City Council Meeting
October 21st, 2026 @ 7:30 p.m.

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

Present:	**Others:**
Ray Henrie	City Clerk Michelle Singleton
Shane Johnson	Superintendent Chris Bruce
Brady Shultis	Police Chief Blake Wells
Quin Pope	
Bobbi Leonhardt	
Dan Fisher	

Approval of Agenda:

Councilmember Bobbi Leonhardt moved to approve the agenda as written.
Councilmember Ray Henrie seconded. The voting was unanimous in the affirmative.

Approval of Minutes:

Councilmember Dan Fisher moved to approve the October 7th, 2026 minutes as written.
Councilmember Brady Shultis seconded. The vote was unanimous in the affirmative.

Approval of Bills:

Councilmember Shane Johnson moved to approve and pay bills in the amount of $52,629.90 with $16,100.82 being miscellaneous bills and $36,529.08 being payroll.
Councilmember Bobbi Leonhardt seconded. The vote was unanimous in the affirmative.

Public Hearing-ATP Investments Annexation and Ordinance 694:

Councilmember Dan Fisher moved to go into Public Hearing for the ATP Investments Annexation and Ordinance 694.
Councilmember Quin Pope seconded.
Roll call vote was taken: Bobbi Leonhardt - YES, Dan Fisher – YES, Ray Henrie-YES
Quin Pope -YES, Shane Johnson- YES, Brady Shultis- YES
The motion passes unanimously.
There were no written comments for or against and one verbal comment made by the public that was neutral.

Rod Jacobson was present to represent ATP Investments, which he explained is a limited liability company owned by his son, Lance. Rod stated that he and his two sons, Lance and Flint, have invested in the project. He explained that he had approached Dr. Merrell about purchasing the property more than ten years ago and purchased the land in November 2025. Rod stated that the property would be developed in phases, with the total project expected to cost well over $1 million. The initial phase would include six lots, with plans for a total of twenty-five one-acre lots. He also reported that cleanup efforts were underway, including the removal of sagebrush and other vegetation.
Mayor Slivinski reminded the Council that the purpose of tonight's public hearing was to determine whether the City of Montpelier should annex approximately 27 acres located east of Valley View Drive and north of Christensen Road and rezone the property from Agricultural (Ag) to R-2. He also stated that ATP Investments would still be required to go through Planning and Zoning for any subdivision approvals.
Mayor Ted Slivinski noted that Rod Jacobson had referenced prior agreements between Mr. Merrell and various mayors over the past 25 years. The mayor asked Rod to clarify what he was requesting from the city regarding those agreements. Mayor Slivinski stated that the land swap for the water tank included installing a sewer line to Canyon Road Estates on Highway 89 and constructing a maintenance road from Christensen Road to the water tank. He stated that the city had completed both improvements. Rod Jacobson acknowledged that the maintenance road had been installed and stated that it loops up to the water tank and continues to the Woolstenhulme residence on Valley View Drive.
Councilmember Dan Fisher asked whether the road needed to loop, given that two separate roads provide access to the City's water tanks. Rod Jacobson confirmed that the road does not need to loop.

Rod Jacobson clarified the City's commitments under the agreements made years ago, which included three tie-ins/hookups, extending water and sewer service to the property line, putting in a fifth of the road work on the existing road, and upgrading the maintenance road. The mayor commented that extending water and sewer services to the property line would not be a major obstacle, as Rod Jacobson had indicated that Phase 1 would be accessible through Valley View Drive and that services were nearby. The mayor asked City Superintendent Chris Bruce to clarify the location of the City's utilities. Chris stated that the main sewer line ends at the Rigby residence and that the water line runs along View Drive.

Mayor Slivinski then discussed road access. Rod Jacobson submitted a document stating that the City recognizes future development of the property would require annexation and that the City would make a good-faith effort to provide acceptable road access to the property. The mayor explained that the road would be part of Phase 2 and identified it as the existing maintenance road extending from Christensen Road to the City's water tank. He stated that the maintenance road was included in the easement agreement and is currently in place. Councilmembers Bobbi Leonhardt and Dan Fisher stated that the maintenance road is an acceptable road already provides access to the property.

Ivan Leonhardt signed up for public comment and asked what additional agreements had been made since the original agreement, what the city had provided, and what it had received in return. He stated that the original water tank agreement called for installing a sewer line along Highway 89 for Dr. Merrell's subdivision and that the sewer lines were installed before the city constructed the water tank.

