MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
November 18, 2025

Pursuant to adjournment of the City Council meeting held November 4, 2025, and the call of the Mayor, the Driggs City Council met **Tuesday, November 21, 2025**, at 6:00 p.m. A roll call was taken and present were: Mayor August Christensen, Council President Miles Knowles, Council Members: Allison Michalski, Jennifer Bragg, and Jason Popilsky; Planning and Zoning Administrator Jade Krueger, City Attorney Sam Angell, Public Works Director Jay Mazalewski, Community Development Director Doug Self, City Clerk Kreslyn Schuehler, and Airport Superintendent Billy Cyr. Those present took part in the Pledge of Allegiance.

COMMUNITY INPUT

Juan Gallego-Calderon felt the rock gym should not ban members within public spaces with public tax dollars. He was concerned the Board consisted of two new members who were residents of California. He was angry the rock gym was threatening to sue the city.

Lori Solem stated that statements about the rock gym had been made, but not verified. She felt it was unfair and explained the rock gym had been evaluated and no legal basis for the actions had been made. She felt the gym was very inclusive and felt the Board deserved to have their story heard.

Joshua Eiten stated the gym was necessary for good mental health and didn't understand why it was being threatened. He felt the government should not interfere with the disagreements about management.

Silas Johnston stated he had to go to Jackson to use the rock gym as he was not allowed to train in Driggs. He wanted to use the space and climb with a coach.

Aisulu Omar stated her experience with the rock gym had been great. She stated there was diversity and the coaches had taught her and prepared her to climb outdoors. She felt closing the gym would not be good for the community.

Denise Bertsch stated she was an early founding Board member, but had struggled with the Executive Director and Board. She felt tensions were created and stated the gym was built by and for the community.

Anna Trentadue stated she was representing the banned gym members. She felt with the city leased public land at a discounted rate, it must be leased for a legitimate public purpose. She stated Valley Adaptive Sports could not climb at the gym and as a landlord, the city would be held responsible for not being ADA compliant. She felt because the lease was not renewed, the tenant had no rights.

Patrick Gaffney stated he had two daughters who climbed at the gym and had not experienced an issues. He felt there was a personal agenda at play and the lease should not be "weaponized."

Dan Biddulph, represented the Teton Rock Gym. He stated, setting aside the open meeting violations, he opposed the previous motion as it gave specific benefits to specific individuals and

was unconstitutional. He stated the rock gym had complied with all other lease requirements. He further stated the "banned" members were only suspended for 12 months for violating gym policies.

Jacob Yufa, Executive Director of the rock gym, stated he would be concerned too if he heard all of the accusations, but they weren't true. He stated there were disagreements about the program boundaries and it had turned into something else. He stated he had been reviewed by 5 different entities and there were no founded claims of misconduct. He stated the Board members had stepped down due to the harassment received. He stated there were policies created and the suspension of members came because of the pressure received.

Lucy Weinert stated she was suspended for breaking rules, but never agreed or was aware of the policies or rules put into place.

James Olson stated he was a technical assistant for the gym for 6 years. He stated Mr. Yufa wanted to decrease the summer camp and after he found others to help, Mr. Yufa did not want to pursue it. He felt the Executive Director's priorities were to fundraise for the gym and not pursue programs for climbers.

Kaitlin Davis did not think the Council should step into internal affairs of organizations. She stated she was concerned a private disagreement with a few families had escalated to this. She stated the rock gym was fulfilling its mission and felt it would be hard to find unbiased board members in this valley. She felt the city needed to remain within the appropriate role and not interfere.

Rheya Irvin stated the gym was crucial to mental health and hoped the community could move forward in a healing way. She stated she had seen accountability avoided and watched with no progress. She did not want the gym to go, but wanted to ensure it was something that would be for all.

Andrew Tauskey stated he was shocked the lease was being threatened and felt the staff was kind. He suggested the Council encourage the gym leadership to address the conflicts being heard.

Brady Johnston stated building the rock gym was his greatest achievement. He stated members were banned, board members left, and over 100 people had signed a petition. He stated this was not just a problem with a small section of the community.

