

Minutes of the 11.10.2025 special regular meeting and public hearing of the East Hope City Council was called to order at 5:30 pm by Mayor Deborah Field. Council members, Joyce Butler, Don Wells and Pam Brockus (via phone) were present and constituted a quorum. Council member Wilcox was running late and arrived at the meeting at 5:46 pm.

Audience Comments:

Steve Funk asked if the city had two bonds for the water.

Approval of Minutes

Council member Butler moved to approve the meeting minutes of 10.14.2025 and the town hall meeting minutes of 10.22.2025, council member Wells seconded, and the motion carried 4-0.

Approval of Bills/Financial Report

Council member Butler moved to approve the October bills for \$49,587.71, council member Wells seconded, and the motion carried 4-0. The financial reports were reviewed.

Public Hearings:

Variance 10-25, Timothy Jacoby and Ley Anne Merica, 642 Lakeview Blvd. requesting a setback variance.

Mayor Field called for any disclosures from city council and there were none. The city's contract planner, Tessa Vogel, presented the staff report. The applicants are requesting approval of a variance to allow for the construction of a new garage with a 10-foot front yard setback, where 25 feet is required by East Hope city code. Ley Anne Merica presented some slides to show why they are requesting this setback variance. Mayor Field opened the hearing to public testimony. Laura Funk stated she was in support of the variance. Jack Zearfoss stated that the request was appropriate and made good sense. He was in favor of it. Maragret Cormier stated that she was in favor of it. There was no neutral or opposed testimony. Mayor Field closed the public hearing and the city council deliberated. Council member Butler moved, and council member Wells seconded the motion, to approve this file, VAR10-25 for a variance to allow a 10-foot front setback, where 25 feet is required by city code for a detached garage, finding that it is in accord with the City of East Hope's zoning codes and ordinances, based on the finding as written and conditions as amended for condition #3 as read into the record by staff and the reasoned statement as discussed and read into the record. The actions to be taken to obtain the variance are to complete the conditions of approval as adopted. Mayor Field declared the motion approved on a unanimous voice vote 4-0.

Old Business

Discuss Capital Rate Study for Water Buy in Rate

The city council reviewed the city engineer's technical memo at last month's meeting. Council member Wells would like further time to look at it. Council member Wilcox stated it is way overdue for an increase. At last month's meeting Council member Butler discussed a rate of \$17,500 and council member Wilcox discussed \$25,000. According to the engineers' analysis of our system the maximum buy in rate was determined to be \$30,500. Council member Wilcox moved to go to a public hearing with a buy in rate of \$30,500, council member Butler seconded, and the motion carried on a 3-0 and council member Wells abstained from the vote.

Annual Tree Lighting Set-up Discussion

The city is looking for volunteers to help set up the lights in the park. Work will begin on November 12th at 10 am. The tree lighting will be held on December 5th at 5:30 pm.

New Business

Employee Holiday Bonus

The city council discussed holiday bonuses for employees. Council member Wilcox moved to have \$2,200 in bonuses be distributed by the mayor to the employees, council member Wells seconded the motion, and it carried 4-0.

Confirm Bonner County Commissioners Canvass of Election Results

Tabled to December.

Staff Report

Planning and Zoning

Streets/Water

Staff is gearing up for the winter, getting the equipment installed and ready to go.

Clerk

The city's area of impact hearing for Bonner County will be held this Thursday at 1 pm. City hall will be closed on November 18th and 19th. The annual transparency report and annual street financial report have been submitted for fiscal year 2025.

Announcements

The next regular city council meeting will be held on Tuesday, December 9th, at 5:30 p.m. It was adjourned at 6:35 p.m. on a motion by Council Member Wells and second by Council Member Brockus.

Deborah Field, Mayor

Attest:

Christy Franck, City Clerk