

CITY OF NEW MEADOWS
CITY COUNCIL MEETING MINUTES
MARCH 13, 2017 AT 7:00 P.M.
CITY COUNCIL CHAMBERS, 401 VIRGINIA, NEW MEADOWS

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

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

Staff present were Mac Qualls, Angie Mettie, Gregg Tankersley, Doug Buys, Dick Stubbs and Leonard Wallace.

Public present were Crystal Bass, Brittney Hill, Philip Good, Lamont Lloyd, Bill Shipley, Gina Mencer, Marlene Twiford, Steve Gerke, Wes Jeffs, Kraig Spelman, Carol Garrison, Pat Kennedy, Dana, and Amy Manning.

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

- Council President Julie Good moved to amend the agenda to add the Adam’s County water bill; Edwards seconded the motion. Roll Call vote: Fairchild – aye, Good – aye, Edwards – aye. Motion carried. [The good faith reason for this amendment was that the request was not received until a meeting took place today, March 13th 2017.]

Agenda Item 2: Public Input (Decorum):

There was no public input.

Agenda Item 3 – Mayor Appointment:

Mayor Koberstein nominated Rob Hines to fill the vacant seat on the City Council, with the seat expiring January 2018. The Mayor stated that Hines is willing to learn, has an open mind, and can give his honest opinion.

- Council Member Edwards moved to approve the Mayor’s appointment of Rob Hines to the City Council seat; Council Member Fairchild seconded the motion. Roll Call vote: Fairchild – aye, Good – aye, Edwards – aye. Motion Carried.

City Clerk Qualls lead the swearing in of Hines. The Official Oath and signature card were signed. The Council welcomed Hines to his new position.

Agenda Item 4 – USDA Presentation of Bond:

Carol Garrison with the USDA presented the Letters of Conditions for the Bond and Grant for the Sewer Land App Project. She stated that this was an amendment to the original grant that would increase the loan and grant amount. After hearing the summary of the amendment, the Council chose to move forward with the approval of the amendment.

- Council President Good moved to allow the Mayor to sign the letter of intent to meet conditions, request for obligation of funds, certification approval and loan resolution; Council Member Hines seconded the motion. Roll Call Vote: Fairchild – aye, Good – aye, Hines – aye, Edwards – aye. Motion carried.

Agenda Item 5 – Norris Street & Ditch Flooding Issues:

Kraig Spelman from Adams County Road and Bridge shared his thoughts with the Council on the flooding issues on Norris Street. He stated that the County is willing to work with the City on a solution to the flooding issue. Spelman suggested that improving flow under Norris at Wiley Street may help with the

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flooding on Larae. Another idea was to remove the dip in the road on Norris. Community Member Lloyd stated that having uniform pipe throughout at the right depth would be beneficial. Tankersley stated that a few suggestions were discussed earlier and were not implemented. Completing these measures may also help. Spelman suggested working on the pipes at Norris and Substation, which did not appear to be working properly. Also, the north / south pipe at Norris and Wiley may need work. Spelman also added he may be able to help expand smashed culvert ends due to cars driving on them. He will talk with commissioners to see what can be done.

Amended Agenda Item 5b – Adams County Water Bill:

Adams County requested that the Council review their water bill after a large leak from a broken pipe. Spelman asked if the City could absorb all or part of that bill. Spelman stated that the insurance company was contacted and that no damage was done to the building, thus it was not covered. Edwards suggested relieving the bill through a trade of services instead of through cash. The Council felt that giving monetary relief would set a precedent for other customers who had large leaks. Spelman suggested that the County may be able to barter with gravel, but that approval would be needed. He also suggested that a barter with used culvert pipe may be an option. The County could supply New Meadows with gravel or pipe that would equal the cost of the excess water amount. The trade would be documented and all sides would need approval.

Agenda Item 6 – Industrial Park Meat Shop Issue:

The Willey's requested a reimbursement for refrigeration services and for electrical and plumbing services. YMC was called by the City because the heaters would not work. This was due to the empty propane tank. Fairchild asked why the City was involved. Mayor Koberstein stated that he was contacted by the Willey's, who suspected frozen pipes. The plumber was called to check that the pipes were safe before turning the water on. The Council felt that this issue was caused by the tenant allowing the propane tank to run dry, and that they should be responsible for the bill.

Sara and Brent Willey had paid Marty \$200 for his work on the cooler. The Council chose to refund the Willey's \$50. Per past minutes, \$150 was to be pro-rated, twice per year at \$75 per visit. Good stated that the starting date for this agreement needs to be researched and that billing needs to take place from that point on. Fairchild stated that the Willey's were not billed for the City's time in repairing items the City was not responsible for. Good will e-mail Willey's with the Council's decision of a \$50 reimbursement for maintenance costs.