Emily Huck Bilcher stated she was an advocate for non-profits and wasn't concerned about the conduct at the gym. She was concerned about the smear campaign that was happening against the rock gym and stated it was inappropriate for a Council-Elect to post memes about this.

Sarah Johnston stated Mr. Yufa did state she was banned, not suspended, and the reviews of misconduct were by entities who did not have jurisdiction in Teton Valley. She stated the Board Chairman had not been responsive to her concerns and felt the burden of proof was on the rock gym, not the banned members.

Seth Weinert stated the valley wanted the climbing gym and his issues were with the lack of inclusivity. He felt the issues lied with the current management.

Robert Boyles felt the Council was going down a legal path that would put the city at risk. He questioned if the city was going to go through this every time a nonprofit had an issue. He concluded by stating the city should not govern the internal issues of others.

CONSENT AGENDA
City Council Minutes from 11/4/25
Claims from 11/5/25 – 11/18/25
Statement of Decision – Land Development Code Amendments for the Housing Density Bonus Program

Council Member Knowles made a motion to approve the consent agenda. Council Member Bragg seconded the motion. The motion passed with all in favor.

PUBLIC HEARING: DRIGGS TRANSPORTATION MASTER PLAN
Ben Davis, from Keller Engineering, joined the meeting. Doug Self, Community Development Director, asked if Council had questions. None were voiced at this time.

Dirk Leasure asked Mr. Davis the impacts on each intersection surrounding Shoshoni Plains subdivision with the current assumed growth and with LeGrand Pierre not being extended. After some clarification, Mr. Davis responded that if LeGrand Pierre was not extended, the traffic at those intersections would be worse and without the link of LeGrand Pierre, it would create traffic problems elsewhere.

Mayor Christensen opened the public hearing at 7:08pm.

Brett Bowhan spoke in a neutral position, stating his primary concern was the snow removal policy. He felt it was impractical for the city to assume property owners would clear their sidewalks when the city "dumps snow on them."

The public hearing was closed at 7:14pm.

Council Member Popilsky reminded the Council the transportation plan was a living document and could be changed at any time. Council Member Bragg stated she wanted to review the snow removal policy for sidewalks and felt there should be a plan in place and then developments could build around it.

Council Member Knowles made a motion to adopt the Driggs October 2025 Transportation Master Plan by Resolution #434-25 as presented. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried unanimously.

LEASE: TETON ROCK GYM
Doug Self, Community Development Director, stated this item was open for reconsideration. He stated the Council considered the Teton Rock Gym lease on November 4, 2025 after staff recommended it not be heard. Since Council moved forward a potential open meeting law

violation needed to be cured. He stated the lease received objections from the tenant and now the city was being threatened by lawsuits from both sides of the issues.

Mr. Self explained the options for the Council. He stated the Council could consider renewing the current lease to October 2027, deny the renewal and request vacation, renew the lease with conditions, or table the decision for additional information. Mr. Self stated the only option that kept the city out of a potential lawsuit was to terminate the lease. He stated the Council was responsible to its citizens and the amount of rent received would not cover the cost of attorney fees in a lawsuit.

Council Member Bragg stated she had been informed by the city attorney that she had violated the open meeting law by replying "to all" in an email. She stated she did not engage with others in the email. She further stated she did not feel it was a violation and read from the Idaho State Statutes.

Mayor Christensen reminded Council Member Bragg that the City Attorney felt it was in violation. Sam Angell, stated after telling Council Member Bragg what he thought about the violation, he was "not the final arbitrator and she gets to decide if she's moving forward with the final decision."

Council took a recess from 7:26-7:28pm.

The Council questioned if Council Member Bragg had done what was needed to cure the open meeting violation. Mayor Christensen stated the Council should move forward. Council Member Knowles felt the staff improperly amended the agenda at the previous meeting but when asked, the City Attorney stated it was not improperly amended. Council Member Knowles stated that because the Rock Gym staff and attorney presumed this was not going to be heard, the Council had to reviewed again.

