

REGULAR CITY OF NEW MEADOWS CITY COUNCIL MEETING MINUTES
HELD JULY 10, 2017 AT 6:00 P.M. AT CITY PARK & INDUSTRIAL PARK
7:00 P.M. AT CITY COUNCIL CHAMBERS, 401 VIRGINIA, NEW MEADOWS

Agenda Item 1 – Roll Call (Dorsey Warr Memorial Park):

Present were Council Members Julie Good, Shannon Fairchild, Rob Hines, and Mayor Tony Koberstein.

Staff present were Doug Buys and Angie Mettie.

The meeting began at 6pm.

Agenda Item 2 – Walking / Driving Tour of Dorsey Warr Memorial Park and Industrial Park:

The Council, Mayor, and staff met at 6pm at Dorsey Warr Memorial Park to discuss possibilities for creating additional revenue for the City. Ideas had included possible dry camping at the city park. One idea was to add a row of spaces along the south side of the park for RV's, tents, or campers. Others felt it was best to keep the park as open space for families and events. All agreed that the park was underutilized.

The Council, Mayor and staff then visited the Industrial Park. Buys pointed out the boundaries of the property and informed the Council of the original plan for the land, which was to build additional units for rentals as funds were available. Ideas from the Council included RV spaces, storage for boats, and additional buildings. Overall, the need for initial funds was the main drawback.

The meeting ended at approximately 6:50pm.

Agenda Item 3 – Roll Call (City Hall) – Welcome – Pledge of Allegiance:

Present were Council Members Julie Good, Darbey Edwards, Rob Hines, Shannon Fairchild, and Mayor Tony Koberstein.

Staff present were Doug Buys, Gregg Tankersley, Dick Stubbs, and Angie Mettie.

Pubic present were Kim Pierson, Kraig & Julie Spelman, Nikki Crogh, Sheila Thomas, Jean Shultz, Lin Davis, Bill Brown, and Steve Gerke.

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

Agenda Item 4 – Public Input (Decorum):

There was no public input.

Agenda Item 5 – Public Requests:

Kraig Spelman of Adams County Road and Bridge, and Kim Pierson from the Forest Service, presented letters to the Council proposing to move the USFS Bunkhouse driveway from Norris to Katherine Street to prevent flooding issues in the future. Good stated that the neighbor on Katherine should be notified and allowed to give an opinion on the change. Pierson stated that she would talk with her. The Council also questioned why the driveway was originally placed on Norris. Before overturning a previous Planning & Zoning decision, the Council requested more information on why the driveway was placed on Norris, and what permits were approved, if any. The Council chose to add this request to the agenda of a special joint meeting with Planning & Zoning on Monday, July 17th, 2017 at 7pm, and review the original application and documents prior to the meeting.

Agenda Item 6 – Council Discussions:

Park / Industrial Park Tour: The Council summarized their tour of the city park and Industrial Park. Hines stated that many would like to keep the park the way it is – an open space that is free for all to use. Fairchild stated that money and insurance are required for any projects, and that no plans for these areas would be pursued at this time.

Parks and Recreation Members Nikki Crogh and Sheila Thomas attended the meeting to hear ideas that the Council had for the park. Both parties agreed that better communication was needed and that updates would be given in the future on items of concern to both groups.

Animal Control Ordinance: The Council reviewed the Animal Control ordinance due to recent incidents involving a possible vicious dog. New Meadows Attorney Stubbs summarized the outcome of the incident. The Council felt the ordinance was working well and did not see the need to review it further at this time.

Alcoholic Beverage License Ordinance: Fairchild presented the Council with the Alcoholic Beverage License Ordinance and noted that the ordinance appeared to be an older version that does not match current law. The Council chose to update this ordinance to bring it in line with state and county code.

Land Swap: Bill Brown addressed the Council concerning a land swap of the Adams County old transportation shed for the ground under the recycling center. Brown stated that the City of New Meadows approached him about the possibility of using the site of the Adams County transportation shed for a housing development. In return, the City would give the ground under the recycling center to the County. Brown stated that the County property could also be a short-term solution for snow storage. Good asked if there were strings attached to the swap. Brown stated that the original intent was to put housing on the property, but that it would not be required. Brown stated that the swap would be as is, where is. Stubbs will look into the process for governmental agencies swapping properties, and Bill Brown will talk with the prosecutor. Spelman stated that he has materials stored in the shop. The Council allowed him 30 days to retrieve his supplies after the swap takes place.

- Council President Good moved to approve the land swap between the City of New Meadows and the County Commissioners as per their proposal; Council Member Edwards seconded the motion. Roll Call Vote: Edwards – aye, Good – aye, Hines – aye, Fairchild – aye. Motion carried.

Budget Prep: Good stated that an additional meeting is needed before the budget approval on July 24th to review the list of projects. The Council set a tentative special meeting for Wednesday, July 19th at 6pm.

Agenda Item 7 – Land Application Project:

Tankersley shared with the Council an update on the Land Application Project. He stated that they were on schedule and currently working on underground piping. The next step would be mechanical work, and then testing and manholes. Buys added that the only problem occurred when a land surveyor placed 75 feet of pipe that did not belong, but that it would be corrected.

