

City Council Minutes

September 8, 2008



Meeting started at 7:06 pm

Clerk, Lyndsey Anderson asks for roll call: Mayor Rex Jardine; Councilmen: Orville Armstrong, Tiera Ball, Deck Green, and Dee Cullum. Teton County Commissioner: Larry Young; Planning Consultant: Jan Gallup; City Attorney: Joette Lookabaugh; Community: Scott Montgomery, Lisa (TVN), Jon Gregory.

- Mayor calls for Pledge of Allegiance
- Minutes from last meeting reviewed:
 - **Armstrong moves to accept public hearing minutes from August 11th meeting as written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
 - **Ball moves to accept minutes from August 11th meeting as written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
 - **Ball moves to accept special minutes from August 28th meeting as written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- August claims & revenues are reviewed & discussed.
 - **Cullum moves to accept August claims & revenues as presented. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
 - **Ball moves to accept the Lookabaugh & Jeff Patlovich claims as presented (after much discussion). Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Joette Lookabaugh, Attorney Business:
 - City Sells Tax:
 - She is ready to take the next step if the council is.
 - Would have to pass on an election by 2/3 vote
 - **Ball moves to have Lookabaugh look at procedures to get it into compliances as well as putting the resort sells tax on the ballot by November, if possible. Seconded. All in favor: aye, aye, aye, and nay. Motion carried.**
 - Annexation:
 - In the future, there will be a check list for anyone who wants to be annexed into the city.
 - Sell of Real Property:
 - Needs to be reappraised because the appraisal has to be less than 6 months old.
 - What does the city want out of this property besides the money?
Jardine – just the money

- Facts and Findings of Public Hearing:
 - Title 9 Land Use Code: Chapter 11: Subdivision Codes (**Ordinance 2008-6**):
 - Community for – 1 - Larry Young, Teton County Commissioner – it’s great that Tetonia is doing this planning now, we are in a down fall now but it will pick up and Tetonia will be glad it is doing this now.
 - Community neutral – none
 - Community against – none
 - Council opinion - none
 - **Ball moves to repeal Ordinance 22 and amendments 1-9. Seconded. Roll call vote: Green – aye, Armstrong –aye, Cullum – aye, and Ball – aye. Motion carried.**
 - **Ball moves to adopt Title 9 Land Use Code: Chapter 11, and suspend the rules to read by title only. Seconded. Roll call vote: Green – aye, Armstrong – aye, and Ball – aye. Motion carried.**
 - Ball reads Ordinance 2008-6, Title 9 Land Use Code: Chapter 11: Subdivision Code, by title only.
 - **Ball moves to adopt Ordinance 2008-6, Title 9 Land Use Code: Chapter 11: Subdivision Code as read. Seconded. Roll call vote: Armstrong – aye, Green –aye, Cullum – aye, and Ball – aye. Motion carried.**
 - Building Permit Fee Schedule:
 - Community for – none
 - Community neutral – none
 - Community against – none
 - Council opinion – none
 - Ball reads Resolution 2008-9 Building Permit Fee Schedule
 - **Cullum moves to approve Resolution 2008-9 Building Permit Fee Schedule as read. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Tetonia Village, Preliminary Plat Presentation, Jon Gregory:
 - 7 4-plexes; 1100 sq. ft each unit; granite counters; tile floors; hardy plank siding w/rock; \$185,000-\$200,000; green space; playground; pave Egbert in front of property; Developers Agreement; 60’ of right-a-way on dedicated city street within development; sidewalks; \$9,000 w/s hookup fee per unit (31 total); commercial buildings 2000 sq. ft. each and one story; P&Z requested commercial along highway; do meet fire truck turn around.
 - Jardine – Right now the city doesn’t have the water to support this subdivision. It’s a quality project; we need to grow right.
 - Lisa (TVN) – how many hookups are available? Rex – None except DEQ approved.
 - Council looks over preliminary plat
 - Troy Berry (Schiess) – presents a letter from the County Fire District saying that they have seen the plat and have approved it as meeting County Fire District Codes; shows that a fire truck can access all units and that it can turn around;

asks that if there are any other conditions that they can show them at the final plat stage.

- Armstrong – What’s the height of the buildings? Berry – 2 story between 26-28’
- Jardine – Storm water runoff? Berry – provide a grassy swell on Egbert and within the subdivision.
- **Cullum moves to approve Tetonia Village’s Preliminary Plat. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Jan Gallup, Planning Office business:
 - Title 9 Land Use Code: Chapter 12: Standards – has been approved by the P&Z
 - **Ball moves to have a Public Hearing on October 13, 2008, at 7 pm for Title 9 Land Use Code: Chapter 12: Standards. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
 - Letter to County Commissioners:
 - Jan has composed a letter to the county commissioners following state statute that they (county P&Z) will have 30 days to place us on the Agenda for renegotiation on Tetonia’s Impact Area Agreement.
 - We have been trying since June to get on their agenda with on luck. This will hopefully get some movement.
 - **Ball moves to send the letter to County Commissioners about renegotiation of Tetonia’s Impact Area as written. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Paul Scoresby (Schiess), Water Study Update:
 - Basically, we need two new 600 gallons-a-minute wells. We are working under the new DEQ requirements. You would be better off if you added two 600 gallons-a-minute wells instead of one 1200 gallons-a-minute well.
 - Problem: the city has limited duration on it’s current fire hydrants; there are some lines that need updated/replaced; if the city continues to grow you might want to look into 12’ water lines all around the outside of the city; probably around \$1.5 million to replace all lines.
 - The water study should be done by next week, 9.15.08
- Ted (Development Company) and Paul Scoresby (Schiess), Sewer Project Update:
 - USDA needs community support; doesn’t like Judicial Confirmation; would rather see us do a Bond Election
 - \$750,000 Bond, \$500,00 Grant, expect city to come up with \$200,000 cash
 - Bought Pivot out of scope
 - \$350,000 short if we were to award bid contract that we have
 - Try to Bond for \$300,000 and would then receive a Grant of \$340,000 from USDA
 - Old Bond we still owe \$60,000; the new Bond would pay the old one off
 - Passing the Bond would mean that the City would only have to come up with \$60,000 cash instead of \$200,000
 - It’s been several years since we’ve (Ted) has seen this good of Grant match (over 50% grants)