Dan Biddulph, attorney for the Teton Rock Gym, spoke to the Council. He wanted to clarify that there were other options for the Council to make to avoid litigation. He stated the rock gym was willing to work with the city to get the lease renewed, as well as work with the members that had been suspended. He stated the harassing nature of the issues was making it hard and the misinformation that had been voiced was troubling.

Mr. Biddulph stated many people were happy with the gym and reminded the Council they could not dictate what happened within a private entity regarding private individuals. He also felt the Council could not make a motion to renew a lease with special conditions, motions or laws. He questioned what type of precedent the Council was setting with other nonprofit organizations.

Council Member Knowles asked Mr. Biddulph why it was "problematic" not to renew the lease if the gym was an "at-will" tenant, because the city did have the ability to terminate the lease for any reason. Mr. Biddulph stated given the prior motion that was passed and the compliance the gym had already provided, to not approve the lease would be "problematic."

Council Member Michalski stated she was not at the previous meeting. She further stated the Council had received public comment both in support and critizing of the gym. She appreciated

those who went against their peers and stated their truths, but felt the Council was being asked to so something that was beyond their power.

Council Member Knowles felt there was a lot of conflict and while the Council should not be regulating inner governance, it shouldn't be a part of misconduct. He stated he did not want to renew the lease when the tenant was threatening litigation. He felt given the legal issues there were grounds to deny the lease. Council Member Michalski reminded the Council there was threatening litigation from both sides of the issue and questioned how the Council could be sure of the truth.

Mr. Angell stated the Council should determine if the tenant was a proper tenant for the space provided and should not be involved in the operational side. Council Member Michalski stated she was concerned with the "at-will" tenant arrangement. Mr. Angell stated the tenant should have an active lease and not continue to hold a month-to-month lease. Council Member Michalski questioned if a month-to-month lease would give more time for the entities to work together to resolve the disputes.

Council Member Popilsky stated he was reluctant to get into private matters and appreciated all of the public comment. He encouraged the Council to determine if the gym was an appropriate use for the space.

Council Member Bragg reminded the Council the previous motion made at that the November 4, 2025 meeting was null and void. She further stated an at-will tenant means the city could terminate the lease for any reason and didn't have to have a reason. She felt the city was at greater risk for litigation in maintaining the lease. She further questioned how the Council could enter into a partnership with an entity that was threatening the city.

Council Member Knowles made a motion to deny the renewal of the Teton Rock Gym lease and to declare the lease terminated as of 30 days from November 19, 2025. Council Member Bragg seconded the motion. A roll call vote was taken: Council Member Michalski, nay; Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, nay.

Mayor Christensen stated this was a unique situation with a tie vote. She stated the reason the city was getting involved was because the city owned and leased the space. She stated it was okay to disagree and felt it did not mean the parties could not continue to keep working on the issues.

Mr. Angell stated the Council needed to rescind the motion from November 4, 2025 due to allegations of open meeting law violations and then then proceed with a new motion.

Council Member Knowles made a motion to rescind the Driggs City Council decision on November 4, 2025 regarding the Teton Rock Gym lease in order to cure any potential open meeting law violations. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, aye. The motion carried unanimously.

Council Member Knowles made a motion to deny the renewal of the Teton Rock Gym lease and declare it terminated as of 30 days from November 19, 2025. Council Member Bragg seconded the motion.

Mayor Christensen asked to deliberate. Council Members felt they already spoke and voiced their decisions.

Council took a recess and came back at 8:17pm.

A roll call vote was taken: Council Member Michalski, nay; Council Member Knowles, aye; Council Member Bragg, aye; and Council Member Popilsky, nay; Mayor Christensen, nay. The motion did not pass.

Mayor Christensen stated she wanted to continue to work together and see if there was a way to create a win-win situation for the community. She thanked everyone for their participation and patience.

Council Member Bragg left the meeting.

DEVELOPMENT AGREEMENT AND ORDINANCE FOR PARKSIDE REZONE

Jade Krueger, Planning and Zoning Administrator, gave a brief background and summary regarding this project, stating the Council had already approved the project with conditions. Those conditions had been included in the Development Agreement and reviewed by the applicant and the attorney.

