MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
December 16, 2025

Pursuant to adjournment of the City Council meeting held December 2, 2025, and the call of the Mayor, the Driggs City Council met **Tuesday, December 16, 2025**, at 6:00 p.m. A roll call was taken and present were: Mayor August Christensen, Council President Miles Knowles via Zoom, Council Members: Allison Michalski, Jennifer Bragg via Zoom, and Jason Popilsky; City Attorney Sam Angell, Public Works Director Jay Mazalewski, Community Development Director Doug Self, and Treasurer Maddi Manos. Those present took part in the Pledge of Allegiance.

COMMUNITY INPUT
Autumn (did not provide last name) stated her parents were banned from the Teton Rock Gym and she was confused and sad. She stated while she is currently training at the Jackson rock gym, she missed her friends and coaches.

Rob McClure asked for the Local Improvement District to be dissolved on S 5th and Johnson. He stated this wasn't a special benefit for the neighborhood, which was not requesting a paved road, but instead was a benefit for the general public.

Robert Boyles opposed the Local Improvement Districts as a whole. He felt this was a burden to impose on citizens when there was a future wastewater treatment plant fee increase in the future.

Alvie Christensen stated that with the LID proposal, it would take 20 years, of the 100% farming revenue, to pay off the LID. He stated to put an underground power line through his farm land appeared to benefit developers and not his land.

Corey Levin stated he was opposed to the LID on S 5th and Johnson and stated it would primarily benefit the city, county, commercial businesses and non-residents. He felt the city officials have provided misleading information to the residents and Council.

Rheya Irvin requested a deadline be set for the Teton Rock Gym to complete necessary actions as she felt they were delaying and since they were receiving a subsidized rent from the city they should be held to a higher standard.

CONSENT AGENDA
City Council Minutes from 12/2/25
Claims from 12/3/25 – 12/16/25

Council Member Michalski made a motion to approve the consent agenda. Council Member Knowles seconded the motion. The motion passed with all in favor.

2025 DRIGGS REED MEMORIAL AIRPORT STANDARD GROUND LEASE
Billy Cry, Airport Superintendent, presented the standard ground lease. He stated the airport attorney, Dan Reimer, helped draft a new lease. He provided a background of how the previous lease in 2023 was drafted and reviewed the Airport Advisory Board's recommendations. He stated Kevin Schuam, Board Member, had a list of edits, but the Board had not reviewed them. Instead, they were passed on to Mr. Reimer.

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Council Member Popilsky asked for explanation or reasoning behind the decided length and renewal options in the lease. Mr. Reimer stated the FAA limit was a 50-year lease. He explained the tenant wouldn't necessarily be removed at the end of the 20 years, but felt that a 50-year lease option for all was not reasonable. He stated this would give the city the ability to review and make sure tenants were a good fit before extending or renewing a lease.

Council Member Michalski made a motion to approve the 2025 KDIJ Standard Ground Lease in its current form. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried unanimously.

S 5TH AND JOHNSON LOCAL IMPROVEMENT DISTRICT WORK SESSION

Doug Self, Community Development Director, introduced the work session. He explained the outreach conducted for the property owners, and stated there was little support for the project from them. The City had not put out a formal notice for the public hearing, at which time formal protest may be heard.

He requested the Council comment on the design and reviewed the comments from the engineers. He stated one comment was received after the staff report was developed concerned with the lighting proposed and explained the city's policies on lighting and felt most of the concerns were addressed.

Council Member Bragg felt the city should not discuss design until after a Resolution of Intention was formalized as it could be cause for legal issues.

Council Member Michalski stated due to the comments voiced earlier about the public not being able to comment on the design, she wondered if there may be other comments from the owners that weren't heard. Mr. Self stated before he answered that, he would like to determine if there was a legal issue with discussing the design before formalizing the process. Sam Angell, City Attorney, stated he would review the codes referenced by Council Member Bragg, sections 74-204 (Open Meeting Laws) and 50-1708 (LID Notice of Intent and Hearings).

Mr. Self explained the communications that had already happened with the owners, which included several informal meetings, emails, newsletter articles, and mailed letters. He felt most neighbors had been invited several times to review the design. Mr. Self stated he encouraged neighbors to attend this meeting, but explained to them he was unsure if Council would take public comment at a work session.

The discussion moved to the LID formulation of shares and Mr. Self explained Keller Associates had an estimate cost of $3.55 million for the entire project. He further stated other funding sources were outlined in the staff report. He explained how the shares would be assessed by each property.