Agenda Item 7 – Council Discussions:

Community members Gina Mencer and Marlene Twiford addressed the Council concerning Twiford's leak, resulting in a \$238 overage from her normal bill. Mencer stated that a pipe broke while Twiford was out of town, causing the leak. She also stated that the insurance will be of no help due to the deductible. The Council felt that giving monetary relief when leaks or breaks occur opens the door for everyone to request a reduction on their bill. Twiford agreed that she could afford an extra \$20 per month and that Qualls would look at enrolling her in the Budget Pay plan so that her payments would be the same each month. He will e-mail the amount to Mencer, and late fees will be waived for this account while paying for the overage.

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Community member Patrick Kennedy expressed water billing concerns with his property at 308 Morgan. His tenant is delinquent on the water bill. He does not feel that he is responsible for the bill because the water was not turned off when the tenant did not pay the agreed upon delinquent amount. He also stated that the proper deposit was not paid on this account. The Council explained that with the new billing policy in place, the process will run more smoothly and that all deposits will be in place before a customer has access to water. It was also stated that if this tenant moves into a new home in New Meadows, the bill must be paid in full, with a deposit, before the water will be turned on at the new home. Kennedy felt that even though the new policy is in place, it is not helping with past debts. The Council chose to wait and see if the tenant pays the water bill in full. If not, then the issue will be revisited at a later date.

The Council discussed allowing Leonard Wallace to attend training March 14-17th, 2017. Buys stated that Wallace must attain a certain number of credits to keep his operator's license.

- Council Member Edwards moved to approve overnight travel for Leonard Wallace for training March 14-17, 2017; Council President Good seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

The Council discussed Water / Sewer Ordinances 309-07 and 310-07. Good had asked Stubbs to give information regarding responsibility and maintenance for sewer lines. The Council felt that definitions were needed for terms such as "point of use." Stubbs looked at whether the city was going to allow property owners to maintain the sewer lines and dig in the street, or whether the city would maintain the lines. Buys stated that the meters are not on private property and that cleanouts are not required in New Meadows. Good wanted to see a right of way permit developed and a process for people to go through. Qualls will get a draft to the Council.

Agenda Item 8 – Agenda Bills:

AB 2017-01: Limited Duration / Off-Site Premise Permit

The Council reviewed the draft permit and noted a time frame is needed for the farmers' market permit. The size of signage was discussed. Mayor Koberstein felt that too many regulations would turn possible vendors away. Hines suggested referring to "detached signs" instead of all signs when stating required size. Qualls stated that the permit is for outdoor use only. Good wanted to make clear that the permit is for those selling on property that is not their own. Qualls will e-mail the streamlined version to the Council for review.

AB 2017-08: Fair Housing Month Resolution

Mayor Koberstein stated that this resolution would declare April as Fair Housing Month.

- Council Member Edwards moved to approve Agenda Bill 2017-08, declaring April as Fair Housing Month; Fairchild seconded the motion. Roll Call vote: Fairchild – aye, Good – aye, Hines – aye, Edwards – aye. Motion carried.

Agenda Item 9 – Communications & Reports:

Guest Amy Manning from Idaho Intergovernmental Insurance Authority made a presentation to the Council on the state of III. She shared the annual report with the Council. New Meadows was one of the original members of the III.

Buys stated that the sewer is taking a lot of time.

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Tankersley stated that the pre-bid conference was held last week and the goal is to have the notice to proceed out by the end of the month.

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

The consent agenda included minutes from February 13, 2017, invoices to date, financial reports and payroll summaries for February 2017.

The minutes were reviewed from February 13, 2017. Good noted several corrections including adding proper verbiage to motions and adding more detail to the Willey's Meat Market discussion. The minutes will be edited and reviewed at the next meeting.

Mayor Koberstein inquired about the invoice from Brad Steiner. Buys stated that he did not hire him and suggested talking to Steiner. This invoice was placed on hold until further information is received.

- Council President Good moved to approve the invoices and Financial Reports and Payroll summary to date, with a \$50 reimbursement to Willey's Custom Meats, and remove Brad Steiner's invoice and place it on hold; Council Member Fairchild seconded the motion. Roll Call vote: Fairchild – aye, Good – aye, Hines – aye, Edwards – aye. Motion carried.

Agenda Item 11 - Items for next meeting:

The Council set a special meeting for Thursday, March 16th at 6pm to discuss water/sewer rates, the planning and zoning document, and to set a budget hearing date.

Other items to add to next month's agenda included the revised peddler ordinance, a right-of-way permit, an update on the flooding issue, and information from Adams County on a possible trade agreement for water relief costs, as well as the budget meeting date.

Agenda Item 12 – Adjourn:

Council Member Fairchild moved to adjourn; Council Member Edwards seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried. Meeting adjourned at 10:45 P.M.

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

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