

REGULAR CITY OF NEW MEADOWS CITY COUNCIL MEETING MINUTES
HELD MONDAY, AUGUST 27, 2018 AT 6:30 P.M.
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

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

Present were Council Members Jeff Parnett, Darla Weber, Julie Good, Carol Bond (6:35-8:28), and Mayor Darbey Edwards.

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

Public present were Vince, Nety and Nila Giacomelli, Sandy Schiffman, Brad Dreyer, Jake Howard, Bill Libby, Belinda Provincher, and Ann LaBelle.

Agenda Item 2 – Information (No Action):

Proceedings Review

The Council reviewed minutes from the Citizen Advisory Committee meeting held August 20, 2018.

Official Guests

There were no official guests.

Written Staff Reports:

City Clerk Qualls shared the new Open Meeting Law handbook with the Council and also a draft from Midas Gold. The Council is to review the draft and make comments. Attorney Stubbs will review the document as well. Qualls also noted that Parks & Recreation meetings are held at 5:30pm instead of 6:00pm.

Buys gave a report on the land application site. He stated that the cost has been more than anticipated due to the low quality of work by Granite, which was not clearly stated in the contract. A tractor, plow and disk have been rented. The field will be plowed, sit all winter, and then replanted in the spring. Most of the testing has been completed and there is no required date to quit discharging. Buys also said that there was another break in the water service line. Good stated that she would like City Engineer Tankersley and Farrell of Mountain Water Works to attend at least one meeting per month to give updates. The Council also discussed contacting ITD to stay updated on the Virginia Street project.

City Clerk Qualls stated that it has been very busy with developers, building permits, and property owners. He stated that building permits are not being received in a timely manner. Good suggested inviting the building inspector to a meeting. Qualls also stated that the billing process is going to be completed a few days earlier in the month to see if this works better. Many customers call and ask what their bill is previous to the billing being completed.

Agenda Item 3 – Audience Communication:

There was no audience communication.

Agenda Item 4 – Action Items:

A. Utility Billing Relief (Leak)

Vince Giacomelli, a new resident to New Meadows, addressed the Council concerning a large water leak on his property. He purchased 409 North Miller Avenue, a property that has sat vacant for years. He stated that he is a first-time home owner, and had researched the entire U.S. looking for the perfect place to live. After purchasing the home, he found the house in disrepair. He has spent several thousand to replace the roof, and at least a couple more thousand on leaks found by plumbers and the building

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inspector. Shortly after, the City reported a 4 gallon per minute leak, unbeknownst to him. He immediately had the water shut off and started searching for the leak. At this point, he had accrued a \$999.95 water bill in less than one month. He stated that the neighbors helped him dig up his entire yard to find and repair the leak. He asked the Council if any relief could be given, after all the money he has already put into the home. He stated that in doing so, he is helping to restore a blighted property in New Meadows, which is a benefit to the Community.

The Council welcomed Giacomelli and his family and discussed several options. The Council wanted to clarify that when leaks occur, someone still has to pay for the delivery of that water. Council Member Weber stated that it is important to be consistent with decisions. The Council recognized that this situation was unique, and that this would be an exception to the rule. Giacomelli stated that if a discount could be given, he would be able to pay the amount in full immediately. The Council felt that a 25% discount could be given. Community Member Brad Dreyer stated that Giacomelli is making an investment in our community by repairing a blighted property, and agreed a discount should be given. The Council did not feel such a discount would apply in the future to long-time homeowners with accidental broken pipes, or to every property owner who purchased a new home and found a leak.

- Council Member Parnett moved to offer a one-time 25% discount at 409 North Miller, due to the efforts to bring a slum and blight property back into livable status, and due to the fact that the leak was unknown and has been repaired; Council Member Bond seconded the motion. Roll Call Vote: Good – aye, Parnett – aye, Bond – aye, Weber – aye. Motion Carried.

B. Fiscal Year 2018/2019 Budget

City Clerk / Treasurer Qualls explained small changes to the budget. He stated that the water project is included in case grants are acquired.

- Council Member Bond moved to introduce the annual appropriations ordinance for Fiscal Year 2018/2019, suspending the rules and reading by title only; Council Member Weber seconded the motion. Roll Call Vote: Good – aye, Parnett – aye, Bond – aye, Weber – aye. Motion carried.

City Clerk Qualls read the ordinance by title only.

- Council President Good moved to approve the annual appropriations ordinance for Fiscal Year 2018/2019; Council Member Weber seconded the motion. Roll Call Vote – Good – aye, Parnett – aye, Bond – aye, Weber – aye. Motion carried.

