

**REGULAR COUNCIL MEETING
JULY 20, 2021
6:00**

NOTE TO PERSONS REVIEWING THIS DOCUMENT: THIS IS NOT A VERBATIM TRANSCRIPT. WHILE AN ATTEMPT HAS BEEN MADE TO DOCUMENT PERTINENT POINTS, THESE MINUTES CONTAIN ONLY A SUMMARY OF THE DISCUSSION AND VOTING

The meeting was held in person at the Community Center. Mayor Gilkey also signed onto ZOOM and guests and council members followed COVID-19 guidelines.

Mayor KayDee Gilkey called the July 20, 2021 regular council meeting to order at 6:04.

Town Council members present were David Watling, Jamie Paden, Steven Walk, and Emily Thomas. Valerie Rogers was absent.

Others present were Justin Gust, Bill Vasta, Angela Walk, Jacob Warren, Devin Billington, and Cheryl Loeffler.

Approval of the Minutes

ACTION

Steven Walk moved to approve the July 6, 2021 minutes as presented; seconded by Jamie Paden. The motion was approved 3-0 with David Watling abstaining.

ACTION

Emily Thomas moved to approve David Watling's absence from the July 6, 2021 regular council meeting; seconded by Steven Walk. The motion was approved 3-1 with David abstaining.

Approval of Claims

ACTION

Approval of Claims July 20, 2021

Emily Thomas moved to approve the July 20, 2021 claims with EFTs for \$6,520.92 and checks 20554-20570 for \$19,872.86 seconded by Jamie Paden. The motion was approved 4-0.

07/20/2021

Claims	\$18,690.34
Payroll	7,703.44
Total Paid	\$26,393.78

Signed by Jamie Paden, Emily Thomas, Steven Walk and David Watling

The EFT for the solar loan at the last meeting was voided and check #20564 was reissued today. The amount of \$19,841.74 was not transferred today and was not shown in the total paid out since it has already been accounted for with the checks issued 7-6-21. Transferred \$26,393.78 today.

PCIB Recommendations

BP #2021-08 515 W Portland shop

The PCIB met on July 13, 2021 and reviewed Building Permit # 2021-08 for a shop at 515 W Portland. Their suggestion to the council is to approve this permit.

ACTION

Jamie moved to accept the PCIB's recommendation and approve Building Permit 2021-08 for a shop at 515 W Portland.

The motion was approved 4-0.

Covenants, Codes and Restrictions (CCR)

With the recent sale of the properties on Portland Avenue, the question came up on how the PCIB is to know whether the property in question has CCR's on the property and if so, who's liable if the PCIB were to approve a project on property where there are specific CCRs in place and didn't know about the restrictions. Cheryl will contact the county in the recorded documents and a title company to see if there is an easy way to identify any and all property that has CCRs.

The Portland properties do have CCRs in place and the new owners are aware of it.

Open PCIB Position

Jacob Warren has provided a verbal resignation from the PCIB. Cheryl will post the opening.

Old Business

Community Picnic

Everything is coming together. Set up will begin at 5:30. Perry Paden will emcee, and some items will be there to auction off with proceeds to go to the fire department.

Sewer charge update

The minutes from 2018 indicated that when the new owner of the property at 502 W Hamilton first approached the town about living in his RV while he rebuilt the house, there would be an RV hook-up fee, 100% water charge and 50% sewer charge. He ended up buying the house next door and never did live in the RV. The fees for the RV and sewer were never implemented but he is currently charged 100% for the water. When the new house is completed, the owner will get the sewer permit, which will have the \$25 inspection fee.

The house at 306 S 1st Street has the same situation with the utilities. The water was turned off after the fire and there is nothing that would use the sewer system. Until the house is replaced, there will not be any sewer or water charges. The permit and inspection fees will be implemented when the house is replaced.

Water leak overages

There is some tendency for abuse of the "forgiven overage if leak is reported to public works" policy. The council was asked to set a policy that would provide an acceptable number of leaks that cause overages that one house can have in a determined length of time. The council set one home can have one leak that is forgiven every three years and the town must be notified of the leak as soon as it is noticed and the homeowner must show that steps are being taken to correct the issue.

NEW BUSINESS

Ordinance 396

HB1251 that deals with the riding of wheel all-terrain vehicles goes into effect on 7-25-21 and the ordinance that the town has in place needs to be updated to be compliant. Steve presented has been visiting with the sheriff's department about what is needed in an ordinance to be effective. From the information that he has gathered, he presented the draft for Ordinance 396. The council would like to hand this over to the PCIB review.

ACTION

Jamie moved to have the PCIB review Ordinance 396; seconded by Emily. The motion was approved 3-1 with Dave abstaining.

Resolution 2021-05

The council has reviewed the Six-Year Plan for Transportation Improvement Projects (TIP) and Capital Improvement Projects (CIP) for the years 2022-2027. They removed the Rattler's Run project, moved everything that had to do with acquiring an additional well site and all items associated with that to the end of the capital improvements. The years were all updated.

ACTION

Emily moved to approve Resolution 2021-05 TIP/CIP Six-Year Plan with the noted changes; seconded by Steve. The motion passed 4-0.

Public Works Report

Sewer

- WW Samples will go in this week.

Streets

- Sidewalks are being swept and weeds removed.

Parks

Water

- VOC Sample to go in this week.
- Water Meter Replacement Project
- 404 N. 1st St water meter repair – Re-applying for permit.
- Hilltop Hydrant #41 repair in progress due to not draining.
- Wernz addition water meter work done.
- Portland Ave. Water Leak being investigated.
- Hydrant #46 Upper Park by reservoir, out of service, this hydrant has become too stiff to safely operate.
- Depth on well houses taken for the month static water level is found at about 25'

General:

An Example of a Regular Task:

Park Checks (15MIN - 1 HR)

Park checks are done daily taking approximately an hour to check on Mondays and Fridays to clean bathrooms, check trash, and clean up anything out of place at the parks. Throughout the week we check parks daily and as long as there is no mess this only will take about 15 minutes.

Other

There has been more concern about the intersection of Eastview Lane and Northridge Way. Homeowners are asking for either a stop sign or yield sign. There have been two near-miss accidents happen in the last few days.


Compliments /Complaints

Dates to Remember

July 22 Community Picnic
July 23 Cheryl our

ADJOURN

With no further business, the council meeting adjourned at 7:18 pm.



KayDee Gilkey, Mayor



Cheryl Loeffler, Clerk/Treasurer