TROY CITY COUNCIL

REGULAR MEETING MINUTES

Troy City Hall – 519 S. Main St., Troy, Idaho

WEDNESDAY, SEPTEMBER 23, 2026 5 PM

MEETING CALLED TO ORDER: Mayor Abbott called the meeting to order at 5:00 PM

- **PRESENT:** Mayor: Bill Abbott, Councilors: Patrick Cordova, AJ Renfrow, James Stoner
- **ABSENT:** Jennifer Wilson, Dale Howe
- **STAFF:** Clerk/Treasurer: Sabrina Moyer, Deputy Clerk: Samantha Howard, Attorney: Todd Richardson
- **Guests:** Marie Vogel, Pat Carnes, Richie Skiles, Warren Baab, Ted Carcich, Ron Baker, Audrey Shepard, David Slator, Brandon Johnson, Suzanne Friend, Ryan Rheder (Via Phone)
- **MINUTES:** Councilman AJ Renfrow moved to approve the August 26, 2026, meeting minutes. Councilman James Stoner seconded the motion. ***Motion carried*.**
- **CLAIM APPROVALS:** Councilman James Stoner motioned to approve the claims/bills presented for September '26, Councilman AJ Renfrow seconded the motion. ***Motion carried*.**

Maintenance Report:

City Clerk reported that Dale and TJ were attending the annual IRWA Conference. The City's new Bobcat has been delivered to Lewiston and was undergoing inspection before pickup, with the goal of completing payment within the current fiscal year. A state entomologist inspected several trees at Duthie Park and identified two types of beetles affecting the trees, with the unusually dry summer contributing to the problem. Several dead trees within the park can be removed by Public Works, while larger trees near homes or power lines would require removal by a professional contractor. Avista inspected the large dead tree on North Main Street and determined that it does not currently pose an immediate threat to the power lines; therefore, Avista does not plan to remove it. The entomologist did not recommend spraying and indicated that similar tree issues may continue next year. The City will obtain estimates for removal of the remaining trees. Paving of the Child Pedestrian Safety Route and the Duthie Park path is scheduled to begin next Monday. The water leak on Mary St. has been repaired, and another water leak near the old school is expected to be repaired next week.

CITY ENGINEERS REPORT:

Council reviewed the letter from Sujata Connel (DEQ) regarding the wastewater project and discussed it with City Engineer Ryan Rheder. Ryan explained that DEQ appears to have sufficient new information to move forward with land application as the preferred alternative and prepare additional environmental documentation to support issuing a new FONSI. Council confirmed that land application remains the City's preferred option, particularly since the City has already purchased land for that purpose. Ryan advised that DEQ needs confirmation of the City's direction before proceeding with coordination with the Office of Species Conservation and Idaho Fish and Game and completing the documentation needed to reissue the FONSI.

SCHEDULED AGENDA TOPICS:

AGENDA AMENDMENT: Councilman James Stoner moved to amend the agenda to add the Dog House Saloon item regarding the proposed location of an outdoor smoker. The request was received after preparation of the original agenda and was inadvertently omitted. Motion was seconded by Councilman Patrick Cordova. **Motion carried.**

PUBLIC HEARING: Mayor Abbott opened the public hearing at 5:19 PM for the purpose of hearing public comments/testimony regarding increased fees for building permits in the City of Troy, and to explain the reasons for such action. There were no written or verbal comments received in favor or against. **Public hearing closed at 5:20 PM.**

RESOLUTION 2026-003: Councilman Patrick Cordova motioned to adopt resolution 2026-003 amending the City of Troy Building Code Fee Schedule to update building valuation data from February 2025 ICC Building Safety Journal to the February 2026 edition, effective October 1, 2026. Councilman James Stoner seconded it. Motion passed by a roll call vote all in favor (*Renfrow, Cordova, Stoner*). **Motion carried.**

117 N MAIN: Council discussed the ongoing water leak at 117 N. Main Street. Property owner, Warren Baab, explained that the leak had been reported more than a year ago and that, because the water meter is located inside the home, the leaking line between the street and the meter remains the City's responsibility. The City Attorney agreed that the current meter location creates a unique situation and advised that the City would likely be responsible for repairing or replacing the line. Council agreed that relocating the meter outside and replacing the line would be the best solution. The City would be responsible for the trenching, new water line, and connection to the new meter, while the property owner offered to handle the work needed at the house, including drilling through the wall if necessary and reconnecting the interior plumbing. Council also requested that the actual source of the leak be identified during the work. Councilman James Stoner moved to approve the request for 117 N. Main Street to relocate the water

meter near the street, trench and replace the water line, and work with the property owner to complete the connection to the house. Motion was seconded by Councilman AJ Renfrow. Motion passed by a roll call vote all in favor (*Renfrow, Cordova, Stoner*). **Motion carried.**

DOG HOUSE SALOON: The new owners of the Dog House Saloon (Audrey Shepard and David Slator) discussed options for locating an outdoor smoker for their barbecue operation. They explained that several nearby parking and private-property options had already been explored without success and that they were continuing discussions with the building owner about possibly securing space behind the business. Other possibilities included placing the smoker on a trailer and moving it daily or locating it near the business with appropriate fire and health department approvals. Council expressed concern about placing the smoker on the public sidewalk or dedicating a public parking space for private business use, noting potential safety, accessibility, and parking issues. The preferred option was to work with the building owner to secure a space behind the building or on other private property, and the owners agreed to continue exploring that option and return if an alternative solution is needed.