C. Fiscal Year 2018/2019 Rates and Fees

Mayor Edwards noted that the adoption of the new rates will require a public hearing. Qualls shared example rate structures for different types of properties. Council President Good wanted to reiterate that the Will-Serves would have a significant increase in order to encourage those property owners to build. This increase to will-serve properties was chosen instead of placing it on the current water / sewer users.

- Council President Good moved to have a public hearing regarding rates and fees; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried. The tentative date was set for September 24th.

D. Citizen Advisory Committee Recommendations

City Clerk Qualls shared the changes the Citizen Advisory Committee made to the draft nuisance ordinance at their last meeting. The Council reviewed the ordinance and commended the Committee for their hard work and excellent draft ordinance. The Council noted a few small changes they would like to see, mostly

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verbiage and legal jargon. Council President Good would like to have the Council compare the previous version with this new version and complete any revisions at the next meeting.

The Council chose to task the Citizen Advisory Group with the local option tax for their next project.

E. Consent Agenda

The Consent agenda included minutes from August 13, 2018, a beer & wine license for the remainder of 2018 for Delish Catering, and the resignation of Shannon Fairchild from the Planning & Zoning Committee.

- Council President Good moved to approve the consent agenda; Council Member Parnett seconded the motion. Roll Call Vote: Good – aye, Parnett – aye, Weber – aye. Motion carried.

F. Suspension of the New Meadows Planning & Zoning Commission

Council President Good suggested possibly hiring a planning and zoning administrator. This would alleviate the burden of planning and zoning tasks currently placed on Qualls. The City Council could take over the duties of the Planning & Zoning Commission. She stated that a GEM Grant is available for this purpose. Good will talk with West Central Mountains Economic Development Council for advice. The item will be placed on the next agenda.

G. Consideration of Committee Appointments

There were no appointments to consider.

Agenda Item 5 – Discussion Items

A. 516 South Heigho Nuisance Update

Mayor Edwards stated that he has been monitoring the progress of the cleanup for this property. Industrial material has been removed, two vehicles have been removed and the grass has been cut. The property has substantial improvement. Weber inquired about the tent structures. Mayor Edwards stated that he feels the property owners have reached the point they are going to reach. They could be encouraged to continue, but surrounding properties could be encouraged as well. Council President Good stated that they would not move forward unless a complaint was received, and should move on.

B. Urban Ranching Discussion

The Council discussed researching ordinances of similar cities. They will start with the Ketchum ordinance as a base and will make adjustments as needed. Council Members will bring their ideas for the next meeting.

C. RV Use / Permitting – Visitors & Family Members

Council President Good stated that the Sheriff needs an enforceable ordinance in order to police RV Living. Good felt that if a sticker were available in the windows of RV's he could easily tell who was in violation. The Council felt in order to be fair to everyone, a permitting process could help with determining who is within the ordinance parameters. The intent of the Council was to discourage widespread RV living. Good will prepare the permitting section of the previous RV draft ordinance for Council review.

D. Park Master Plan

Council President Good would like to work on a master plan for the park, and would like input from the Parks & Recreation Committee. The Council will look at other small cities and will give direction to the

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Parks Committee as to what they are looking for in a plan. Buys suggested keeping it simple and low-cost so that it can be easily maintained by public works staff.

Ann Labelle of Midas Gold addressed the Council and presented an updated community agreement for the Council to consider. Labelle stated that all comments from other cities will be available in a final draft document, which will be circulated. Good stated that she has heard positive comments about the project. Labelle stated that by signing the document, the City is guaranteed a seat at the table, with a New Meadows representative attending one meeting per month, lasting 2-3 hours. Labelle clarified that his group is not part of the decision-making process for Midas Gold, and has nothing to do with determining the direction of the project. It will be a focus group to provide input only. Upcoming meetings will be held September 19 and October 20. Council President Good would like to discuss the item at the September 10th meeting, and the City Attorney will review the document.

Agenda Item 6 – Future Meeting Tentative Topics and Dates:

September 4: City Council acting as Planning & Zoning: Land Use public hearing

September 10: Sewer Land App closeout, CEDA Grant Contract, Water Project Updates, Executive Session 74-206 1 (c), CAC public nuisance ordinance, RV Permitting, Urban Ranching, Midas Gold Partnership Council Appointment

September 24: Rates & Fees public hearing, Planning & Zoning administrator - GEM Grant

October: Park master plan

Agenda Item 7 – Adjourn

- Council Member Parnett moved to adjourn; Council Member Weber seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion Carried.

Meeting adjourned at 10:03 P.M.

Darbey Edwards, Mayor

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

