

## **CITY COUNCIL Special Workshop Meeting**

9:00 A.M.

Tuesday, June 24, 2025

Present: Mayor Wade LeBlanc  
Ben Bautch  
Jim FitzGerald  
Richard DeRosier

Excused: Shane Hoff

Lana Fralich, City Administrator  
Tim Costley, City Attorney  
Gary Thompson, City Zoning Administrator (left at 10:50 a.m.)  
Nelson French, Planning and Zoning Member (left at 11:15 a.m.)

Mayor LeBlanc called the Special Workshop Meeting to order at 9:11 a.m. and advised that the purpose of the meeting was to review the first draft of changes to the City Code. Since the Zoning Administrator and a representative of Planning and Zoning were in attendance, Chapters 8, 11, and 12 would be reviewed and discussed first. There were comments made to clarifying use of current building codes, removing trailer language from Chapter 8 since the new code for RV's was adopted and moved to Chapter 5, clarifying Zoning Administrator, Zoning Official, Administrator, and plan vs plat throughout Chapters 11 and 12. There was further discussion on golf course housing and if future changes were to be made to short-term rentals, increasing building garage heights, clarifying the shopping center zone versus no area on the map and that these topics will be addressed at next Planning and Zoning meeting.

Mayor recessed the meeting at 10:11 a.m.

Mayor called the meeting back to order at 10:31 a.m.

Council discussed signage in the different zones adding for Golf Course Housing and Bayview Park, adding language to the code regarding having all properties hooked up to city water and sanitary or a state compliant water and sewer system.

Council continued review and discussion of the remaining codes starting with Chapter 1. There was discussion of changing the city council meetings to 6:00a.m., clarification for processes, conflicts of interest, and declaring reason for abstaining from a vote. There was additional discussion on if term limits should be added, annually advertising for board and commission openings, staggering terms, and the different length of terms by Board due to statutes, location of adult businesses, and adding flexibility for transferring 50% of liquor profits to other city funds of Councils choosing, on an annual basis, by Resolution.

Richard DeRosier entered the meeting at 12:13 p.m.

Discussion continued regarding nuisance properties and issuing citations and abatements, electric collars for animals, and leashes on unfenced private property not to extend within 5 feet of all

property lines. All sections of the code were reviewed and Attorney will work on the final draft to bring forth to a future Council meeting where a public hearing would be set.

Motion by Member Bautch, second Member FitzGerald to adjourn at 1:01 p.m. MOTION CARRIED.

Minutes taken by Lana Fralich

Attest:

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Wade LeBlanc, Mayor

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Lana Fralich, City Administrator