City of Tetonia
Tetonia City Council
Regular Meeting Minutes
January 13th, 2026 @ 7PM

OPEN MEETING

- Call to order by Mayor Schindler at 7:00 pm.
- Pledge of Allegiance led by Mayor Schindler

Roll Call by City Clerk – In attendance, Councilmembers: Mandy Rasmussen, Aaron Hansen, Blaine Ball and Mayor Brent Schindler. Also in attendance: City Attorney Bart Birch.

PUBLIC COMMENT:
Bart Birch, City Attorney, clarified to the room that no public comments should be made regarding the Pinnacle Peak Subdivision as it is Quasi-Judicial.

Anne Callison, Teton County resident, stated that she has owned her property for over 20 years. She stated that the City is not prepared to handle any growth and that "you all are going to grow this place ugly". She remembers when the area North of Tetonia used to flood and she is concerned about new growth building on flood areas. She spoke about infrastructure needs and asked who would be paying for it. She said she feels sorry for Tetonia and for the Valley going forward.
Anne was reminded that any comments during this public comment period could not relate to any subdivision or quasi-judicial topics.

Mary Mason, Teton County resident, spoke about the elk herds in and around her property and that the river is filled with wildlife. Mary stated that every time someone wants to do something disruptive, they think of Tetonia. Mary stated that she is concerned about wildlife, water and land as well as being concerned for traffic increases as more homes are being built. She asked to wait for the Comprehensive plan to be completed before Tetonia continues to grow. Mary spoke about the possibility of adding a natural history space within Tetonia to include the City owned grain elevator. Mary also asked the Council to consider a dark sky ordinance.

Sarah Warhol, Teton Valley Parks and Recreation representative, wanted to give an update to the community that they are going to continue to work with the city to help with any projects that support recreation.

Mayor Schindler closed the public comments.

PUBLC HEARING:

ACTION ITEMS

Swearing in of Newly Elected Council Members- Action
Mayor Schindler swore in Mandy Rasmussen, for her new 4-year term.

Mayor Schindler swore in Kody Hill for his new 4-year term.

* Kody Hill joined the Council at the Council table.

Appoint Council President – Action

Mayor Schindler reviewed the need to reappoint a Council President. Mayor Schindler mentioned that Councilman Blaine Ball has served as council president for the past term and thanked him for his service. Hansen moves to nominates Ball as Council President. Rasmussen seconds. Motion approved unanimously.

Pinnacle Peak Rezone and Conditional Use Permit, Reconsideration Request- Action

Hansen recuses himself from this topic due to a conflict of interest.

City attorney, Bart Birch, reviewed that on December 24th, 2025, a request was made for reconsideration from a Valley Advocates for Responsible Development (VARD) chosen attorney.

Bart reviewed the timeline and information that was gathered after the request was submitted to the City.
When this request was sent to City Planner, Ashley Koehler, she brought to attention that the written and finalized notice of decision was published on December 9th, and the request for reconsideration was made 15 days after the 14-day allowed time period. Bart confirmed that the request was untimely and that the City lacks the authority to reconsider this decision or else it would jeopardize the other party's determination.

Bart stated that the City staff would always be open to ideas for making information available for any future meeting dates as well as for any open dialog.

However, as far as this discussion is concerned, the request for reconsideration was submitted late and the Council could still decide to consider it, but he advised against it.

Mayor Schindler suggested that, from the recommendations of Bart and Ashley, we move ahead with the determination that the request was made outside of the 14-day timeline and that the request should not be considered.

Ball wanted to clarify that not one shovel full of dirt had been approved and that no one knows what will be asked for regarding a future development and that there will be many steps and a lot of planning before that happens.

Rasmussen agreed not to entertain the motion so that it doesn't set a precedent for accepting late submissions.

Council discussion continued about the process of how these subdivision applications are made and how the City Council can participate in these processes. Bart advised the Council to remember that people's rights are at stake, and it would not be fair to meet with future developments to protect due process

rights and that they should not get involved until a formal application is presented at an open meeting. Bart reminded the Council that if they are approached about potential future developments they need to let people know that they are obligated to follow Open Meeting Rules.

Mayor re-stated that he recommends not to entertain the request to reconsider.

Ball moves to follow the recommendations of the attorney and city planner and to not entertain the request for reconsideration. Rasmussen seconds.

