

City Council Meeting

September 3rd, 2025

7:30 p.m.

The meeting was conducted by Mayor Ted Slivinski at 7:30 p.m. at the Montpelier City Hall.

Present:

Ray Henrie
Shane Johnson
Brady Shultis
Quin Pope
Bobbi Leonhardt
Dan Fisher

Others:

City Clerk Michelle Singleton
Police Chief Blake Wells
Superintendent Chris Bruce
Fire Chief Ed Preston
P&Z Chair Sam Burdick

Approval of Agenda:

**Councilmember Dan Fisher moved to approve the agenda as written.
Councilmember Ray Henrie seconded. The voting was unanimous in the affirmative.**

Approval of Minutes:

**Councilmember Ray Henrie moved to approve the August 20th, 2025 minutes as written.
Councilmember Shane Johnson seconded. The vote was unanimous in the affirmative.**

Approval of Bills:

**Councilmember Quin Pope moved to approve and pay bills in the amount of \$248,051.63 with \$214,658.99 being miscellaneous bills and \$33,392.64 being payroll. Councilmember Bobbi Leonhardt seconded.
The vote was unanimous in the affirmative.**

Bret Kunz- 865 Adams Sewer Bill:

Bret Kunz was present at the meeting to request that the sewer service be temporarily shut off at his property located at 865 Adams while he remodels his house. He stated that he will not be using the sewer system during the remodel, as there will be no plumbing in use, but he still requires the water service to remain active. The Council questioned how water usage would be managed if sewer service was disconnected, noting that if water is being used, it must ultimately go somewhere. After discussion, the Council unanimously agreed that utility services are shut off as a whole—both water and sewer—and not individually. Allowing a sewer-only shutoff would set a precedent that the Council is not prepared to support. As a result, the Council denied Mr. Kunz's request to shut off only the sewer service. He will be required to continue paying the monthly utility bill for both water and sewer during the remodeling period.

**Councilmember Quin Pope moved to deny Bret Kunz's request to shut off sewer services at 865 Adams.
Councilmember Shane Johnson seconded. The vote was unanimous in the affirmative.**

Blake Hymas-658 Jefferson Sewer Connection:

Blake Hymas appeared before the Council to discuss the shared sewer connection between his property and his neighbors at 658 Jefferson. Mr. Hymas explained that he wishes to replace his existing sewer line in order to have his own independent connection, as well as relocate the line so it no longer runs beneath his driveway. He noted that the current setup is a shared line, which means the neighbor would also need to replace their portion of the line at the same time, since the sewer line runs across Mr. Hymas's property. Mr. Hymas stated that he has been connected to

the sewer system and pays a monthly sewer bill, and therefore believes he should not be required to pay the \$5,000 fee for a new connection. He further cited a state law requiring that all water and sewer connections must be located on the individual property served and cannot be shared between properties. Addison from Sunrise Engineering confirmed that Mr. Hymas's statement is accurate and that, under current state regulations, a shared sewer line would prevent Mr. Hymas from being able to sell his home. After extensive discussion, the Council agreed that, because the sewer line is already located on Mr. Hymas's property, the proposed work does not constitute a new connection. The Council approved Mr. Hymas's request to install a new, independent sewer line.

Councilmember Shane Johnson moved to approve Blake Hymas's request to install a new sewer connection without charging the standard new connection fee. Councilmember Ray Henrie seconded. The vote was unanimous in the affirmative.

Councilmember Dan Fisher stated that the Council should rescind the vote, expressing his concern that a decision on the sewer connection should not be made without input from both Mr. Hymas and his neighbor, as the issue involves both properties. He recommended that both parties be present at a future meeting so the Council can hear from the neighbor directly. Mayor Slivinski agreed, noting that both property owners should attend a Council meeting together to fully address the matter. The Council agreed to table the item until both Mr. Hymas and his neighbor are present.

Councilmember Shane Johnson rescinded the vote.

Councilmember Quin Pope moved to table the Blake Hymas Sewer Connection.

