

CITY COUNCIL MEETING MINUTES  
HELD MONDAY, JANUARY 28, 2019 AT 6:30 P.M.  
IN CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

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

Present were Council Members Darla Weber, Julie Good, Jeff Parnett, and Mayor Darbey Edwards. Carol Bond was absent.

Staff present were Mac Qualls and Angie Mettie.

Public present were Jared Zwygart, city auditor, Wendy Green of Adams County Planning & Zoning, and Andrew Mentzer of West Central Mountains Economic Development Council.

Mayor Edwards opened the meeting at 6:33 P.M. and led the Pledge of Allegiance.

**Agenda Item 2 – Information (No Action)**

Official Guests: There were no official guests.

Written Staff Reports: City Clerk Qualls stated that a letter of resignation was received from Chris Bowles and his last day would be January 31, 2019.

Mailbag & Announcements: City Clerk Qualls stated that the quarterly reports are now on the website along with supporting documentation.

**Agenda Item 3 – Audience Communication**

There was no audience communication.

**Agenda Item 4 – Public Requests**

There were no public requests.

**Agenda Item 5 – Presentations / Discussions**

FY 2017/2018 Audit Presentation:

Jared Zwygart presented the annual audit of the City of New Meadows. He stated that the City is a government entity and the audit cannot be compared to that of a non-profit or a for-profit business. The purpose of the audit was to express his opinion of the City's financial statements. He stated that the budget was very tight, but that the City stayed within their budget. Zwygart answered questions for the Council, and in closing, stated that the monthly financial statements are reliable and can be trusted.

Adams County P&Z Administrator Wendy Green:

Wendy Green addressed the Council and shared what the county Planning and Zoning Commission is working on. The City Impact Zone is to be reviewed every 10 years and was last done in 2010. The City of New Meadows may have changed their city limits and may want to be a part of this conversation. The Commission is working on educating newcomers to the area and has created information sheets on weeds, roads, open range, fencing, etc. These can also be found on the website. The County P&Z was re-formed last Fall. The members that represent New Meadows are Dennis Nau, Al Becker and Mark Peterson. They will begin reviewing the comprehensive plan and the zoning and subdivision ordinances. Input is always welcome, and minutes are posted online. The next Commissioners meeting will be February 19<sup>th</sup> at 1:30 P.M.

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West Central Mountains Economic Development Council:

Andrew Mentzer, Executive Director of WCMEDC shared their plan for 2019 and what was accomplished in 2018. They would like to include trainings, summits, and broadband workshops with the Department of Commerce. They are working with the Department of Labor on apprenticeship fairs. Currently, Evergreen Mill is a partner in building an apprenticeship. They are also working to expand Pathways, a trail system. Meadows Valley Schools may have the opportunity for agricultural education or trade school-type classes. The Meadows Valley Tiny Home project was promoted and has received broad coverage. Mentzer stated that New Meadows has the best “Go On” rate in the west central mountains. Council President Good asked if help were available for a Planning Administrator for New Meadows. Mentzer will look at grants and see what other cities have done.

Variance Application & Procedures:

The Council reviewed the variance section of the zoning code and the application for a variance. The term *unnecessary hardship* will be defined by what it is not, and the term *inequity* should be removed. The application should list questions that follow the ordinance that would make it completely clear to an applicant whether or not they would be granted a variance. Council President Good liked the wording in the Adams County application, and liked that the applicant had to provide a statement of how the requested variance conforms to standards. City Clerk Qualls suggested an algorithm for applicants to follow so they would be able to tell what type of application to fill out, or if their project was even plausible. Council President Good pointed out that all of the reasons in the code should be considered in order to apply, not just one. For example, if the applicant felt he should have a variance due to inequity, he also would need to meet the other parameters listed as well. Qualls will use these ideas to draft an application for the next meeting.

**Agenda Item 6 – ACTION ITEMS**

A. Acceptance of the 2017/2018 Audit

- Council President Good moved to accept the audit for 2017/2018 as presented; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

B. Beer / Wine CY 2019 License Approval

No licenses were ready for approval.

C. CCTV Installation

The Council agreed that the first priority for CCTV was the park restrooms. Council President Good asked if the Sheriff’s Department could be contacted to see if they had any funds to go towards the project. The Sheriff’s department would like to access the system without the use of the DVR. Council President Good would like to invite 4-Corners Communications to the next meeting to discuss options and answer questions. Council Member Weber wanted to find out about a warranty or service contract.

D. Appointment – Stibnite Alternate

Council President Good gave an update on the Stibnite Advisory Council. She said Midas Gold retracted their invitation for Valley County to join the Council due to possible conflicts of interest with the permitting process, which would run through Valley County. The next step is to begin organizing working groups. Riggins would like a group that looks at transportation. She stated that no one is making

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decisions, only participating in discussion. She would like to hear concerns and take them back to the Advisory Council.

- Council President Good moved to appoint Darla Weber as the Stibnite Foundation and Advisory Council alternate; Council Member Parnett seconded the motion. Roll Call Vote: Weber – yes, Parnett – yes, Good – yes. Motion carried.

E. Consideration of Committee Appointments

There were no appointments to consider.

F. Consent Agenda

The Council reviewed financials.

- Council President Good moved to approve the financials; Council Member Weber seconded the motion. Voice Vote indicated no opposition to the motion with all member signifying yes. Motion carried.

**Agenda Item 7 – Future Meeting Topics**

- Variance Draft Application – Feb 11
- 4-Corners Communications – Feb 11
- Dogs in the Park – Feb 11
- Urban Ranching – Feb 25
- City-Wide Broadband – March
- Park Master Plan – March
- RV Short Term Use – March

The Council discussed creating a press release regarding the will-serves, their history, why the rate was increased, and possibly changing the name *will-serve*, as this term is not found in the ordinance.

**Agenda Item 8 – Adjourn**

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

Meeting adjourned at 9:05 P.M.

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Darbey Edwards, Mayor

ATTEST: \_\_\_\_\_  
Jacob M. Qualls, City Clerk / Treasurer