City of Tetonia
Tetonia City Council
Regular Meeting Minutes
April 14, 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, Kody Hill, Blaine Ball and Mayor Brent Schindler. Also in attendance: City Attorney Bart Birch.

PUBLIC COMMENT:
Robert Boyles, Driggs, commented that he would like to have all of the Tetonia meetings recorded and posted on the City website.

Mckay Porter, Silverstar representative, spoke with updates from the Silverstar county wide fiber installation project. He updated the Council on the progress of a County wide, Fiberoptic install project and spoke regarding what the future phases of build out will be. McKay stated that the majority of the City of Tetonia limits have already had Fiberoptic lines installed.

No other public comments were made.

PUBLIC HEARING:

- **Annexation, Tzompa**

Clerk Beard reviewed Ashley Koehler's, Tetonia Contract Planner, staff report regarding the annexation of approximately 1.5 acres on the North boundary of the Tetonia City limits.

Mayor Schindler opened the public hearing. No public asked to comment.

Public hearing was closed.

- **Ordinance/Land Use Amendment, Floodplain Ordinance 2026-02**

Mayor Schindler briefed the Council in regard to the new Floodplain maps that were re-evaluated County wide. Because of these updates, an Ordinance amendment needs to take place.

Mayor Schindler opened up the public hearing for comments. No public present asked to comment.

Mayor Schindler closed the public hearing.

ACTION ITEMS

Code Amendment Application-Food Truck Ordinance, Ortiz - Action

Mayor Schindler thoroughly read through Ashleys staff memo. Food truck standards were also discussed at the March City Council meeting, and it was tabled to allow staff to gather more information.

Clarification was made around the differences between a Conditional Use Permit (CUP) and a Design Review.

Hansen commented that he agrees with Ashley's recommendation to require a CUP. Hansen asked if anyone has ever seen a City that has an annual food truck that never moves and is year-round. Contract Engineer, Merril Quayle said the most he has ever seen a food truck that has stayed in place is 3 months through summer months and that usually the intent of a Food Truck is to be able to move around.

Ball stated that he would prefer to continue to gather information but that he was leaning towards requiring a Condition Use Permit for Food Truck Courts to allow for annual Food Truck use.

Discussion was made around City utility requirements and how City utilites could be provided for each a temporary, 180 day or less as well as a 356-day, Food Truck service.

Applicant Amy Ortiz spoke to the council about the challenges of starting a brick-and-mortar business and that she would like to start her business as a food truck and work her way up to a brick and mortar business. Mayor Schindler stated that he feels like neither the City nor the Applicant is confident enough to make a decision at this meeting.

Hansen spoke to what people want to see in the future of Tetonia. He is hesitant to have food courts spread out over multiple zonings.

Ball stated that he supports water and sewer infrastructure being required to mitigate risks of City infrastructure.

Bulk water permits were discussed and the applicant asked what options they had to be able to fill their trucks with water. Both Tetonia Public Works and Contract Engineer have stated that the risk is too high to allow Food Trucks to be able to fill from the spigot at the Pocket Park. The reasoning for this not being an allowed use is caused by things like lack of backflow preventors, lack of meter and check valves, lack of pressure and other bacteria concerns at this site. Further discussion was also made about any water that is pulled from fire hydrants would not generally be considered to be potable water.

Ball suggested holding a future work session to discuss the details of this Code Amendment application before it is presented again during the next council meeting.

Hill moves to table the discussion to gather more information. Hansen seconded. Motion carried.

Future Work Session will be scheduled from 04/28/2026 at 7 PM.

Tzompa Annexation, Ordinance 2026-01 – Action

The staff findings were reviewed and read out loud for discussion. No further council questions were asked.

Ball stated that it would be nice to move the speed limit sign on the highway to align with the new City limits.

Hill moves to approve the Annexation of the 1.5-acre property with the zoning designation of R-1 based on the findings listed in the Review Memo. This approval is conditioned on the following:
1. The associated Boundary Line Adjustment shall be approved by Teton County and recorded, showing the shared access to Parcel 4 due to the restriction that no additional Highway access on the East side shall be granted.
2. The 2nd driveway on the Reece property shall be eliminated.

Rasmussen seconds. Motion approved unanimously.

