

REGULAR CITY OF NEW MEADOWS CITY COUNCIL
MEETING MINUTES FOR MAY 8, 2017 at 7:00 P.M.
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

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

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

Staff present were Mac Qualls, Angie Mettie, Doug Buys, and Dick Stubbs.

Public present were Gary Ceres, Jim Kern, Chrystal Bass, Linn Davis, Nikki Crogh, Sherry Maupin, Wes & Dixie Jeffs, and Jeannie Mitchell.

Mayor Koberstein opened the meeting at 7:00 P.M. and led the Pledge of Allegiance.

Agenda Item 2 – Public Input (Decorum):

There was no public input.

Agenda Item 3 – Public Requests:

Sherry Maupin gave an overview of the West Central Mountains Economic Development Council activities since its formation in 2012. She stated that they are currently working on educating the workforce through an educational portal website. She explained that Andrew Mentzer was hired to work on economic development, but that his position will not be funded in the future. She shared a list of accomplishments with the Council and asked for their support with a \$1000 contribution from New Meadows to help fund Mentzer's position. Good stated that this contribution will be discussed for the next budget year.

Jeanie Mitchell, owner of Nora Street Apartments, asked the Council to consider waiving the subdivision application fee of \$750 to put her property into compliance. The property was previously divided and recorded with the County, but without City approval. Mitchell is trying to correct the situation by completing the process legally through Planning & Zoning. The Council denied the waiver on the grounds that allowing a waiver sets a precedence for future property owners. They stated that the fee pays for employee hours to complete the work on the application process, and that if not paid by Mitchell, would be paid by the City. Mitchell suggested that the County be required to notify the City each time a parcel change is recorded so that this does not happen in the future.

Steve Gerke requested an Annual Assessment Fee Waiver for a lot in Ridgeview Subdivision. Gerke did not attend the meeting. Good asked that he attend the next meeting to discuss this request.

James Kern requested a waiver for utility connection fees for three lots in the Ridgeview Subdivision. Kern stated that hook-up fees are approximately \$8600 per lot plus assessment fees, which accounts for 10% of the cost of the home. He felt that there was no cost involved in the hook-up. Fairchild explained that the hook-up fees go toward depreciation and infrastructure costs of the water/sewer system. She stated that in the past, depreciation was not accounted

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for, and that the City is working towards building that up. Good stated that with the USDA loan, more fees are needed than what are currently being charged. She stated that if hook-up fees are not charged, then water rates would have to go up. Kern stated that he has already paid the assessment fees a year in advance. Good stated that assessment fees could be credited back and go towards the connection fee.

Joe Martin requested to purchase land under his shop at the Industrial Park. Qualls stated that in order to sell the property, it would need to be considered surplus, which does not guarantee that Martin would be the purchaser. The Council agreed that they were not interested in selling the property.

David Kellogg requested temporary assistance from the City by means of a sump pump to keep his lot dry at Turning Point Chevron. Buys stated that the storm drains were cleaned as much as possible, but are partially packed tight with sand and silt, which is to be kept out of the drains. He stated that relieving this problem would have some cost. Good stated that Kellogg should attend a Council meeting to discuss this issue.

Agenda Item 4 – Compliance Issues:

A letter was received by City Hall, signed by concerned citizens, regarding junk in yards around New Meadows. Buys stated that one of the Sheriff department's duties is ordinance enforcement. Stubbs stated that a procedure is set out in the zoning code for complaints and violations pertaining to junk. Darbey Edwards volunteered to be the Code Administrator, per the Zoning Ordinance. The Council discussed a process for dealing with junk. To start the process, a written complaint must be submitted by a citizen. The Code Administrator will then investigate. If the complaint is found to be valid, a certified letter will be sent to the property owner. Stubbs stated that if the situation is not rectified after the letter is sent, the City Attorney can take criminal action if deemed necessary. The Council chose to investigate the property mentioned by Carpenter at the last meeting and the properties listed in the letter to the Council.

Agenda Item 5 – Parks & Recreation Issues:

The Parks and Recreation Committee asked that one player fee of \$25 be waived for Brandy Padgett, who has volunteered to set up Youth Sports for the 2017 season.

- Council Member Edwards moved to waive the \$25 fee for Brandy Padgett for one child; Council President Good seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Agenda Item 6 – Planning & Zoning Issues:

The Planning & Zoning Commission would like the Council to consider allowing RV Parks as a conditional use within the R3 district. They also would like consideration for changing the allotted time to remain in an RV Park from May-October to year-round.

The Council considered these requests and felt that the definitions need to be finalized before this decision can be made, as it will impact the decision.

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Agenda Item 7 – Agenda Bills:

AB 2017-10: The Council reviewed Ordinance 348-2017, Sewer Bond #2.

