

REGULAR CITY OF NEW MEADOWS CITY COUNCIL MEETING MINUTES
HELD SEPTEMBER 11, 2017, AT 7:00 P.M.
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

Agenda Item 1 – Roll Call – Welcome – Pledge of Allegiance:

Present were Council Members Julie Good, Rob Hines, and Mayor Tony Koberstein. Shannon Fairchild was present by phone for Agenda Items one and two.

Staff present were Doug Buys, Gregg Tankersley, Angela Edwards (CEDA), Dick Stubbs, Mac Qualls, and Angie Mettie.

Public present were Pat Kennedy, Nikki Crogh, Wes & Dixie Jeffs, Philip Good, Philip Janquart, and Darla Weber.

Mayor Koberstein opened the meeting at 7:05pm and led the Pledge of Allegiance.

Agenda Item 2 – Appointment:

Mayor Koberstein nominated Darla Weber to fill the Council Seat of Darbey Edwards through the end of 2017.

- Council Member Hines moved to approve Mayor Koberstein’s nomination of Darla Weber for City Council for the remainder of 2017; Council President Good seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Fairchild – aye. Motion carried.

City Clerk Qualls swore in Darla Weber. Weber and Mayor Koberstein signed the Official Oath. Council Members signed the Signature Card. Weber joined the Council for the remainder of the meeting.

Agenda Item 3 – Public Requests:

Pat Kennedy - Kennedy provided the Council with transactions regarding his property at 308 S. Morgan. He stated that his tenant failed to pay the entirety of her water bill and that the City did not shut off her water when he had asked them to. It was finally shut off in January 2017 when a large leak occurred. He did not feel he should have to pay this bill because the water was not shut off when he had asked.

Council President Good stated that at that time, there was no policy in place to allow the water to be shut off by a property owner. Because of Kennedy’s issue, a policy was written and put in place, and was adopted February 13th, 2017. Good stated that the new policy will prevent this from occurring again, and that the situation was very unfortunate. The Council chose to split the extra cost of the leak with Kennedy, giving him a \$73.90 credit towards the delinquent account.

- Council Member Hines moved to credit \$73.90 to the 308 South Morgan utility account for Mehiel; Council Member Weber seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Steve Gerke – The Council summarized their previous discussion with Gerke. Mayor Koberstein noted that Gerke does have the right to relinquish his connection. Good added that the Will-Serve would still need to be paid. Hines stated that he felt the language in the ordinance referred to an existing hook-up. Good wanted to review the ordinance and clean up the language. This will be added to next month’s agenda.

Gerke also wanted to discuss subdivision issues. Good stated that Gerke had paperwork for the Council, which was not available. The Council will wait until more information is available to discuss this topic.

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Agenda Item 4 – Land Application Project:

PUBLIC HEARING:

A Public Hearing was held on the status of the Idaho Community Development Block Grant. Mayor Koberstein opened the Public Hearing at 7:30 P.M.

Angela Edwards stated that CEDA is the grant administrator for the grant application. She updated the Council and Public on the project, stating that 96% of the project is paid out, and 60-75% of the project is complete. The scope of the project is to eliminate wastewater discharge into the Little Salmon River by storing wastewater in a new storage pond and using land application of effluent. There have been two change orders. Edwards stated that the project should be completed by the end of 2017. All Compliance Requirements with the Fair Housing Plan have been completed.

There were no questions from the public. Edwards stated that CEDA could be contacted at any time for questions. The public hearing was closed at 7:36 P.M.

City Engineer Gregg Tankersley gave an update on the project. He stated that they are waiting for equipment to arrive. Granite Construction plans to subcontract Challenger to do electrical and mechanical work. Granite will then complete the final grading. Tankersley stated that they are on schedule and there are no issues to report. Buys stated that it should be start up ready in October.

Tankersley also gave an update on the water reuse permit. He stated that they are still in the public comment stage, which will end later this month. He felt optimistic that the permit would be issued.

Agenda Item 5 – Water Issues:

Water Master Plan Alternative

The Council was asked to choose a capital improvement alternative for the Water Master Plan. The Council was given three alternatives prepared by Mountain Waterworks regarding needed repairs and upgrades to the water system. Tankersley reminded the Council that choosing an alternative does not lock the City into completing the listed projects all at once, and also makes the City eligible for State and Federal Funding. The City will be able to prioritize projects, evaluate funding, and move forward with what the Council deems affordable and necessary.