Motion passed with 3 ayes and one abstention.

Clearwater Financial Proposal- Action

Chrstine Stohl from Clearwater Financial spoke to the Council about some of the project ideas that they could offer the City under the proposed contract that they presented. Clearwater presented a contract in November when the council was left with questions and Clearwater was not present during the past meeting.

Christine spoke about Urban Renewal District (URD), Impact Fees, and other projects of a larger scale that would require a retainer. She explained that the retainer cost would cover projects under 30 hours for as many small projects we could find. Clearwater also can offer separate contracts for larger projects. She gave examples of projects that other small local cities have completed in the past. Any project projected to take more than 30 hours will be addressed up front so that no surprise fees are charged.

Questions about Impact Fee studies were made. Christine said that Impact Fee projects would take around 6 months to complete and would require a larger contract.

Urban Renewal Districts would also require a larger project time, and she broke down ways to have your URD pay for itself over time.

Research, public outreach, press releases, forecasting for future financing, grant writing or grant review can also be included under the proposed retainer. Mayor Schindler also confirmed what the overage charge fees would be on an hourly rate. Christine said they prefer to set a flat fee so that its not billed by the hour and is more salary based but that yes, the contract stated hourly overages.

Council followed up with questions around what a “ballpark” cost would be for a rate study for a small city, how processes work with the City already has a roster of engineers and some other clarifying questions as to how the contracts are sent to 3rd party companies.

Mayor Schindler suggested that the Council take the contract under advisement until such time as the City finds a project that their services would be needed.

No motion was made.

Back up Lift Station Purchase- Action

Hansen moves to approve the purchase of additional materials needed to complete the back up lift station.
Hill seconds. Motion passed unanimously.

Resort City Coalition Membership Fee- Action

The Idaho Resort City Coalition has asked Tetonia for $250 to help pay for the lobbying team that represents resort cities.

Hill moves to approve the expenditure of $250 for the Resort City Coalition. Hansen seconds. Motion approved unanimously.

Utility Shut Off Policy- Action

A draft shut off policy was presented to the Council. Council decided to take the draft to review at the next meeting. No motion was made.

Liquor License Review, Badger Creek Cafe- Action

Review was made of the submitted Beer and Wine license. After review, it was noticed that the State of Idaho had misprinted dates on the state issued license. This would be required to be fixed and update the City with the new license.
Hansen moves to approve the liquor license for Badger Creek Café subject to meeting all state and county approvals. Hill seconds. Motion passed.

Public Works Shop: Trailor Purchase, Stairs- Action

The Tetonia Public Works garage currently doesn't have a staircase the leads to the storage area that is used. Stair options were discussed and it was agreed that the current ladder is not safe when hauling storage up and down.

Hansen moves to approve up to $1650 for a safe stair option. Rasmussen seconds. Motion passed.

The Public Works department would like to purchase a utility trailer to be able to move equipment like the lawn mower and side by side for services and repairs. David provided a couple of different price options for a few different sizes. Discussion followed about the more standard sizes and how often the trailer would be used. It was decided that the trailer needed to be big enough that it could accommodate the side by side with a snowplow attached. A 7 x 14 with a higher load capacity was recommended.

Hill moves to approve a new trailer up to $2200. Rasmussen seconds. Motion approved.

Sewer and Well Generator Updates, Quotes- Action

David updated the Council on the backup generator that was recently serviced at the sewer lagoon. Someone had put in the wrong antifreeze, and the corrosion caused SCADA alarms to frequently trip and then further cause the generator to not automatically test run each week.

David also talked about the automatic transfer switch on the generator located at Well #1. It is broken and unsafe due to the power line being hit and pulling the wires and switches from the side of the building wall.
Estimates were given to repair the generator and the switches for well #1, as well as the electrician labor and discussed the importance of having this operating generator.

Ball requested price comparisons for the cost of the transfer switch.

Ball moves to approve the electrician estimate from Juniper Hill for $3884.20. Hill seconds. Motion passed unanimously.

Resolution 2026-01, Sunrise Engineering Funding- Action
Rob broke down the steps that were taken and explained the 2 different LHTAC grants that Tetonia will apply for to complete the School block update project.

The proposed resolution is part of the grant requirements and states that the City agrees to pay the match required for this grant cycle. It was clarified that these funds would most likely be required in FY27 or even FY28 so there would be time to budget.