Mayor Slivinski identified the additional agreements as the easement agreement, the sledding hill agreement, and the proposed changes to the easement agreement. The mayor stated that the city had agreed to waive up to $11,000 in future water and sewer hookup fees, facilitate future annexation, and assist with traffic control.

Rod Jacobson stated that the City received one acre of land for the water tank, an easement to construct a maintenance road through the property to the tank, and an easement for an underground water line connecting the new water tank to the old water tank.

Mayor Slivinski and Councilmember Shane Johnson read Ordinance 694 in full.

Councilmember Dan Fisher asked whether fire suppression had been discussed by the Planning and Zoning Commission. Planning and Zoning Chair Heidi Christensen stated that fire suppression had not been discussed. Councilmember Fisher expressed concern regarding the City's ability to provide adequate fire protection if the property were annexed into city limits, noting that the existing water pressure was only 38 pounds per square inch (PSI). Addison with Sunrise Engineering explained that the developer would be responsible for installing a booster pump to increase the water pressure.

The City Council discussed whether it would be appropriate to annex property into city limits if the City could not currently provide adequate fire protection. Councilmember Shane Johnson questioned whether fire protection requirements should be addressed during the development process rather than during annexation.

Rod Jacobson explained that the primary consideration during annexation is whether the property meets the qualifications for annexation. Once annexed, the property owner would be required to submit a subdivision development plan, at which time fire protection requirements would be addressed, including the installation of a booster pump if required by the City.

Planning and Zoning Chair Heidi Christensen stated that the Planning and Zoning Commission found no reason to recommend against the annexation and that all commission members were in agreement in supporting the annexation.

Councilmember Shane Johnson moved to close the Public Hearing and moved back into regular session
Councilmember Bobbi Loeonhardt seconded. The voting unanimous in the affirmative.

Councilmember Shane Johnson moved to approve the ATP Investments Annexation and Ordinance 694.
Councilmember Brady Shultis seconded.
Roll call vote was taken: Bobbi Leonhardt - YES, Dan Fisher – YES, Ray Henrie-YES
Quin Pope -YES, Shane Johnson- YES, Brady Shultis- YES
The motion passes unanimously.

<u>P&Z Recommendation-Merrill Watts Lot Split Application:</u>

Planning and Zoning Chair Heidi Christensen presented the Commission's recommendation for approval of the Merrill Watts lot split at approximately 253 S. 4th Street. She explained that the same application had been approved over a year ago, but Mr. Watts was required to reapply because the deadline to record the lot split with the county had expired. Heidi stated that P&Z recommended approval with the following conditions: subject to the Fire Chief's review and sign-off on the plan and an agreement prohibiting fences between the properties. The agreement would remain attached to the properties regardless of ownership. The Mayor and Council discussed how to ensure the agreement would bind future property owners. Councilmember Dan Fisher stated that the agreement would need to be recorded with the county. The mayor requested that the matter be tabled until the November City Council meeting and directed the City Clerk to contact the City Attorney for guidance on preparing an agreement that would remain binding on the properties following a change in ownership.

Councilmember Bobbi Leonhardt moved to table the Merrill Watts Lot Split Application.
Councilmember Ray Henrie seconded. The voting unanimous in the affirmative

Approval for the Gem State Housing Alliance's City Technical Assistance Program- Updating Zoning codes and Comprehensive Plan:

Mayor Slivinski and the City Council discussed the Gem State Housing Alliance's City Technical Assistance Program, which provides selected cities with expert consulting services at no cost for zoning code reviews, ordinance drafting, and related assistance. Mayor Slivinski reported that the Clerk's Office applied for the program and that Montpelier was one of three cities selected. The consultants will work with one city at a time, with each review expected to take approximately two to three months.

Councilmember Quin Pope moved to accept the Gem State Housing Alliance's City Technical Assistance Program- Updating Zoning codes and Comprehensive Plan Grant.
Councilmember Brady Shultis seconded the motion. The motion carried unanimously.

Brady Shultis:

Councilmember Brady Shultis reported that he attended the Montpelier Golf Commission's season-ending meeting and stated that the golf course had an exceptional year.

Mayor Ted Slivinski adjourned until the next regularly scheduled meeting on November 4th, 2026 at 7:30p.m.

Respectfully Submitted,

Michelle S Ingleton

Michelle Singleton
City Clerk