Final Ordinance wording will be drafted to present at the May meeting.

Floodplain Land Use Amendment, Ordinance 2026-02-Action

Ball moves to approve waiving the rules, read by title only, and to approve the Floodplain Ordinance 2026-02 as presented. Rasmussen seconds. Motion approved unanimously.

Mayor Schindler continued to read Ordinance 2026-02 by title.
Ball moves to Approve Ordinance 2026-02 by roll call vote. Hill seconds. Motion passed.
By roll call vote: Hill- Yes, Hansen- Yes, Rasmussen- Yes, Ball- yes.

Mt Nord recommendation- Action

The Mt Nord subdivision was submitted as a project within the Tetonia AOI. The boundary has since changed and is no longer included in the active AOI, but because of the timing of the application the City is still being asked to give a recommendation to Teton County. The Tetonia P&Z had this on their 4/6/2026 meeting but failed to have a quorum.
The staff memo is the recommendation of City Staff and the Tetonia City Planner Ashley Koehler in comparison to the Tetonia land use code and comprehensive plan and without Tetonia Planning and Zoning input.

Brad Cramer, consultant representing Mt. Nord subdivision, reviewed the submitted subdivision proposal and walked through some of the questions and flags that were called out in the Staff Memo regarding roadways, traffic and wildlife study requirements and potential HOA's standards.

Hansen brought to attention the City Engineer suggestion to connect the hammerhead roadway that was shown on the submitted site map.

Staff recommendations were reviewed and it was agreed to take out recommendations #1 and #7 and re-numbering the suggestions to reflect these changes.

Hansen moves to recommend approval of the subdivision based on the finding that the proposal meets the Code requirements if the following items are addressed:

1. The Development Agreement shall include an ownership and maintenance plan for common areas, open space and road.
2. The road labeled on the Plat shall be re-named to match the proposed Banner Ln names in the Flag Ranch Subdivision to the South.
3. The Open Space shown on the plat shall be labeled to the effect that no development, including outbuildings, roads or grading, may be constructed in the open space.
4. A cross-access easement to benefit the property to the South, known as Flag Ranch, shall be shown on the Plat.
5. The improvement plan for the road and common infrastructure shall be submitted to Teton County for review per their public works specifications.
6. Dust mitigation should be implemented along 3000 W during the construction of the subdivision improvements. Any damage caused to 3000 W during the construction should be evaluated by Teton County Public Works and repaired by the Developer.

Ball seconds. Motion passed unanimously.

Annual Audit Contract - Action

The FY2027 Audit contract was reviewed. Ball moves to approve the contract as presented. Rasmussen seconds. Motion passed unanimously.

Arbor Day Proclamation- Action

The 2026 Arbor Day proclamation was. Ball moves to approve the Arbor Day Proclamation as presented. Hill seconds. Motion approved unanimously.

FY2027 Budget Calendar- Action

Dates and schedules were reviewed. Ball moves to approve the FY2027 budget calendar as presented. Hill seconds. Motion approved unanimously.

Fair Housing Month Proclamation- Action

Fair Housing proclamation was read. Hansen moves to approve the Fair Housing Proclamation as presented. Hill seconds. Motion approved unanimously.

Block Grant, Bathroom Prep- Action

Discussion was made regarding the what the City obligations towards the Block Grant bathroom project are. The building pad prep needs to be done before May 4th. Estimates will be gathered with the hope that work can begin ASAP.

Confirm Rodeo Committee Members- Action

Hansen moves to confirm the Rodeo Grounds Committee members and terms as presented. Rasmussen seconds. Motion approved unanimously.

The appointments are as follows:
Kayden Driggs- 1 year term to expire March 2027
Shawnia Tonks- 1 year term to expire March 2027
Denise Daigh- 1 year term to expire March 2027
Luke Richins- 1 year term to expire March 2027
Tyler Jones- 2 year term to expire March 2028
Cindy Hatch- 2year term to expire March 2028
Jim Jackson- 2 year term to expire March 2028

Well communication Line, Repairs- Action

David Gallegos, Public Works, recapped the work that was done to repair the damaged communication line after being hit during the Silverstar fiber construction in 2024. Although the line was not marked by the City at time of construction, the City was also not alerted to the fact that the line was hit.