Jaden Jackson, from Keller Associates, explained the main types of how LIDs were assessed; by using linear front footage, square footage of the lot, or a hybrid of the two. He suggested the city move forward with the hybrid type due to the walking paths proposed that were adjacent to some lots.

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Mr. Angell questioned if the Resolution to organize the district was developed and approved. Mr. Self stated it was, but only to organize the district. The resolution had not to declare intent, which would be in the future. Mr. Angell stated the statutes set out the procedures for the hearing that was held and the process was initiated a few months ago. Therefore, at this stage it was appropriate for the Council to discuss design and determine if the city wanted to move forward.

Mr. Self stated the Council should also discuss the boundary of the district, and further explained what was currently being proposed. He also encouraged Council to determine if the LID process was necessary, or if there were other sources of funding available.

Council opened the meeting to hear from property owners in attendance. Mr. Levin stated he only received one letter in the mail dated in October and no other forms of communication from the city were received.

Robert Boyles stated he directly spoke to neighbors and they were told they wouldn't be allowed to speak so he suggested the discussion be tabled.

Mr. Christensen stated there were other options to assess fees that the property owners discussed but were not mentioned at this meeting, which were to use a tax value of the property or determine cost based on vehicle use. He further stated he did not feel those who were affected were notified.

Sarah Johnston stated in the staff report it explained that a property owner would not be charged for both the LID and any impact fees. She wanted verification that the numbers in the budgets were not overlapping with the impact fees. Mr. Self stated the numbers did take into consideration the potential overlapping of fees.

Council Member Popilsky questioned, if a reduced share was considered, what the threshold would be before it became a burden to the city. Mr. Self suggested 10%, but stated the Treasurer would have more information. Maddi Manos, Treasurer, stated she would need to look into further, but guessed that was an appropriate number. She further stated other future projects would need to be taken into consideration as well. Mr. Self explained other projects that could be delayed or discarded to obtain more funding. Jay Mazalewski, Public Works Director, stated the Council would need to find approximately $1.2 million. Mr. Self concluded by stating the Council could move this project to the future to secure additional funding.

Mr. Self suggested Council needed to determine if the city was moving forward or not to reduce staff work and owner stress. Council Member Michalski stated she wanted to take more time to ensure property owners were involved and details were formed. Council Member Popilsky stated his desire to drop the LID. Council Member Knowles agreed with Council Member Michalski and Council Member Bragg stated she did not support moving forward with the LID.

Mayor Christensen stated she heard from staff and property owners that the project has taken a lot of time. She encouraged the Council to make a decision and Mr. Self requested direction from Council to formalize the action at a future meeting.

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Council Member Michalski wanted to hear more from the property owners before making a decision. Mr. Self stated if the Council wanted a public hearing to make a decision, the staff could begin to work in that direction.

Council Member Bragg questioned if the city had already declared intent for the LID. Mr. Self stated the Council approved a resolution to organize the LID district and the next step would be to declare the intent and hold a public hearing. He clarified that due to the confusion and miscommunications, a public hearing could be held prior to hear from the owners. Mr. Self concluded by stating he did not feel the city should move forward. Council Member Michalski agreed.

All Council Members voiced their desire to no move forward with the LID. Mr. Self stated he would return at a future meeting with the repeal of the Resolution that created the organization of this LID.

S 4TH AND TETON LOCAL IMPROVEMENT DISTRICT WORK SESSION

Mr. Self stated this LID was originally generated by property owners and included water and sewer utility improvements as well. He reminded the Council they agreed to use the $360,000 that was allocated for employee housing to be used as the city's share in this LID. The property owners are requesting the city put in 35% of the cost estimate with the estimate being approximately $1.8 million (35% share equals $660,000).

Mr. Mazalewski stated he would recommend, if the previous LID was not moving forward, to include 5th Street and Fremont Street in this LID. He further reminded Council the water and sewer mains and connections would also have to be included. Both stated Council needed to determine if they want to move forward with this LID before the 5th and Johnson LID and suggested hearing from property owners affected.

Mike Lien, stated the biggest concern was the cost share and he would like more information about including 5th Street and Fremont, which would increase the cost. He stated if this project was put off, it would mean the workforce housing would not be available. He stated this area was the only part in the original townsite that had not been improved and felt it should be a high priority.

Curtis Tisdel, property owner, did sign the original petition, but was concerned about the cost estimates that continue to increase. He felt that because these were city lots, city's cost share should be higher. He also felt items in the designs may not be necessary and could be removed to drop the cost.