Council President Good felt that the \$90,000 for land acquisition could be removed. Tankersley stated that other costs could be trimmed as well. Buys stated that with the current bond about to expire, the cost may not be felt. Good wanted to see a long-term plan, and noted that approval does not mean they are locked in to spend the determined amount.

- Council Member Weber moved to select Alternative Three for \$3,388,500; Council President Good seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

Water Engineer Selection:

The Council selected Mountain Waterworks for the water engineer position.

- Council President Good moved to approve Mountain Waterworks as the water engineer; Council Member Weber seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

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Water Engineer Contract / Negotiations:

Qualls stated that a letter will be sent to Mountain Waterworks and they will send a contract.

Water Bond Ordinance 349-2017:

The Council chose to adopt an ordinance calling for an election for revenue bonds for the construction and installation of improvements to the domestic water system.

- Council President Good moved to introduce Ordinance 349-2017; Council Member Weber seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

City Clerk Qualls read Ordinance 349-2017 by title only.

- Council President Good moved to approve Ordinance 349-2017 and suspend the rules requiring three separate readings on three separate days; Council Member Hines seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

Water Grant Writer Professional Agreement:

The Council chose to select CEDA as grant writer and approve the contract. CEDA was the sole applicant.

- Council President Good moved to approve the contract with CEDA as grant writer; Council Member Weber seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

Open House:

Angela Edwards of CEDA wished to invite the public to an Open House on October 25, 2017 at the Depot from 5pm-8pm, at which time the alternative will be explained and questions answered.

Agenda Item 6 – Council Discussions / Decisions:

Alcoholic Beverage License Ordinance TBD – 2017:

Council President Good stated that the County has not changed Memorial Day to a sell day. Qualls will check with the County and see if they would like to change their ordinance. Good stated that it would be best if County and City ordinances matched. The item will be added to next month's agenda.

Animal Control Ordinance Modification:

The Parks & Recreation Committee recommended modifying the Animal Control Ordinance to allow dogs in the park. Council President Good stated that there may be other changes to the ordinance and that it would be better to change everything at once, due to the costs of publishing. Good stated that Fairchild did not feel the City should purchase pet stations for the park. Parks & Recreation Committee Member Nikki Crogh stated that the Community Foundation had funds for the park to purchase these. Qualls suggested simply removing that statement from the Ordinance while it is being codified. He also suggested having a separate ordinance that pertains to pets in the park. Buys stated that he is against pets in the park, but if allowed, enhanced fines should be enforced.

Industrial Park Compressor Issue:

The Council discussed equipment owned by the City and used by Willey's Custom Meat Shop. Fairchild received a bill for \$350 for replacing the timer on the defroster. The Council discussed the option of renegotiating rent, when possible, to account for the extra costs of equipment repairs. Buys suggested

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giving the equipment to the shop. City Attorney Stubbs will research this possibility, or whether the equipment must be declared surplus.

Land Swap with County:

Qualls supplied a process to follow for the land swap of the Adams County old transportation shed for the ground under the recycle center. Qualls suggested having a joint public hearing with the County. The suggested date for the hearing was October 10, 2017, during the next City Council Meeting. Qualls will coordinate with the County to see if they would like to do this.

Slum & Blight Resolution:

The Council discussed declaring certain areas within the corporate limits of New Meadows Slum & Blighted. Qualls stated that no resolution has been drafted. Declaring Slum & Blight opens the door for grant funding. Edwards of CEDA will talk with the Department of Commerce and will formulate a plan. A deadline was unknown. The item will be added to next month's agenda.

Housing Issues Roundtable:

Good had asked the Council to generate questions to provide to those interested in a roundtable discussion. Good would like to make a brochure and take it to the upcoming Economic Summit in McCall. She is hoping to generate interest in the discussion and open communications between realtors, builders, business owners, and others regarding housing issues.

Subcontract for Criminal Prosecutions:

Due to unforeseen circumstances in the law firm, City Attorney Stubbs stated that he will no longer be able to fulfill the role of criminal prosecutor for New Meadows. Stubbs suggested the Council look to the County to fill this position. He suggested a 90-day trial period, and stated that he could still fulfill the role of City Attorney, but that the Council was free to choose a new attorney that would be able to handle the criminal prosecutions as well.

Good suggested contacting the County and possibly renegotiating the contract with them. The Council would like to have a plan in place by the October 10th meeting, and suggested talking with Sean Smith before that meeting. Hines agreed that looking into the County as prosecutor would be a good choice.

