MINUTES

RIGBY CITY COUNCIL
THURSDAY JUNE 18, 2026
7:00 PM

Mayor Nichole Weight called the meeting to order.
The Pledge of Allegiance was given by Councilwoman Allen.
The prayer by Councilman Espinosa.

ROLL CALL ATTENDANCE:

Councilwoman Melanie Allen	Present
Councilman Kevin Bradshaw	Present
Councilman Alex Espinosa	Present
Councilman Timothy Howe	Present
Councilman Reed Stone	Present
Councilwoman Tonya Hillman	Absent

ALSO PRESENT-
City Attorney, Sam Angell
Public Works Director, Mitch Bradley
Police Chief, Allen Fullmer
Planning and Zoning, Ione Hansen
Library Director, Brittney Fielding

PUBLIC COMMENT –

No Comment

Councilman Espinosa requested to add Consent Agenda Item C. Fireworks Permits and Remove Action Item 7, Consideration of AT&T Request for Structural Modification to the City Water Tower, seconded by Councilman Brandshaw.

<u>ACTION ITEM - CONSENT AGENDA</u>

<u>The following business items may be approved by one motion and a vote. If any one member of the Council so desires, any matter listed can be moved to a separate agenda item.</u>

A. **Council Minutes – June 4, 2026**
B. **Accounts Payable- June 2026**
C. **Firework Permits – T&T Fireworks, Acme Fireworks, McDonald's Fireworks, Broulim's, and Red Box Fireworks.**

Councilman Howe made the motion to Approve the Consent Agenda. seconded by Councilwoman Allen.
Motion carried unanimously.

ACTION ITEM: Consider Approval for New Appointment to Rigby City Planning and Zoning – Allison Dennett

Councilwoman Allen made the motion to Approve Allison Dennet to the Rigby City Planning and Zoning, seconded by Councilman Stone.
Motion carried unanimously.

ACTION ITEM: Administration of Oath for Continuing Library Board Members – Jon Fackrell & James Moore

Councilwoman Allen made the motion to Combine Action Items Three and Four and Approve John Cuffron and James Moore to Continue on the Library Board, seconded by Councilman Stone.
Motion carried unanimously.

ACTION ITEM: *PUBLIC HEARING:* Zone Change/ Zone Map Amendment for Pacific Holding LLC for the property identified as Parcel No. RPA00000078503 (Part of Eagle Rest)

Mayor Weight opened Public Hearing at 7:10pm

Proposal:
Blake Jolley of Connected Engineering presented a request to rezone a portion of the property located west of Squealer's and east of Eagle's Rest. He explained that the proposal transitions zoning from commercial on the east side into R-3, then R-2, with R-1 located west of the N/S Highway. The southern portion would remain R-2 to maintain required buffers adjacent to existing county R-1 zoning.
Mr.Jolley described the planned road layout, noting that Dakota Avenue will curve north and reconnect to Kiana, allowing the existing development to remain separate from the proposed R-3 area. He stated that the acreage will function as independent developments with a fence installed along the boundary to prevent cross-traffic. Staff confirmed this design addresses P&Z's concern about keeping the 55-and-older neighborhood isolated from the adjacent park and higher-density zoning.

Planning and Zoning:
Mrs. Hansen reported that Planning & Zoning reviewed the request and noted that a zone change approval would require the applicant to amend and re-plat the property. She stated that the previously approved plat for the nine-acre area was based on R-2 zoning and side-by-side homes, and the applicant chose not to amend the plat until knowing whether the zone change would be approved. She also addressed traffic concerns on the N/S Highway, explaining that a traffic study was completed during the original plat review and that an updated study may be required by the county when the new plat is submitted. Hansen confirmed that P&Z's primary concern—keeping the 55-and-older development isolated from the park and higher-density areas—was addressed through the proposed fencing and separation of the two developments.

No public comments were presented.

Mayor Weight closed the Public Hearing at 7:16pm

Council Discussion:
Council briefly discussed the proposed zone change, asking clarifying questions regarding density differences between R-2 and R-3, traffic considerations on the N/S Highway, and the separation of the 55-and-older development. Staff confirmed that density limits, green-space requirements, and access concerns would be addressed during the platting stage. Council noted that the applicant's plan maintains buffers, preserves the existing development layout, and includes fencing to separate the higher-density area. No additional concerns were raised.

Councilman Stone made the motion to Approve the Zone Change for Parcel RPA00000078503, seconded by Councilman Bradshaw.
roll call vote:
Councilwoman Allen- Yes
Councilman Stone - Yes
Councilman Bradshaw - Yes
Councilman Espinosa - Yes
Councilman Howe - Yes
Motion carried unanimously.

ACTION ITEM: Consideration of Engineering Design Contract with Keller Associates for Wastewater Headworks Project

Jaden Jackson from Keller Associates provided an overview of the engineering design costs for the wastewater headworks project. He explained that a project of this size (approximately $5 million) typically carries engineering fees in the 16–17% range. He reviewed the major components of the contract, including the required Pre-Engineering Report (PER) for DEQ, limited survey work, and the full design and bid document preparation.

Council noted that the employee responsible for explaining the funding plan was not present.

Councilman Howe made the motion to Table, seconded by Councilwoman Allen.
Motion carried unanimously.

ACTION ITEM: *PUBLIC HEARING:* Resolution 233-2026 – Water and Wastewater Connection Fees

Councilman Stone made a motion to read by Title and Summary Only, seconded by Councilman Howe.

The Mayor read the title and summary of Resolution 233-2026, adopting updated water and wastewater connection fees based on engineering studies and establishing separate rates for in-city and out-of-city connections.

No public testimony was offered

Councilman Howe made the motion to Adopt Resolution 233-2026, seconded by Councilman Espinosa.
roll call vote:
Councilman Howe - Yes
Councilman Stone - Yes
Councilman Espinosa - Yes
Councilman Bradshaw - Yes
Councilwoman Allen- Yes
Motion carried unanimously.

ACTION ITEM: *PUBLIC HEARING:* Resolution 234-2026 – Plan Review Fees

Councilman Howe motioned to read by Title and Summary Only, seconded by Councilwoman Allen.

The Mayor read the title and summary of Resolution 234-2026, establishing plan review fees for site plans and improvement drawings, providing for resubmittal fees, and setting an effective date.
Councilman Howe made the motion to Approve Resolution 234-2026, seconded by Councilman Stone.
roll call vote:
Councilman Stone - Yes
Councilwoman Hillman - Yes
Councilman Bradshaw - Yes
Councilman Howe - Yes
Councilwoman Allen- Yes
Councilman Espinosa - Yes
Motion carried unanimously.

Action Item- Adjournment

Councilman Howe made the motion to Adjourn, seconded by Councilwoman Allen. Motion carried unanimously.

APPROVED___________________________________
Nichole Weight, Mayor

Attest__________________________
Kiesha Keller, City Clerk