mike Knittel - reported
- H. City Clerk – Jake Sweeten reported
- I. Engineer – None

12. ADJOURN:

Councilor Butler MOVED TO ADJOURN. Seconded by Councilor Harris.

Motion carried by unanimous voice vote.

Meeting adjourned at 6:58 p.m.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)



Mayor Gordon Petrie



Jake Sweeten, City Clerk