Mr. Self asked the Council to rate the priority of this project and determine the cost share of the city. Mr. Mazalewski stated realistically, this project would be started by FY2027. Council Michalski questioned if the asphalt and curbing was removed, would the city support it. Mr. Mazalewski stated the cost of that portion was estimated to be only be $225,000. He explained there was a full design and did not feel gravel would be feasible in the interim due to the other underground infrastructure.

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Council Member Michalski stated she could respect the desire to make 5th and Johnson a priority. However, with the pushback from owners there and support from the owners at 4th and Teton, she would like to determine cost share numbers starting at a 35% share from the city for this LID.

Council Member Popilsky agreed and stated it appeared the owners at 4th and Teton had clear intentions, but wanted to prioritize funding to 5th and Johnson. Council Member Knowles wanted staff to continue to work with the 35% cost share from the city and see what else can be done for the surrounding area. Council Member Bragg agreed with Council Member Knowles.

Council took a recess.

WASTEWATER TREATMENT PLANT MEDIATION WITH VICTOR

Mayor Christensen stated Victor was proposing a Tolling Agreement. Mr. Angell stated he was contacted by Victor staff requesting the Tolling Agreement date be changed to March 31, 2026 to allow for more time with mediation.

Mayor Christensen stated the City of Driggs had a deadline with the DOJ and EPA for 60% design of the treatment plant by the beginning of March. At this time, the city already had one design at 60% which included Victor, but needed to redesign in April to have a 60% design without Victor.

Mayor Christensen gave a brief background of the Victor Council meeting. She stated one request from the Victor Council members was to be able to further sort through the financial differences between the two cities. Ms. Manos stated she focused her report on the debit and loan services, which seems to be where the discrepancies were.

Council Member Knowles questioned what amount was still being discussed between the cities. Ms. Manos stated she was comfortable with crediting Victor $517,000 with the remaining amount Victor owed the city at $1.7 million for the remainder of the loan through 2036. Council Knowles also asked the City Attorney if the DOJ would consent to a Joint Powers Agreement. Mr. Angell stated they "probably" would be agreeable and referred the city back to DEQ. Mr. Mazalewski spoke DEQ was agreeable, but stated there was a long process to make it happen.

Council Member Michalski stated in order for Council to attempt mediation, both parties had to participate in good faith.

Mayor Will Frolich, from the City of Victor, spoke with the Council. He stated at the time of inception, the City of Victor voiced opposition with the new plant. He stated Victor was not aware of the issues the plant was having until the DOJ was involved, and believed they continue to learn about issues through third parties.

Mayor Frolich continued to stated an outside audit was conducted by a third party, but because the data used was supplied by Driggs, it was not reflective. He stated, after many attempts, an agreement was presented to Victor which reduced their involvement and increased their costs. He felt the focus of both Councils should be on what is best for each community and the environment and concluded by stating mediation would help move past the discrepancies between the cities.

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Council Member Michalski questioned who would pick and pay for the audit/mediation. Mayor Frolich stated the mediator should specialize in this type of work and the cost should be split between the two cities. Mr. Angell stated there was little downside in mediation to resolve the billing and history issues and didn't feel it would cost a lot.

Council Member Michalski stated she was willing to sign the Tolling Agreement presented by the City of Victor and enter into mediation. The rest of the Council agreed.

Council Member Michalski made a motion to execute the Tolling Agreement with Victor and enter into mediation to be scheduled with the City of Victor. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Bragg, aye, and Council Member Popilsky, aye. The motion carried unanimously.

DRIGGS URBAN RENEWAL AGENCY RE-APPOINTMENT

Council Member Michalski made a motion to ratify the appointment of Erica Rice for the re-appointment to the Driggs Urban Renewal Agency. Council Member Popilsky seconded the motion. The motion passed with all in favor.

RESOLUTION: PARK RESERVTION POLICY

Mr. Self stated the Parks Committee suggested the resolution, which would restrict organized sports in the neighborhood parks. The reason being was that there have been issues with organized sports using neighborhood parks that are not built to handle the capacity and impact.

Council Member Popilsky made a motion to approve Resolution 435-25, a resolution of the City Council and the Mayor of the City of Driggs, establishing as policy for the Driggs Park system that facility use reservations for organized sports are limited to those within parks designated by the city as community-level parks, which have the necessary capacity and are appropriately situated in the community to support such reservations, and that all other facilities shall not be available for organized sports reservations except by approval of a special event permit. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Bragg, aye, and Council Member Popilsky, aye. The motion carried unanimously.

