

**Amended July 10, 2018
CITY COUNCIL MEETING
June 12, 2018**

Called to order at 6:03pm

Roll Call:

Alderman Kitterman, present, Alderman Shook present, Alderman Teeselink present, Alderman Warren present, Mayor Blackburn present, Recorder-Treasurer Teresa Vining present, City Attorney Mike Bearden present.

Approval OF MAY 15TH, 2018 MINUTES: Alderman Kitterman made a motion to approve minutes as mailed, and Alderman Teeselink made the second, all in favor, May Minutes stand approved as read.

Guests & Visitors:

Mr. John Dunn spoke about agenda Item #3; Electronic Read Water Meters. He referred to a State Law that requires cities to install new/ current water meters. He went on to encourage the city council spend tax dollars wisely. A couple council members expressed interest in looking at the State Law Mr. Dunn referred to. Mr. Dunn will get a copy for all the Alderman.

Committee Reports:

Planning Commissioner Andy Shook- reported the Planning Commission worked on two issues in May; 1. a proposed lot split within the city's planning jurisdiction. Mr. John Dunn's request was approved. 2. A Manufactured Home Application, submitted by Mr. David Ogle. This item was referred to the city council, with the reason being the manufacture home was placed on Mr. Ogle's property in violation of Garfield City Ordinance # 153.

Water Department- Mayor Blackburn: reported water loss was 30% in May. He reported the water department triannual Sanitary Survey was completed in May.

Code Enforcer Scott Wassman:

Reported that he had followed up on several "tall grass" reports in May. Also, he had several building permits to review. Lastly, he performed an on-site review of a Manufactured Home placement request. Based upon his observation, the Mobile home placement that was denied at the Planning Commission meeting in May and will be addressed tonight and stated everything done is up to code.

1. Review Statements of Revenue & Expenses:

Discussion: Alderman Teeselink asked the council to help expedite activation of webpage ***Alderman Teeselink*** said the City needs a directional sign, for the Rob and Malaina Nature Conservancy. ***Mayor Blackburn*** agreed. The council authorized Mayor Blackburn to take funds from 'other expenses' to pay for the sign. Motion made by Alderman Warren to approve financials as presented, and a second was made by Alderman Kitterman. Alderman Shook no, Alderman Warren yes, Alderman Teeselink yes, Alderman Kitterman yes; General, Water and Street Financials all approved as presented.

Unfinished Business

2. Proposed Dog Control Ordinance: ***Alderman Warren*** asked what must be done, to move forward with this. ***Mayor Blackburn*** stated, we need an enforcement mechanism from someone who can issue

the citations. **Alderman Teeselink** volunteered to go to Benton County and talk to the Code Enforcement. Motion made to table the Proposed Ordinance until next month's meeting by Alderman Kitterman, and the second was made by Alderman Shook. Roll call vote, Alderman Warren yay, Alderman Teeselink yay, Alderman Kitterman yay, Alderman Shook yay, all in favor to table this Proposed Ordinance until July City Council meeting.

3. Water Systems Engineering Study, and related matters:

Water Systems Engineering Study:

The Document from Crist Engineering was reviewed. Mayor Blackburn said within next 2 years BWRPWA will construct a 1.5-million-gallon concrete water storage tank adjacent to their 880,000-gallon existing tank on Blueberry Mountain.

The cities recent tank inspection revealed that our tank needs to be cleaned and painted inside and out. The mayor asked the council to approved professional engineering services, in order that a more informed decision can be made. Issues to be studied are; 1. Cost of repairing our existing tank, 2. should the city build a new tank, 3. coordination with BWRPWA concerning construction related issues. The **City Attorney, Mike Bearden** suggested the city identify our end goal, and let the engineers give us a price. **Alderman Shook** asked, what the purpose of the Engineering study would be? **Alderman Kitterman** stated, so they can determine what size the City's tank should be, and to look at our existing tank to establish the repairs it needs and what that will cost; as well as, look at the BWRPWA's 880,000-gallon tank and the possibility of buying it. **Alderman Shook** wanted to review all the questions we would need to ask the Engineers, and what the City has done in the past for such circumstances. Motion made by **Alderman Kitterman** further study, and a possible, 'Cost Benefit Analysis' from interested engineers. **Alderman Warren** would like a general idea of what these studies will cost us, and for the Council to come up with a 'not to exceed' amount. **Mayor Blackburn** will send the list of questions out to the Alderman prior to sending the document to the firms; All Alderman in agreement.