Councilmember Bobbi Leonhardt seconded. The vote was unanimous in the affirmative

Sam Burdick-P&Z Recommendations:

- **Conditional Use Permit-Sandra Trout :**

Chairman Sam Burdick, from the Planning and Zoning Commission presented the Commission's recommendation regarding the Conditional Use Permit application submitted by Sandra Trout for Parcel No. 00354.04. The request pertains to the use of shipping containers for storage purposes. Chairman Burdick noted that both verbal and written comments had been received in support of the Conditional Use Permit. He further confirmed that the proposed storage containers would comply with all city setback requirements. In response to a question from the mayor regarding the color of the storage containers and whether the applicant intended to paint them, Chairman Burdick stated that Ms. Trout would paint the containers in accordance with the city ordinance.

Councilmember Dan Fisher moved to approve the conditional use permit for Sandra Trout. Councilmember Ray Henrie seconded. The vote was unanimous in the affirmative.

- **Letter of Support-Grizzly Trailer Sales:**

Chairman Sam Burdick, informed the Council that Kyle Allred from Grizzly Trailer Sales had approached the Planning & Zoning Commission requesting a letter of support from the city. Mr. Allred is in the process of purchasing a piece of property located within the City's Area of Impact. The property is zoned for manufacturing, and the proposed use includes sales of sheds, trailers, tractors, and mowers. Grizzly Trailer Sales has applied to the County for a Conditional Use Permit, along with a letter of support for their proposed business activities. Chairman Burdick noted that a draft letter of support has already been written and is awaiting City approval and the mayor's signature. The Council discussed the request and agreed that the proposed business would be a valuable addition to the valley. They expressed unanimous support and approved the letter to be sent to the County in favor of the Conditional Use Permit for Grizzly Trailer Sales.

Councilmember Bobbi Leonhardt moved to approve the Grizzly Trailer Sales letter of support to be sent to the county.

Councilmember Shane Johnson seconded. The vote was unanimous in the affirmative.

- **Tiny Home Ordinance:**

Chairman Sam Burdick presented a Tiny Home Ordinance draft to the Council, recommending that it proceed to the next phase: a public hearing for adoption. He explained that recent incidents have raised questions about what qualifies as a tiny home, prompting the Planning & Zoning Commission to conduct extensive research. This included reviewing similar ordinances from other cities, assistance from City Attorney Doug Wood, and County Building Inspector Wayne Davidson. The proposed ordinance defines the qualifications for a tiny home and incorporates Accessory Dwelling Unit (ADU) requirements. One key provision is that the primary property owner must reside on the property, and all tiny homes must meet existing city requirements and setback regulations. The mayor encouraged councilmembers to thoroughly review the ordinance and suggest any potential changes. He also expressed a desire to follow the three-reading rule to allow for increased public input. Both the Mayor and Council agreed that the draft ordinance is well-crafted and supports the city's future housing goals.

Councilmember Shane Johnson moved to approve the P&Z recommendation for the Tiny Home Ordinance.

Councilmember Brady Shultis seconded. The vote was unanimous in the affirmative.

Sunrise Engineering-Temple Parking on 5th Street:

Kevin Martin from Sunrise Engineering was present to discuss the proposed temple parking on North 5th Street with the Mayor and City Council. He presented a preferred parking layout, which includes diagonal parking on both the west side of 5th Street and the east side—from the Wadman building to approximately 70 feet from Washington Street. Mr. Martin explained that the street width is 70 feet, and the proposed design would include 15-foot travel lanes with diagonal parking at a 45-degree angle. Council members raised questions regarding snow removal and parking line maintenance. Mr. Martin stated that the temple will be responsible for removing snow from 5th Street after the city plows it to the center of the road. He also confirmed that the temple will maintain the striping for the designated parking areas. The Council expressed concerns about whether there would be sufficient space for buses to travel through the area. Mr. Martin assured the Council that there is adequate room for bus traffic under the proposed design. The mayor stated that approval of the proposal is contingent on the following conditions: The temple must remove snow from the center of the roadway after city plowing, all city ordinances must be followed and the temple must maintain all parking striping along 5th Street. Rick Merritt, the Temple Manager, confirmed that the temple agrees to and will comply with all of the conditions outlined by the mayor.

Councilmember Shane Johnson moved to approve the temple parking on 5th Street, contingent upon the temple meeting all of the mayor's stated requirements.