Councilman Ball stated that the City had failed to locate the power line at the time of construction and that he does not fault Silverstar. Ball also stated that had the City been alerted that it was hit at the time, the City could have filed an insurance claim to help cover the repair work that has ended up totaling almost $25k. To date, Tetonia has paid almost $7k and has another $17k to finish the full repair.

Mayor Schindler stated that he would like to follow up with Silverstar to see if they would be able to assist with this repair project in any way.

2026 Lagoon Agriculture Lease Agreement- Action

The 2026 contract was reviewed and discussed. This contract was previously signed by both parties ahead of the Council meeting.

Hill moves to ratify the approved 2026 Lagoon Agriculture Lease Agreement, Rasmussen seconds. Motion approved. Motion approved unanimously.

CONSENT AGENDA

- March Claims-

  Ball moves to approve the claims as presented with the addition of 2 invoices including Juniper Hills for $997.26 and Ashley Koehler for $5461.25. Rasmussen seconds. Motion approved.

- March Minutes-
  - Hansen moves to approve the March minutes as presented with clerical edits. Hill seconds. Ball abstains. Motion passed with 3 ayes and one abstention.

- 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

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DISSCUSION

Draft Fee Schedule

A quick review was made of a draft fee schedule update. It was decided to wait to move forward with this until the water/sewer fee study has been received so that those fees can be adjusted as well.

Lawn Mower Updates

Some push mower options were reviewed. A push mower is needed to be able to fit in between trees at the parks as well as on top of the sewer lagoons.

SCADA proposal

Cole Pendell reviewed the ACS SCADA system proposal and spoke to the status of the City of Tetonia's system. Cole has assisted Tetonia with our wastewater management and has no ties to the proposed SCADA proposal being reviewed.

In his experience while helping the City of Tetonia, the existing SCADA has never worked well, and he feels that Tetonia has gotten very lucky not to have had any bigger issues due to not having a consistently operating system.

Some questions were asked regarding what the "migration fee" is.

Mayor requested one or two more estimates from other companies as well.

A suggestion was made to send David to an operating system that is currently set up with the ACS to be able to see the proposed system in real time. Options will be looked at.

Impact Fee Discussion, Harmony Design-

Allison from Harmony Design, presented on Impact Fees and reviewed the pros and cons of implementing these fees within the City. She discussed Capitol Improvement Plans and how these fees will help provide capital projects and continued maintenance of newly built infrastructure. Impact fees require a commission to help delegate spending of these fees. Implementation steps were also discussed.

Tetonia Events and Easter Recap-

Due to other scheduling factors, it was decided that the 2026 Tetonia Celebrates America will be held on July 11th, 2026.

Burnside rodeo- Tyler Jones spoke on behalf of the Tetonia Rodeo committee about a potential event being held at the Rodeo Grounds. The Committee recommended a $600 weekend rental. Any discussion of RV camp sites should be removed from the contract.
Sponsorships and banners inside the arena may be moved for the weekend of the event and then replaced.
The Rodeo Committee will be in charge of concessions and drinks during this event. Equipment rentals will be handled through the applicant. Burnside will do a walkthrough inspection before the event to make sure the grounds are in good standing. The applicant will also take care of security as well as reach out to police to ask for future help.

A site map will be submitted to show parking.

Amplified noises at this event will be over by 9:30 PM and lights will be off by 10 PM. Applicants will be in charge of trash, hand washing and toilets. The City will provide trash cans for use.

Mayors Updates-

- Mayor Schindler reminded City Council to do their Know Be4 training. He offered to assist any councilman who needs assistance logging in.
- DEQ sent a letter to acknowledge the annual sewer report.

EXECUTIVE SESSION

Hansen moves to go into Executive Session per ICC74-206 to discuss personnel. Rasmussen seconds. Motion approved.
By roll call vote: Rasmussen- Yes, Hill-Yes, Hansen- Yes, Ball- Yes
Executive session begins.
Executive session to discuss the personnel policy ends.

ADJOURN MEETING

Hansen moves to adjourn the meeting. Ball seconds. Motion passed.

Meeting adjourned at 10:39 pm.

_____ Attest: _____

Brent Schindler, Mayor Jacquelyn M Beard, City Clerk