Purchase & Installation of electronic read water meters:

Core & Main provided a quote for 50 electronic meters of \$28,861. The council discussed at length, the pros and cons of the proposal. **Alderman Warren** would like to see us start with the 50 meters and over time we would be able to see what impact they make. **Alderman Shook** said we need to replace malfunctioning meters, with the less expensive meters currently in use. She said current meters are \$50 each, which is \$2,500.00 versus \$28,000.00 for the electronic meters. **Alderman Shook** said she is dead set against the smart meters. **Alderman Kitterman** would like to see the engineering study first before moving forward, for financial reasons. **Alderman Warren** said we have funds in the general fund to cover the cost of the conversion. **Alderman Warren** made a motion to approve the \$28,000 to buy 50 I-Pearl meters. Motion failed for lack of a second.

4. Authorization to accept debit & credit cards for payments:

Water Clerk Stacy Thompson submitted 3 proposals for the council to consider. **Alderman Warren** said Next Bill pay makes more sense, all the other companies have extra fees. Stacy Thompson said the City must pay a onetime \$750.00 fee, to set up the interface with Centerpoint. Then there is a \$2.50 charge per customer transaction. Motion made by Alderman Shook to use Next Bill Pay. A second was made by

Alderman Warren, the roll call vote resulted in all Alderman in favor.

5. Notice of Veto – Property Improvement, L. Matthew:

The mayor explained the process for dealing with his veto. **Alderman Shook** stated the county removed a bridge, which caused rain water to wash out the road contiguous to Mr. Matthew's property. She continued saying, the problem is a city street issue, not a private property issue at all. She said Benton County will help with 50% of the cost to repair the road that was damaged by them removing the bridge. **Mayor Blackburn** said the water that accumulates on his property does not affect the road. **Alderman Shook** replied, why does the county keep grading the road, and has offered to help with. **Mayor Blackburn** said, it is a violation of the law to spend public money to improve private property. This is a County problem not a City problem, stated **City Attorney Mike Bearden**. Motion made by Alderman Shook to override the veto, motion failed for lack of a second.

Recess at 7:20 for 10 minutes, to be called back to order at 7:30

6. Update Water Regulations:

Water Clerk, Mrs. Stacy Thompson spoke concerning the proposed revision to the cities rules. She stated that most cities have similar verbiage, addressing a landlord's responsibility for a tenant's unpaid water bills. She said payment by a landlord would happen only after she has exhausted all efforts to recoup funds from water customers. Motion made by Alderman Warren to approve the regulations changes, except for the paragraph that refers to rental property. Alderman Kitterman made a second. Results of a roll call vote, all Alderman in favor of the proposed changes, and to delete the paragraph concerning rental property, motion passed.

New Business

8. Proposed Ordinance, Minimum Energy Standards:

Alderman Shook made a motion to read the proposed ordinance by title only, the second was made by Alderman Teeselink. All Alderman in favor of reading the proposed ordinance by title only, Recorder-Treasurer Teresa Vining, read the Proposed Ordinance by title only.

Motion made by Alderman Shook to waive the rule of reading the Proposed Ordinance on 3 (three) separate occasions, and the second was made by Alderman Teeselink; roll call vote, all in favor, to waive the 3 (three) readings rule.

Motion made by Alderman Shook to suspend the rules and invoke the emergency clause, and the second was made by Alderman Teeselink, all Alderman in favor to suspend the rules and invoke the emergency clause for the Proposed Ordinance.

Motion made by Alderman Shook that the Proposed Energy Standards Ordinance be accepted and a second was made by Alderman Teeselink, roll call vote; Alderman Kitterman yay, Alderman Warren yay, Alderman Shook yay, Alderman Teeselink yay; all in favor the Minimum energy standards Ordinance passed.

At 8:50 a motion was made by Alderman Warren to extend the meeting for 15 minutes and a second was made by Alderman Shook; all in favor to extend the meeting for 15 minutes.

Manufactured Home placement referred from planning commission.

Mr. David Ogle passed around pictures showing a manufactured home, located on his property on Highway 127. He acknowledged, as the result of various circumstances, he did not submit the proper documents, in a timely manner, to the planning commission. He apologized for the mistake. He said his family wants to live here and get along with everyone. He said that he wants to meet every regulation. After a discussion, **Alderman Teeselink** stated he just wants the violation of the Ordinance to be understood, and for Citizens to understand when an Ordinance is in violation, they are not above the law, and City Ordinances have to be followed. Motion made by Alderman Warren to accept the placement of the manufactured home, the second was made by Alderman Shook. Roll call vote: Alderman Teeselink no, Alderman Kitterman yes, Alderman Warren yes, Alderman Shook yes, motion passed to approve the manufactured home application from Mr. Ogle.

Motion made by Alderman Kitterman to adjourn, and the second was made by Alderman Teeselink, all in favor to adjourn. Meeting adjourned at 7:59pm.

Approved, Mayor Gary Blackburn: _____ **Date:** _____

Attested: Recorder-Treasurer: _____ **Date:** _____