

City of White Sulphur Springs

The regular meeting of the City Council was held on July 18, 2023 at 6:00 P.M. Mayor Rick Nelson called the meeting to order with the following members present:

Ron Coleman
Lee Blanchard
Pattie Berg
Rick Ellison

A. Call 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. Read & Approve - Accept or Reject Minutes

1. April 18th Regular Session

Possible Motion: Move to Accept Minutes as presented or as amended

Pattie Berg made a motion to Accept Minutes, Ron Coleman seconded

2. May 1st Meeting – Work Session and Regular Session

Possible Motion: Move to Accept Minutes as presented or as amended

Lee Blanchard made a motion to Accept Minutes, Rick Ellison seconded

3. May 16th Regular Session and Work Session

Possible Motion: Move to Accept Minutes as presented or as amended

Mayor Rick Nelson stated this will be done at next council meeting.

F. Unfinished Business - Items for Discussion and/or Action

1. Resolution 2023-4: Planning Grant(s) for a Parks Master Plan. – Great West Engineering Discussion and/or Action

Continued from June 20th and July 3rd meetings: Discuss and consider for approval resolution authorizing submission of applications for planning and Preliminary Engineering Reports (PER) to MECP and commitment of matching funds for:

a.) City Parks Master Plan

This resolution incorporates informal discussions from prior meetings as to the need to address the City Parks to provide needed infrastructure and other support in these identified areas.

Accept Public Comment

Motion: Move to approve Resolution 2023-4 authorizing submission of applications for PERs and commitment of matching funds if grants are approved. OR Move to continue to another meeting.

Pattie Berg made Motion to approve Resolution 2023-4, Ron Coleman seconded. Pattie Berg also stated for projects totaling \$50,000 there is a \$40,000 grant and \$10,000 city match if needed.

G. New Business- Items for Discussion and/or Action

1. Acknowledge Receipt of Annexation Request and Forward to Planning Board – Bruce Lay

Discussion and/or Action

Review and Acknowledge receipt of Annexation Request filed by Bruce Lay for 2 acres just north of Badger St. West. Lot is an irregular shape without streets or other connections. Council to develop a list of questions or issues and refer the request to the City/County Planning Board in accordance with the City Annexation Policy for review and a formal work session to determine a recommendation as to approval with or without special conditions.

Accept Public Comment

Possible Motion: Move to forward Lay Annexation Request to City/County Planning Board for further examination in accordance with the City Annexation Policy and state law and return a recommendation to the City Council with or without special conditions as to Annexation within three months of referral unless sooner reviewed or extended at the request of the Applicant.

Mike Newhouse on via Zoom (project representative), City Attorney pointed out that Development plan is needed, location and intent. Need approximate location of water/sewer, building with square footage, driveway. Jessica from Great West mentioned possible flood study might be needed. Planning Board will need to approve, 2nd Wednesday in August, then to city for approval.

Ron Colman made motion to continue till August 7, 2023 meeting, Pattie Berg seconded

2. Request for Land Use Permit/Variance re: Water -- Greg Curry

Discussion and/or Action

Review application from Greg Curry for a variance for a water connection to property between 5th and 6th Ave SW on Alabama. Per the application and diagram, the request is for a temporary variance to allow a water line to run from the existing main on 5th Ave SW through the alley to service the lot on 6th Ave. SW. Construction is at the applicant's expense and will be terminated upon extension of a water main by the City on 6th Ave SW. The curb stop is for a single residence.

Accept Public Comment

Possible Motion: Move to approve the Land Use Permit/Variance for Greg Curry for Lots 3 & 4 of Block 82 for a temporary main extension with single curb stop for a single residence, which may be a rental but not a VRBO or other short-term rental, to be constructed on Lots 3&4 of Block 82, which is to be removed if and when the City extends the main on 6th Ave. SW, at which time the applicant shall eliminate the alley extension and relocate the curb stop at the applicant's expense per the application.

On 6th water line ends by Clayton Welding, water line at Houston feeds the Coop Building and dead ends Alabama & 6th Ave SW. Susan will email council a link for MT Cadastral for Maps. Greg Curry will put in 100 ft service line (3/4 inch) down the alley. If at a time a main comes available will have to unhook and hook to the new main line.

Lee Blanchard made a Motion to Approve the Land Use Permit/Variance for Greg Curry, Ron Coleman seconded.

3. Discuss Possible Banking Change

Discussion and/or Action

Council to review/discuss possible new account option at Bank of the Rockies which would change the interest rate from 0.03% to up to 3.0 %

Accept Public Comment

Possible Motion: Move to authorize Mayor and City Clerk/Treasurer to pursue a new account and bring back any resolutions necessary to address identified issues.

Pattie Berg made a motion to approve, if auditor approves, Mayor and City Clerk/Treasurer to pursue New Account, Lee Blanchard seconded

4. Resolution 2023-6: Policy on Culverts in City Right-of-Way

Discussion and/or Action