Concerning the Water Reuse Permit, Tankersley stated that the draft was received from DEQ on June 23rd, and Mountain Waterworks was addressing those comments, which were anticipated. DEQ requested the draft be returned in 30 days, which was plenty of time. Tankersley stated that the Reuse permit is not needed yet, and may not be needed until next year.

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Agenda Item 8 – Water Issues:

Attorney Dick Stubbs, Doug Buys and Mac Qualls met with ITD on June 14th regarding ITD's construction project on Virginia Street. ITD has stated that the City of New Meadows is legally obligated to relocate the water/sewer mains under Highway 95 at a cost of approximately \$300,000. Stubbs stated that a hardship waiver was unlikely to be granted. ITD would like to start the project in June of 2018 and said they would work with the City to get the City's part of the project completed. Stubbs recommended the City develop an immediate plan to raise \$300,000 for the project, possibly through a local option tax, grant funding or urban renewal. Stubbs advised against litigation. Buys suggested having all members of the Council speak with the governor and department heads of the state and ask for help. Priorities for the water master plan will need to be reevaluated. He would like to see a broader project, and possibly a bond where tank or booster station upgrades could be added, and then present it to the Community. The Council approved of Buys setting up a meeting with ITD to discuss the next steps. Stubbs and Tankersley will also attend.

Tankersley informed the Council on the Water Master Plan update. Comments from DEQ were received on the draft that was turned in June 29th. The concerns can easily be addressed, and will be returned to DEQ by August 1st. Tankersley gave a timeline for the project. Farrell of Mountain Waterworks suggested a special meeting be set in late August to discuss the plan and alternatives. Once the Council has selected an alternative, a draft will be created, DEQ will comment, it will be revised, and then sent to the City Council. They will finalize it based on the Council's alternative. An open house could occur in Mid-October with funding agencies, and then a bond election would be held on November 7th.

Concerning the Procurement for a Grand Administrator / Engineer, the Council did not have enough information and tabled this item.

Agenda Item 9 – Communications & Reports:

Attorney Stubbs summarized his report, stating that he has been working on the dog case and attended the meeting with ITD. He has also been involved with the junk, excess waste, and weed notices, and the Nora Street Apartment subdivision process.

Buys reported that 20 external antennae were put on the water meters, the hydrants are being flushed out, and that the park is doing well in the heat. Mayor Koberstein stated that there have been complaints about potholes in alleyways. Buys stated that the City is not required to maintain alleyways, and funds for streets have been depleted. If the City chooses, he will maintain the alleys. Crogh asked if individuals could blade their own alleys. Buys stated that they could as long as they do not disturb the road oil.

Good shared information for a roundtable discussion regarding affordable housing. Several members of the Council knew of business owners, realtors or developers who were interested in this discussion.

Agenda Item 10 – Consent Agenda (Approval of all with Single Motion & Roll Call):

The entire Council was not able to review the Minutes for April 10, May 8, May 23, and Jun 12, 2017. Good noted that under agenda item eight in the May 8th minutes, "SCADA telemetry" should be added, and spelling of "complaint" should be corrected. She also noted that agenda item seven in the June 12th minutes should state that the anniversaries were for employee evaluations. The minutes were tabled until the next meeting.

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Financial reports and payroll summaries were unavailable. The Council reviewed the invoices to date.

- Council Member Edwards moved to approve the invoices to date; Council Member Fairchild seconded the motion. Roll Call Vote: Edwards – aye, Good – aye, Hines – aye, Fairchild – aye. Motion carried.

Agenda Item 11 – Agenda Items for the Next Meeting:

Community Member Steve Gerke asked the Council to review past records of Ridgeview Subdivision. Gerke stated that he has a document stating the subdivision was supposed to be paved, have a drainage system and a park, before any housing was to be built. He believes the City signed off on this, although he does not have the signature of the City. He also stated that he would like to discuss his two meters on one lot at 216 Larae Street. Gerke also noted that a pool of stagnant water on the corner of Katherine Street is a cause for mosquitoes as much as the tall weeds, of which notices were sent out by the City.

The Council wished to add to the next agenda a review of a code enforcement officer job description, an update on the land swap with the County, and a review of the alcoholic beverage ordinance.

The Council discussed Quall's request for City Hall to be closed on Friday, July 21, 2017 for training for Qualls and Mettie. Council Member Edwards offered to possibly fill in for that day, and Council Member Fairchild suggested Gary Ceres may be available.

- Council Member Edwards moved to close City Hall for training on July 21, 2017, unless a worker could be found; Council President Good seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Meeting reminders included a joint meeting and Public Hearing with Planning & Zoning regarding the Nora Street Apartment subdivision on Monday, July 17, 2017 at 7pm, and a Budget Adoption Meeting on July 24, 2017 at 7pm.

Agenda Item 12 – Adjourn:

- Council Member Edwards moved to adjourn; Council Member Hines seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried. Meeting adjourned at 9:10 p.m.

/s/ Anthony J Koberstein
Tony J. Koberstein, Mayor

Attest: /s/ Jacob M Qualls
Jacob M. Qualls, City Clerk / Treasurer