

Regular City Council Meeting

Carnegie Library

October 4, 2021

Mayor Karlin opened the meeting at 7:00pm and led the group in the Pledge of Allegiance.

Others Attending are:

Council: Justin Ferguson, Ken Rockeman, and Daniel Thomasson were present. Leonard Woehler was absent.

City Attorney: Jim Lippert

City Staff: Nadine Stosich, Clerk/Treasurer, Kris Novotny, Public Works Director

City/County Staff: Page Dringman, City/County Planning Office, Sheriff Alan Ronneberg

Public: Barbara Selk, Linda Brunckhorst, Lee Andreas, Mike Shirley, Angela Selby, Raymond Porter, Monte Koch, Joe Todisco, Christine Krug

Press: Iain Woessner

Councilman Ferguson gave the Invocation.

Councilman Rockeman moved to approve the Regular City Council Meeting minutes from 9/20/21, seconded Councilman Thomasson. Motion carried by unanimous vote of the Council present.

Sheriff Ronneberg reported to the Council that there were 396 calls for service. They opened 19 cases, 5 were felonies. They wrote 36 citations. One of the deputies will be deployed for 9 months. His replacement is in the academy and will finish around December 14th. Treatment Court for narcotic and alcohol offenders was started in Park County a few months ago. The program is great!! Our "Pilot Child" went through and is doing fantastic. This program is paid for with mostly federal funds and some state grants.

Kris Novotny, Public Works Director, reported that the water system is doing well. The plant has had some electronic and communication issues, but they are getting it all figured out. It cost \$3200 to replace a module and a couple of \$250 to \$300 pressure sensors have gone out. He is being proactive and has ordered a few extra pressure sensors to keep for needs in the future. True Pipe came in to clean and camera almost 8000 feet of sewer pipe. His plan is to eventually have documentation of the whole town. Kris has broken the sewer system up into five sections, one was budgeted for and completed last year, one this year, with the intention of completing the next three sections within the next three years.

Kris Novotny asked the Council if they wanted to continue with the current bulk water rates or make some changes. He did some rate comparisons with other Montana communities. Big Timber seems to be somewhere in the middle right now. The consensus of the Council was to

keep the bulk water rates the same. A bulk water fill station was discussed at a previous Council meeting. Kris advised the Council to wait until the next fiscal year to proceed with the purchase of one. He hopes that the availability will improve, and the cost might go down in the future.

Monte Koch, representing the Sheepherder Square Committee, reported that they have reengaged, set up a Montana Corporation called Sheepherder Square Foundation and are working on 501c3 status. They have done a full Geotech and engineered plans for their phase 1 which includes the perimeter sidewalk, tree grates, trees and 26 parking spaces, including two full handicap assessable spaces. As of right now, they have one local bid and are working on getting other comparative bids. The cost will be anywhere from \$190,000 to \$250,000 and are anticipating lots of fundraising for those funds. Monte hopes to see progress on the Square within the next six to nine months.

Ruthie Johnson had asked the Council in a previous meeting to consider making changes to the utility charges in the Dribnenki Trailer Court. She is now paying the base rate for six units, plus water usage from a 1" line that services all six of those units. She would like the Council to come up with a better way of billing multiple units that are serviced with the same meter. Councilman Thomasson moved to change the city's policy for charging. If there is a one-inch meter, one one-inch base rate will be charged and any additional dwelling units will be charged at the $\frac{3}{4}$ inch base rate, seconded by Councilman Ferguson. Councilman Ferguson amended the motion to include whatever the main meter size, it be charged at that base rate and the remaining ADU's to be charged at the $\frac{3}{4}$ " rate. Motion carried by unanimous of the Council present.

Mayor Karlin talked to the Council about delinquent utility charges. It was decided that delinquent charges will be brought before the Council during the first meeting in May. At that time, the Council will decide what actions need to be taken. If it is decided to lien the property, a letter will be sent to the property owner, noting that they have 30 days to respond. If no action is taken, the County Tax Assessor will be notified, and the arrearages will be added to the property's taxes. Councilman Ferguson moved to adopt the procedures to collect sewer and water charges according to MCA 7-13-4309, seconded by Councilman Rockeman. Motion carried by unanimous vote of the Council present.

Page Dringman, from the City/County Planning Office, asked the Council to approve two Conditional Use Applications.

1. Rick Reed requested authorization to allow a manufactured home to be placed on his property without a permanent foundation. Lots 5, Block 1, Yellowstone Addition. Street Address: 203 Dornix Place.

Councilman Thomasson moved to approve the conditional use application to allow for a Manufactured Home on Lot 5 without a permanent foundation with the conditions that,

- The tongue, axles, transporting lights, and towing apparatus are removed after placement on the lot and before occupancy.

- The Magnum PermaSteel skirting wall is used in place of a permanent foundation. If this cannot be used, then a permanent foundation must be constructed.

Motion was seconded by Councilman Ferguson, then approved by unanimous vote of the Council present.

2. Joe & Michele Capozzoli are requesting authorization to allow two separate dwelling units / apartments in the Central Business District. Lot 17, Block 24, Big Timber Original Townsite. Street Address: 215 McLeod Street.

Christine Krug, owner of Christy's Hair and Nails, voiced her concerns regarding the length of time the building will be under construction. She would like to see it framed and sided within a nine-month period. The construction will cause a lack of parking for her and other neighbors, then once completed, the extension of the building will cause the snow to drift and cover her parking space during the winter. She is also concerned about new kitchen venting that could potentially affect her residence next door. Joe Todisco would like to see the bar occupied but is concerned about the loose bricks on the side of the building and the potential of children occupying the second apartment and the possibility of them playing on top of his roof. The Council decided that it would be beneficial to include the new owners in further discussion. Councilman Rockeman moved to table the discussion until the next meeting in two weeks when the Capozzoli's will be invited to come and discuss this with the Council, seconded by Councilman Ferguson. Motion carried unanimously vote of the Council present.

Public Comment: Raymond Porter, from the Sweet Grass County Chamber of Commerce invited everyone to attend the Forum for Mayors on Oct. 6 @ 7:00 at the Doric Lodge in their new event center.

Councilman Rockeman moved to approve the claims, payroll, and overtime for the month of September, seconded by Councilman Thomasson. Motion carried by unanimous vote of the Council present.

There being no further business to go before the Council, Councilman Ferguson moved to adjourn the meeting at 8:18 pm, seconded by Councilman Rockeman. Motion carried by unanimous vote of the Council present.

ATTEST:

Rolland Karlin, Mayor

Nadine Stosich, Clerk/Treasurer