Ball moves to approve the resolution 2026-01 as presented. Hansen seconds. Motion passed

Ruby Carson Memorial Update- Action
Mayor Schindler has contacted another contractor and was told that they could resurface the monument with different material that is less expensive. This topic will be moved to a future meeting while the Mayor investigates pricing options. No motion was made.

Park Block Grant Bid Results, Forsgrens- Action
Forsgren Engineers presented the bid results for the City Park court combo updates included in the recent block grant. Forsgrens will need a signed notice of award for the contractor to proceed with installation. It was also discussed that the bid had come in over the budget amount estimated. Unanticipated material cost increases caused the over budget amounts. Lucky Dog Recreation won the bid for the court combo reconstruction. Action Excavation was asked to do the parking lot improvements so that it can be ADA compliant. Overall, the City is about $21,000 over budget. Forsgrens has negotiated with Lucky Dog Recreation to specify certain material changes that could help drive the cost back down. Examples of funding cuts were things like just repurposing the basketball hoops will save $3300. The acrylic finish could also have an alternative material used that is less expensive and the acrylic coat could be done at a later date.
Altura also gave an update and the Council was told the ALTURA has asked USDA to commit more funding towards this Block Grant. USDA suggested that if the City could fund another $1500 match that they may be provide another $15-$20k.

Hansen moves to increase the city's contribution to allow for the additional USDA funding toward the Block Grant funding. Rasmussen seconds. Motion approved unanimously.

Ball moves to approve the contract for Lucky Dog Recreation to install the updated pickleball/basketball court. Hill seconded. Motion passed unanimously.

CONSENT AGENDA

- December Claims-
  Hansen moves to approve the claims as presented with the addition of the ALTURA invoice totaling $2000. Ball seconds. Motion passed.

- December Minutes-
  - Ball moves to approve the presented November minutes with clerical edits. Rasmussen seconds. Motion passed.

- Past due accounts were reviewed by the Mayor and the Council. Notice letters will be sent to the accounts that were flagged as past due.

- Staff reports were presented and reviewed.

ENFORCEMENTS, COMPLIANCE UPDATES

- Notice letters were sent to residents as a reminder that RV/Campers were only allowed to be used as a residence with an active building permit.

DISSCUSION

Snow Plane Rally Updates
Updates on the event were given. Even with very little snow, there was still a great turnout.

Carol Lenz, Memo and Updates
Carol Lenz, who frequently helps the City Clerk with administrative work, has drafted memo for the City Council with some of her observations and suggestions. Her top 4 recommendations were 1) Set City Hall hours to Mon-Thurs from 9am-3pm to allow for flexibility with the staff. 2) Install in-office meter reader system 3) Revise and update water and sewer rates to capture flow rates. 4) Hire a part-time deputy clerk-treasurer.
Mayor Schindler stated that he really appreciates Carols help and thanked her for the recommendations. Mayor also suggested to the Council that we may need to look into more office space sooner than later as well. Mayor would like to further discuss these recommendations so that better conclusions can be made.

City Hall Repairs Progress
Mayor reviewed repair timeline for the main door repairs. Invoice will be reviewed again.

Local Option Tax, Budgeting Discussion-

Discussion of collected taxes from the Non-Property Local Option Tax was made and it was recommended by the City Clerk/Treasurer that the revenue from the first year of local option taxes should be banked so that proper budgeting could take place in the next fiscal year.

City Project's, Timelines and Updates-
An update was given to the City Council by Sunrise Engineering that listed all of the projects that were currently open and where they were on a scale for completion.

Comprehensive Plan Updates, Community Meeting Dates
An open house has been scheduled by Sunrise Engineering as part of the comprehensive plan update process. At this meeting, the goals will be reviewed and open for comments.

Mayor's Updates
-The crosswalk on Hwy 33 is not working again.
- A new water district had been created within the County. Mayor Schindler is an active participant.
- Parks and rec update was given and a joint powers agreement is being drafted for the next meeting.

EXECUTIVE SESSION
No executive session is needed.

ADJOURN MEETING

Ball moves to adjourn the meeting at 10:01 pm. Hansen seconds. Meeting adjourned.

_____ Attest: _____
Brent Schindler, Mayor Jacquelyn M Beard, City Clerk