TREE AND BEAUTIFICATION COMMITTEE APPOINTMENT

Council Member Michalski made a motion to ratify appointment of Kimberly Vaughn to the Tree and Beautification Committee. Council Member Popilsky seconded the motion. The motion passed with all in favor.

WASTEWATER TREATMENT PLANT DISCUSSION

Mayor Frolich stated he was not comfortable answering any questions regarding what may be discussed as he only prepared for the action item regarding mediation.

Council Member Michalski requested being part of the mediations.

Council Member Knowles stated he requested this to be on the agenda after seeing the City of Victor's last Council meeting. He felt the majority of his concerns were addressed in the previous discussion.

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Council Member Knowles further discussed the agenda and how it would be beneficial to Council to see it before the public did.

Council Member Popilsky stated he was not in favor of mediation first, but was agreeable since the City of Victor wanted it, but felt it is still unclear as to how Victor would move forward. Council discussed if mediation was just for past financial discrepancies or to determine if Victor would be a part of the plant. Council Member Michalski stated she still wanted to hear from the citizens of Driggs to see if they felt the city should move forward with a joint plant. She also requested they be informed about costs incurred by the City of Driggs since Victor announced their departure, cost savings for residents, and any other challenges that may arise moving forward.

Council Member Bragg stated whether the cities decided to move forward together or not, she felt mediation was the better option over litigation.

ROBERT'S RULES OF ORDER DISCUSSION

Council Member Knowles stated he believed the Council should adopt Robert's Rules of Order and stated the majority of the municipalities had adopted them and wanted to gauge Council's willingness to do so.

Mayor Christensen stated many cities use a modified governance because Robert's Rules of Order was too cumbersome for Councils to follow. She also stated cities were often in conflict because it wasn't used exactly as it was written.

Council Member Michalski stated she felt it would help with procedural issues, like asking for something on the agenda. She further explained she could make a motion to amend the agenda and discussion something immediately. Council Member Knowles stated a Council Member can amend the agenda at any time with a majority vote for a non-action time. For an action item, it must be an emergency to be added.

Mr. Angell stated most cities in Idaho try to follow parliamentary rules, but "would be stunned" if any of them follow Robert's Rules of Order exactly. He further stated he would need training and it would be a significant burden on him to be able to follow. Council Member Michalski disagreed stating to would ease the burden, as the Council would know how to proceed.

Ms. Manos provided information from a recent training which also recommended not adopting Robert's Rules of Order in full context. She stated the clerical and staff time to manage the rules could be cumbersome. She asked if the Council was willing to move forward with a revision of Robert's Rules of Order. Mr. Self also stated it would take more research to move forward.

Council Member Bragg felt Robert's Rules of Order would be a great "equalizer." She felt having clear rules was expected of the Council and understood it may be hard to make an adjustment, but felt it would be worth it.

Council Member Knowles again asked for Council's affirmation to move forward and place it on the next agenda. Mayor Christensen stated she would like to have the new council member involved and to discuss it further with staff. Council Member Knowles stated he wanted to direct

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the City Clerk to write an ordinance to adopt Robert's Rules of Order and include in a staff report all of the research associated.

Council Member Popilsky was concerned with the workload of staff to develop an ordinance. Council Member Michalski stated she supported moving forward, but felt if staff needed more time to develop an ordinance, it should be allowed. She further stated her frustrations about not getting items on an agenda.

COMMUNITY INPUT TIME DISCUSSION

Council Member Michalski requested the individual input time be increased from 3 to 5 minutes and the total time be increased from 15 to 30 minutes. Council Member Popilsky stated increasing the time only allowed a few people to speak longer, and he wanted to hear more people be able to speak. He suggested increasing the time to 4 minutes per person.

Council Member Knowles stated he agreed with extending the time and wanted to hear from the public when they were willing to speak. Council Member Bragg agreed with allowing longer comment times, but understood why there are parameters. She suggested not being so strict with the time.

MAYOR AND COUNCIL UPDATES

Mayor Christensen reminded Council that the current Council will attend the next meeting to approve the consent agenda and then newly elected members would be sworn in to move forward with the meeting.

EXECUTIVE SESSION

Council Member Popilsky moved to go into Executive Session at 9:39pm pursuant to Idaho State Code 74-206 for legal reasons. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

The Council came out of Executive Session.

ADJOURNMENT

Council Member Knowles moved to adjourn. Council Member Michalski seconded. The motion carried unanimously with the meeting adjourned at pm.

ATTEST:

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Kreslyn Schuehler, City Clerk August Christensen, Mayor

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