Councilmember Dan Fisher seconded the motion. The vote was unanimous in the affirmative.

Superintendent Chris Bruce-Vehicle Purchase:

Superintendent Chris Bruce addressed the Council to request approval to purchase two vehicles from ISP Surplus. He stated that both vehicles have just over 100,000 miles. The vehicles are a 2010 Dodge Ram 2500 and a 2015 Ram 1500. Chris noted that ISP previously used these trucks as investigative rigs, not as patrol vehicles. The Council asked which current vehicles the new trucks would replace. Chris responded that one would replace the parks truck, which is from the 1990s and has a failing driveline, and the other would replace the Ford Explorer he currently uses. The mayor asked whether the vehicles are four-wheel drive. Chris said he was unsure and the mayor asked him to confirm their drivetrain before proceeding with the purchase. The Council also inquired whether there were funds available in the budget for the purchase. Chris confirmed that there are funds available in the Streets budget and requested to use Street Capital Expenditures for one of the trucks. The Mayor and Councilmembers agreed that Capital Expenditures should not be used for this purchase. Since one truck will be used for Parks, the mayor directed that the cost of the vehicles be split between the Parks budget and the Streets budget accordingly.

Councilmember Dan Fisher moved to approve Superintendent Chris Bruce purchase both vehicles contingent On being four-wheel drive.

Councilmember Shane Johnson seconded. The vote was unanimous in the affirmative.

City Clerk-City Hall Digital Sign:

City Clerk Michelle Singleton presented a bid for a digital sign to be installed in front of City Hall, in the location of the existing Wells Fargo sign. The proposed sign would be the same size or slightly smaller than the current sign, with an estimated cost of \$62,000. She explained that funding for the sign would come from unclaimed property funds recently recovered by the Clerk's Office, for which the City received a check totaling just over \$70,000. Clerk Singleton stated that the digital sign would be a valuable asset to the community by providing a way to communicate events, Parks and Recreation announcements, and city emergencies. During the discussion, Councilmember Dan Fisher inquired whether the proposed sign would be double-sided. Mayor Slivinski asked about the potential cost of a service contract and any additional expenses the City might incur. He also requested that the City Clerk obtain an additional bid for comparison. After further discussion, the Council agreed to table the item until additional information is received regarding a double-sided sign, the cost of a service contract, and any other related expenses.

Councilmember Bobbi Leonhardt moved to table the City Hall Digital Sign discussion until additional information is received regarding a double-sided sign and the cost of a service contract.

Councilmember Dan Fisher seconded the motion. The vote was unanimous in the affirmative.

Mayor:

The mayor reminded the council to revisit the Tiny Home Ordinance. He also noted that the latest Sani-Star statement is included in their packets and appears to be performing in line with initial projections. Additionally, the Mayor reviewed the Rocky Mountain Power LED Streetlight Conversion Project. Under the proposal, the city would cover the upfront cost to convert the streetlights to LED and would take on responsibility for their ongoing maintenance, while Rocky Mountain Power would handle the installation. He asked Superintendent Chris Bruce to reach out and obtain a quote for the cost of the lights.

Shane Johnson:

Councilmember Shane Johnson mentioned that the Oregon Trail Center has expressed interest in leasing the cabin at Wells C. Stock Park once the current tenants choose to end their lease. He also reminded the council of the upcoming Fall Festival on September 20th, followed by the Demolition Derby. Organizers are still seeking additional vendors, with 50 currently registered.

Quin Pope:

Councilmember Quin Pope reported that the Softball and Baseball Board is seeking bids to paint the crow's nest at Allinger Park. He then turned the time over to Fire Chief Ed Preston, who reported that all the fire trucks have been certified and have successfully passed all required testing.

Superintendent Chris Bruce:

Superintendent Chris Bruce informed the council that the sidewalk project is nearly complete, and the sewer project has begun and is progressing well. He also mentioned that the crew is performing some walkway maintenance from Twisted Subs to 5th Street, as well as in front of the Rest Assured Inn, where a tree root has caused significant damage to the sidewalk.

Mayor Ted Slivinski adjourned until the next regularly scheduled meeting on September 17th, 2025 at 7:30p.m.

Respectfully Submitted,

Michelle Singleton
City Clerk