

City of White Sulphur Springs

The regular session meeting of the City Council was held on January 18, 2022 at 6:00 P.M. Mayor Rick Nelson called the meeting to order with the following members present:

Pattie Berg
Ron Coleman
Stacy Menard - via Zoom
Rick Ellison

A. Call Regular Meeting to Order

B. Roll Call

C. Pledge of Allegiance to Flag

D. Public Comment: Public comment will be accepted on public matters not listed on this agenda and are within the jurisdiction of the City Council and having a significant interest to the public. During a regular session, there will be time after each agenda item for comment about that item.

1. Step up to the podium and state your name and address for the record.
2. Please limit your comments to THREE (3) minutes.

E. New Business- Items for Discussion and/or Actions

1. Meet our prospective On-Call City Engineer/Planner from Great West Engineering

Representatives from Great West Engineering, Project Manager Collette Anderson, PE and Senior Planner Jerry Grebenc, CFM, will be here to discuss the On-Call contract, what they do, what their rates are, and how they plan to pick up the projects in White Sulphur moving forward.

The Mayor and Council had invited Great West Engineering to speak and introduce themselves this evening and answer any questions that they might have. Collette Anderson is the Project Manager of Great West Engineering from Helena. Jerry Grebenc is the Great Falls Engineering Senior Planner from Helena, that also does Annexation, Subdivision, Addressing, Parks, Trails, and Floodplain. Craig Erickson is the Senior Grant Specialist of Great West Engineering from Helena. The Mayor said that the City currently has four projects going on. One is the Water Main Replacement Transmission Phase III that is about 1100 ft, the City already has the funding to do the project, Innovative Engineering will finish this project out and the project will start in May 2022. The second project is the ARPA funding application that has been submitted earlier this month. The third project is the Water Main Replacement Transmission Phase IV that is about 3300 ft, that will go from the water tank to the new water main line transmission and the only thing that has been done is the preliminary survey. The fourth project is an update Water System PER, that is still needed. The Parks Advisory Committee is very interested in obtaining grants and funding for parks and trails. Great West Engineering does have three grant writers on staff. Having a good master plan and having the community involvement is going to make the difference in being able to be competitive and get the very limited funds. The Mayor said that the City has been working on the Land Use Ordinance (Zoning) for over a year now, we went from a 60 page document to a 23 page document. The Mayor asked if Great West Engineering has had any Land Use Ordinance experience background on the process of this document. Jerry Grebenc said that he has reviewed the City's Interim Land Use Ordinance. Jerry Grebenc said that Land Use Regulations are difficult in any community. Start with the least controversy items first, and then identify and work on what is the most important issue in the City and take it bit by bit and

then build on it. Revisit it again and use a Survey Monkey. The White Sulphur Springs Land Use Ordinance needs to be a simple code and simply focus on the major main issues. Its easy to make a code, but it is very hard to enforce the code if it is complex. There was a discussion on street funding. Streets are deemed not crucial, like water and sewer. It was suggested to form a SID (Special Improvement District) and couple/incorporate it into the water or sewer project. Include the streets in the City's CIP document. It was suggested to talk with Jeremiah Theys the streets, sidewalks, and stormwater Project PE specialist. Susan Wordal will talk with Great West Engineering and come up with an agreeable contract/agreement. The Mayor and Council said that it is so refreshing to have Great West Engineering say that there are more funding options for the City and having the knowledge on how to obtain it. It was mentioned that the Parks Advisory Committee will be having a meeting on funding sources/fundraising ideas and if someone from Great West Engineering is interested could participate in person at the library or via zoom on January 20th.

2. Resolution #636 –Water System Replacement Project Phase 3 Bond Resolution

Consider Resolution 636: Provides for the issuance of revenue bonds through the DNRC Drinking Water State Revolving Loan Program to complete Water System Replacement Project Phase 3 from 5th Ave S.E. to 4th Ave. S.E. on Lincoln and then from Lincoln and 4th north to Main Street East. This is a continuation of Resolution #554 from Sept. 4, 2012 and Resolution #563 from October 7, 2013, and Resolution #574 dated Dec. 1, 2014 involving the City's water system and replacement of water main and related work. The amounts involve a \$267,000 Series 2022A bond and a \$267,000 Series 2021B bond, for a total project cost of \$534,000.00. The resulting bond issuance will not change the water rates and combines repayment with loan forgiveness. *Possible Motion: Move to adopt Resolution #636 authorizing a Bond issuance for the Water System Replacement Project Phase 3.*

The Mayor, Council, and City Attorney Susan Wordal reviewed the 43 pages of Resolution #636 about the Water System Replacement Project Phase 3 from Bond Counsel. No rate increase is needed. There was a discussion on the parks and the water sprinkling and not being metered. On page 34 the word Serie 2022 should be changed to Series 2022. Pattie Berg motioned to adopt Resolution #636 authorizing a Bond issuance for the Water system Replacement Project Phase 3 as amended. Ron Coleman seconded the motion. All said Aye. Motion carried and passed.

F. Motion/Vote to Adjourn Regular Meeting

The Mayor asked the Council if there is a motion to adjourn the meeting. Ron Coleman motioned to adjourn the meeting. Pattie Berg seconded the motion. All said Aye. Meeting adjourned at 7:18 pm.