- This new scenario would allow us to possibly do some collection improvements (like Jackson Ave)
- USDA and the Development Company feel real good about this
- Recommended rates would be \$45 in the next month; leave it for 2 years and then increase rates after that.
- Another Idea – EDU rate system
 - Chart the Federal Government provides; that sets rates on residential and commercial (all kinds)
 - Example: Church: each Ward is 2.50 EDUs. If they had a kitchen it would add 1.00 EDU. Tetonia LDS Church = 2 wards x 2.50 = 5 EDUs + 1.00 for the kitchen = 6 EDUs x base water rate \$24 = 24 x 6 = \$144 base rate. The same would apply to sewer: 6 x \$40 = \$240 base rate.
 - A residential has 1.00 EDUs and if they have an apartment add another 1.00 EDU.
 - 1.00 EDU = 10,000 gallons, so 6.00 EDUs would make the Church's base allowance 60,000.
 - The computer program would do this automatically
 - Really simple and is fair to everyone; just follow the chart provided
 - We will work with Lyndsey Anderson on showing you the numbers
 - Not based on line size
 - This would actually help you plan for the future better
 - If wanted, it should be adopted immediately
- We need to call for a special meeting on September 15, 2008 for the Bond Election
- Scoresby – in a sense, we are incurring only \$95,000 more debt but bring in \$340,000 in Grants.
- **Ball moves to have a special meeting on Monday, September 15, 2008 at 7 pm to consider a Revenue Bond for Wastewater; in order to pass any Ordinances & Resolutions needed so that we can call for a Wastewater Bond Election on the November 4, 2008 Ballot. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- We will have 2-3 special information meetings before the election and have fliers to pass around to all residents
- Development Company will do most of the leg work along with Anderson
- In short: **IF THE BOND DOESN'T PASS, WE LOSE OUR GRANTS!!!**
- Review Budget Report for August 2008:
 - General Account is over on estimated expenses; but we have brought in over \$7,000 more in our estimated revenue.
 - Might have to reopen budget. Will know more after talking to Jensen, Poulsen, & Company (city auditors).
 - **Ball moves to hold a public hearing on October 9, 2008 for the re-open of FY 2008 Budget if necessary. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Water & Sewer Aging Statement (W/S bills not paid as of 9.1.08) reviewed & discussed.

- Only 3 this month - YEA!
- 1 lock put on; the other 2 paid on the 4th (Charlie was out of town until the 4th)
- Water User Allowable Gallons a month:
 - Much discussion
 - Base Water (gallon) Monthly Allowances:
 - May 1st – Oct. 31st

● 0.75" line:	10,000	\$24.00
● 1" line:	13,500	\$28.40
● 1.5" line:	20,000	\$88.02
● 2" line:	27,000	\$119.50
● 3" line:	40,000	\$166.44
● 4" line:	54,000	\$201.66
● 6" line:	80,000	\$295.55
 - Nov. 1st – Apr. 30th

● 0.75" line:	20,000	\$24.00
● 1" line:	27,000	\$28.40
● 1.5" line:	40,000	\$88.02
● 2" line:	54,000	\$119.50
● 3" line:	80,000	\$166.44
● 4" line:	108,000	\$201.66
● 6" line:	160,000	\$295.55
 - Excess Monthly Water Consumption: \$0.50 per 1,000 gallons over monthly allowance
 - **Cullum moves to adopt Resolution 2008-10 Water Gallon Monthly Allowances as written and read. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- Accounts currently not being charged sewer but should be:
 - Ball, Cullum, & Armstrong - The 2 accounts in town that have no access to the sewer system should not be charged for sewer, but the other 3 (apartments) should be charged sewer because they are using the system.
 - Ball – thinks this should apply right away; should we send letters out?
 - Jardine – not sure; probably should wait to find out what happens next week before making any decision right away. Does think that those 3 accounts should have to pay for sewer.
 - **Ball moves to table the issue until the next regular meeting on October 13, 2008. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**
- **Cullum resigns as city councilmen. She is moving out of town. September 10, 2008**
- **Green moves to adjourn meeting. Seconded. All in favor: aye, aye, aye, and aye. Motion carried.**

Meeting closed at 9:47 pm

Mayor, Rex Jardine

Date

Clerk/Treasurer, Lyndsey L. Anderson

Date