Council Member Popilsky made a motion to approve execution of the development agreement for the Parkside Rezone. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

Council Member Popilsky made a motion to waive the rules for adopting an Ordinance and read by title only. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

Council Member Popilsky made a motion to approve Ordinance #493-25 to rezone Block 6 Lots 1W, 2E, 3, 4, 5, 9W, 10E, 11, 12, 13, 14, 15 & 17 and Block 7 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of the Driggs First Addition. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

LOCAL OPTION TAX ORDINANCE TO INCREASE LODGING TAX AND ADDITIONAL FUND USES

Council Member Michalski made a motion to waive the rules for adopting an Ordinance, read by title only, and consider the ordinance thrice read. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

Council Member Michalski made a motion to approve Ordinance 494-25, an ordinance of the City of Driggs, Teton County, Idaho, finding that said city has a significant economic dependence on visitors and travelers; that said city has a population not in excess of ten-thousand; providing for definitions; providing for the imposition of certain non-property taxes, to wit: (1) an eight present room occupancy charge on receipts from all short-term renal (30 days or less) charges for hotel-motel rooms, condominium units, tourist homes, vacation rentals or other sleeping accommodations; (2) a two percent liquor by-the-drink sales tax on all sales at retail of liquor by-the-drink including liquor, beer, wine, and all other alcoholic beverages, for consumption on the premises, or at any event or activity in the City of Driggs; (3) a one percent tax on the sales price of all sales transactions described as furnishing, preparing, or serving food, meals, or drinks and non-depreciable goods and services directly consumed by customers included in the charge thereof; (4) a one-half percent tax on all sales subject to taxation under the Idaho States Sales Tax Act, Idaho Code 63-3601, not included in the preceding three categories; providing for a twenty-fix year duration of said non-property taxes; establishing the purposes for which the revenues derived from said non-property taxes shall be used; authorizing the city clerk to administer, regulate and collect said non-property taxes; providing for permits and issuance; providing method for payment of taxes, audits, deficiency determinations, redeterminations of delicacy, appeals, interest on deficiency, collections and enforcement, refunds, limitations and interest; providing for responsibility for payment of taxes; providing period of limitation on assessment and collection; establishing successor's liability; providing for general administration by city clerk; providing penalties and penalty charges; providing exemptions; providing confidentiality of information; providing for severability; providing a replealer clause; and providing for an effective date of this ordinance. Council Member Popilsky seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

ALPINE INFRASTRUCTURE LEASE AT THE INDUSTRIAL BUILDING

Council Member Knowles made a motion to authorize execution of the Industrial Building SW Warehouse and Office lease with Alpine Infrastructure, Inc., to be executed after CAST Touring has vacated the space. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

APPROVAL OF TETON COUNTY CANVASED VOTE FOR THE NOVEMBER 4, 2025 ELECTION

Council Member Knowles made a motion to approve the Teton County canvased vote for the November 4, 2025 election. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

DEPARTMENT UPDATES

Billy Cyr, Airport Superintendent, reviewed his staff report with Council.

MAYOR AND COUNCIL UPDATES

Council Member Michalski requested discussion of political sign requirements, transparency and communication, and a possible change to the public comment time periods, at a future meeting. Council Member Knowles requested discussion of audio issues through Zoom.

EXECUTIVE SESSION

Council Member Popilsky moved to go into Executive Session at 8:53pm pursuant to Idaho State Code 74-206 for legal reasons. Council Member Michalski seconded the motion. A roll call vote was taken: Council Member Michalski, aye; Council Member Knowles, aye; and Council Member Popilsky, aye. The motion carried unanimously.

The Council came out of Executive Session at 9:08pm.

ADJOURNMENT

Council Member Knowles moved to adjourn. Council Member Michalski seconded. The motion carried unanimously with the meeting adjourned at 9:08pm.

ATTEST:

Kreslyn Schuehler, City Clerk

August Christensen, Mayor