- Council President Good moved to introduce Ordinance 348-2017, suspend the rules requiring three separate readings on three separate days and read by title only once; Edwards seconded the motion. Roll Call Vote: Edwards – aye, Good – aye, Hines – aye, Fairchild – aye. Motion carried.

City Clerk / Treasurer Mac Qualls read the ordinance by title only.

- Council President Good moved to adopt Ordinance 348-2017; Council Member Edwards seconded the motion. Roll Call Vote: Edwards – aye, Good – aye, Hines – aye, Fairchild – aye. Motion Carried.

Agenda Item 8 – Communications & Reports:

Community member Gary Ceres updated the Council on the progress of the Heartland Music Fest. The Music Fest will fall under the umbrella of the Meadows Valley Community Foundation. Camping, security, music stages, vendors, and a raffle are secured for the event. Proceeds will go to the playground fund at Dorsey Warr Memorial Park. It was clarified that the Festival is being held by individuals, not the Parks & Recreation Committee. Linn Davis of the Community Foundation stated that the Festival will be structured similar to Meadows Valley Days. The Foundation will provide a pass-through for funds.

- Council President Good moved to allow Heartland Music Fest, under the Community Foundation, to use the park July 7, 8, & 9th; Council Member Fairchild seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Regarding speed bumps, Buys looked at different options from a catalog provided by Spelman and noted that even the temporary speed bumps must be bolted to the street, which causes cracking. Buys will continue looking for heavy temporary speed bumps that do not have to be bolted down. He stated that warning signs would also be necessary if the speed bumps were installed. Hines will talk with the Sheriff's department about extra patrolling on Norris and Peterson Memorial.

Staff reports were given by Stubbs, Buys, Koberstein, and Qualls.

City Attorney Stubbs stated that he will talk with ITD to resolve issues with the water mains along Virginia Street.

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Good asked for information regarding a vicious dog complaint that went through the Sheriff's office. Stubbs gave a summary of the incident and stated that the court can make their determination, then the City can decide if they will do anything. Good suggested that the animal ordinance be reviewed.

Mayor Koberstein stated that he has met with the Department of Commerce and there is interest in bringing a grocery store to New Meadows.

Good noted that a hot power washer needs to be purchased for cleaning equipment and for use with the sewer system. Good will research possible funding sources for the power washer and the Council can make a decision at the next meeting.

Buys reported that the sewer project is a couple of weeks behind schedule. He may begin grading next week and dust abatement is set for June 7th. DC Engineering will give a report regarding SCADA telemetry on possible options for the City. Street sweeping went well and the park has been mowed.

Qualls stated that Sterling codifiers were impressed with the organization of the ordinances. A rough draft should be available within 6-8 weeks.

Good stated that they are still looking for a part-time employee.

Agenda Item 9 – Consent Agenda:

The consent agenda included minutes from May 13, 2017, April 10, 2017, and May 2, 2017. Good would like to change agenda item 3 in the April 10 minutes to state that two culvert pipes were replaced and one pipe was traded for the large water bill. Good also wanted to add to the May 2nd minutes that a meeting date of May 23rd was set at that meeting.

Qualls stated that the invoice from Medical Logistics was being reviewed and should not be included in the consent agenda.

Other items in the consent agenda included invoices to date, financial reports and payroll summaries for April 2017, and a records destruction resolution. Qualls will review this list before destruction.

- Council President Good moved to approve the consent agenda items minus the April 10 minutes, and with changes to the May 2 minutes, remove the Medical Logistics invoice for further review, and hold the records destruction ordinance for review; Council Member Hines seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying aye. Motion carried.

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Agenda Item 10 – Items for Next Meeting:

Items to add to next month's agenda included reviewing the animal control ordinance, a report from the zoning administrator, and a decision on purchasing a power washer.

Agenda Item 11: Executive Session IC 74-206 (1)(b):

An executive session was held to review employee evaluations.

- Council President Julie Good moved to go into executive session at 8:57 P.M.; Council Member Edwards seconded the motion. Roll Call Vote: Edwards – aye, Good – aye, Hines – aye, Fairchild – aye. Motion carried.

The open meeting reconvened at 9:18 P.M.

- Council President Good moved to make Angie Mettie a full-time employee beginning May 16, 2017, and increase her wage by \$1 per hour with insurance benefits, or by \$1.25 per hour without insurance benefits; Council Member Fairchild seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Mettie accepted the full-time position and chose no insurance benefits because she falls under her husband's coverage.

Agenda Item 12- Adjourn:

- Council Member Edwards moved to adjourn; Council member Fairchild seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Meeting adjourned at 9:22 P.M.

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

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