Reasoned Statement: Nora Street Apartments Subdivision:

The Council reviewed a Reasoned Statement for the Nora Street Apartment Subdivision. Qualls said the statement outlined the property description, the process that was followed, the decisions made, who was involved, and the alternatives. Mayor Koberstein asked about the agreements between the properties. Qualls stated that the agreements have been recorded. Good noted a change on page 2, stating the word "City" should be added after *district of the*. Qualls stated that the document will be recorded as a variance.

- Council President Good moved to approve the Reasoned Statement for the Nora Street Apartments Subdivision; Council Member Hines seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

Resolution TBD – 2017 Rates & Fees for FY 2017 / 2018:

Qualls stated that during the budget meetings, it was decided to increase the sewer flat rate by \$1.40 and \$.05 on both the administration and cap fee for the sewer. Good added that the goal is to have the sewer system completely funded by users, and this increase does not yet accomplish that goal. It will be raised incrementally until achieved.

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- Council President Good moved to approve Resolution TBD–2017, setting the 17/18 rates and fees; Council Member Hines seconded the motion. Roll Call Vote: Good – aye, Hines – aye, Weber – aye. Motion carried.

Agenda Item 7 – Employee Issues:

Mayor Koberstein stated that employee evaluations will be completed this coming Friday.

The Council chose to offer Public Works Assistant / Animal Control Officer Chris Bowles a full-time position. Buys stated that he is comfortable with this decision. Buys will begin training Bowles on heavy machinery. Bowles will also be trained in Animal Control duties.

- Council President Good moved to offer Bowles full-time employment with health insurance, and a 90-day probation period for vacation and sick time; Council Member Weber seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

The Council chose to approve overnight training and travel for Buys. Buys stated that the training will allow him to keep his operator’s license and that a certain number of hours of continuing education are required each year.

- Council President Good moved to approve overnight training and travel for Buys on September 12th-14th, 2017; Council Member Weber seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

The Council chose to approve overnight training and travel for Qualls and Mettie for the Idaho City Clerks Treasurers and Finance Officers Association’s annual training event.

- Council President Good moved to approve overnight training and travel for Qualls and Mettie on September 19th-22nd, 2017; Council Member Hines seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Good stated that she would work at City Hall one of the afore mentioned days. She thought Fairchild also may be able to work one of the days, with City Hall being closed a third day.

Agenda Item 8 – Communications & Reports:

The Council reviewed a log report from the Sheriff’s office.

City Engineer Tankersley asked the Council what their thoughts were regarding lowering the water lines during the Virginia Street project. He felt that replacing the entire line might be more cost effective while the street is being upgraded. Good noted that it will only get more expensive the longer they wait. Mayor Koberstein suggested replacing the entire line now. Tankersley stated that he would get cost estimates for this.

Qualls provided the code enforcement officer job description from the City of McCall. Good suggested drafting a version of this for New Meadows before the next meeting. This may be included in the negotiations with the Sheriff’s Department contract. They also wanted to include after-hours animal control duties in the job description.

The Council reviewed minutes from the Parks & Recreation Committee and the Planning & Zoning Commission in order to see what each was working on.

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Agenda Item 9 – Consent Agenda (Approval of all with Single Motion & Roll Call):

The Consent Agenda included minutes from August 14th and August 31st, 2017, invoices to date, financial reports and pay roll summary for August 2017. Qualls stated that the financial report was not available.

- Council President Good moved to approve the consent agenda minus financial reports; Council Member Hines seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Agenda Item 10: Items for Next Meeting:

- Housing Round Table Discussion (Good)
- Contract with County
- Executive Session
- Subdivision Ordinance (Gerke)
- Alcoholic Beverage Ordinance
- Slum & Blight Resolution

Agenda Item 11: Adjourn:

- Council Member Hines moved to adjourn; Council Member Weber seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried. Meeting adjourned at 9:12 P.M.

/s/ Anthony J Koberstein_____
Tony J Koberstein, Mayor

ATTEST: /s/ Jacob M Qualls_____
Jacob M. Qualls, City Clerk / Treasurer

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City of New Meadows
ICDBG Public Hearing 9/11/2017 7:00 pm

Angela Edwards

CEDA

Paula Weber

City of New Meadows

Philip A. Janguant

The Star-News

Wes Jeffs

Resident

Dixie Jeffs

Resident

Nikki Croq

Resident

Pat Kearney

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