BUILDING OFFICIAL UPDATE: Council discussed the ongoing need to appoint a City Building Official and agreed that a clearer job description and compensation structure would help with recruitment. The City Attorney clarified that the position would not serve as a building inspector, since Latah County would continue handling permits and inspections. Instead, the Building Official would act as the City's liaison with the County and State, document possible violations, confirm whether required permits have been obtained, assist with red-tag and enforcement procedures when necessary, and help guide property owners through the process. Council also discussed approaching other small cities and Latah County about a possible shared enforcement solution or renegotiating the current agreement, while continuing to move forward with appointing a Building Official so current violations can be addressed.

USPS MAILBOX RELOCATION: Council briefly discussed a request from the Troy Post Office regarding ongoing access issues at the cluster mailboxes on East Fifth Street. Vehicles associated with a nearby residence have reportedly been blocking access to the mailboxes. No one from USPS was present to discuss the matter. No action taken.

ZONING APPROVAL: Council reviewed the zoning approval request for Building Permit 2026-027, involving conversion of an existing garage to add a second story with two bedrooms and a bathroom for extended family living space. Clerk explained that Latah County now requires City zoning approval for building permits and that the property is already zoned residential. Discussion focused on whether the garage would qualify as attached to the existing residence or remain a detached accessory structure, since that distinction affects allowable height and zoning requirements. Mr. Carcich proposed connecting the garage to the home by a breezeway or enclosed addition and confirmed that no separate address or additional utility service is being requested. The City Attorney advised that the project could likely comply if the connection creates one building, but additional clarification is needed regarding the definition of an attached structure and any applicable building-code requirements. Mr. Carcich agreed to contact the County for clarification on what would qualify as an attached breezeway before the City makes a final determination. Councilman Patrick Cordova moved to approve the zoning request for building permit 2026-027 pending confirmation that it meets the requirements of an attached building. Motion was seconded by Councilman James Stoner. **Motion carried.**

TROY RV PARK EQUIPMENT: Council reviewed the proposed purchase of outdoor equipment for the Troy RV Park using the remaining grant funds. Clerk explained that approximately $43,000 remained in the grant, subject to final reimbursements and the required City match, and that the equipment was selected after reviewing available space and installation requirements with Public Works. The proposed pieces were chosen because they can be placed between RV sites and do not require additional fall-surface material such as wood chips. Councilman AJ Renfrow moved to approve the purchase of the proposed RV Park equipment. Councilman James Stoner seconded it. **Motion carried.**

LATAH SHERIFFS DEPT: Council met with Sheriff Richie Skiles to discuss the City's current law enforcement agreement, code enforcement concerns, and ways to improve communication and response. Sheriff Skiles introduced Deputy Carnes as the department's community policing liaison and primary contact for City staff. Council identified parking violations, abandoned or inoperable vehicles, blocked mailboxes, animal complaints, and speeding as the City's most common concerns. Also noted, was repeated violations of the 72-hour parking limit and no-overnight-parking restrictions, particularly on Main Street and in areas where parked vehicles interfere with visibility, snow removal, or access. Sheriff Skiles advised that City staff should continue reporting specific problem vehicles or locations so deputies can respond, speak with owners, issue warnings or tags, and tow vehicles when appropriate if they are not moved within the required timeframe. He also agreed to have deputies place additional attention on parking concerns throughout Troy. Council also raised concerns about speeding on Big Meadow Road, and Sheriff Skiles agreed to add the area to extra patrols.

Additional Citizen's Business:

- *Marie Vogel discussed concerns raised by residents regarding cleanliness at the park, particularly garbage and debris in and around the gazebo following community events. Council requested that Public Works staff check the park more regularly, remove trash, and clean the gazebo as needed to keep the area presentable for residents and visitors.*

- *Brandon Johnson with Latah Sanitation invited the Council and community to attend the annual Community Day on October 3 at the solid waste processing facility. The free event will include food, games, facility tours, and opportunities for children and adults to see and operate various pieces of equipment under staff supervision. He noted that the event is family-friendly and encouraged Council members to attend and bring children or grandchildren.*

EXECUTIVE SESSION: Councilman James Stoner made a motion to move into Executive Session at 7:10 PM pursuant to Idaho Code 74-206(1)(a)(c)(d)(f) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. To acquire an interest in real property not owned by a public agency; to consider records that are exempt from public disclosure, to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. *– attorney-client communications.* Councilman AJ Renfrow seconded it. Motion passed by a roll call vote all in favor (*Renfrow, Cordova, Stoner*). ***Motion carried*. - Executive Session adjourned at 7:34 P.M.**

- **EXECUTIVE SESSION ACTION:** None Taken

ADDITIONAL REPORTS

- **MAYOR REPORT/CORRESPONDENCE:**
- **COUNCIL REPORTS:**
- **JENNIFER WILSON** - Parks & Rec: None
- **AJ RENFROW** - Public Safety: None
- **JAMES STONER** - Streets, Solid Waste, Library: None
- **PATRICK CORDOVA** – Water & Sewer Services: None
- **TREASURER/CLERK REPORT**:

- **ADJOURNMENT MOTION:** A motion was made by Councilman AJ Renfrow to adjourn at 7:39 P.M. Councilman James Soner seconded the motion. ***Motion carried***.

Adjourned at 7:39 P.M.

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Bill Abbott, Mayor **Sabrina Moyer, City Clerk/Treasurer**