

Harlowton City Council Minutes
June 27, 2017
Harlowton Public Library Conference Room

A regular meeting of the Harlowton City Council held June 27, 2017 opened with the Pledge of Allegiance. Minutes of the June 13, 2017 meeting were approved as written.

There was no public comment.

Mayor Jeff Sell introduced Jason Seyler and Brandon Kingsbury from MT DEQ who gave an update on the Roundhouse and Chevron station clean-up projects. Jason reported that \$400,000 was spent this last fall in cleaning up approximately 10,000 cubic yards of contaminated soil. This soil is being land-farmed on 15 acres of DEQ leased property from Brad Miller. The DEQ have been successful in obtaining an additional \$300,000 grant from DNRC for more contaminated soil removal. This additional clean-up will happen in either the fall of 2017 or spring of 2018. An additional \$200,000 grant will be applied for by DEQ for a third phase of clean-up. That would hopefully complete the Roundhouse clean-up project. Jeff asked if there was room on the 15 acres for this next round of clean up. Jason indicated there was. Bryan Tomlinson asked about the train cars and tanks that had been dug up in the first phase of the clean-up. Who was responsible for removal/disposal of those. Jason indicated that they would coordinate with the city for the salvage or removal of those items. The Railroad Depot Museum is possibly interested in one of the cars that was above ground. The ones that were buried are not useable. Bryan asked if the new area getting dug up would be left as “ponds” or filled in. Jason indicated the previous holes were left as pond. This next phase there will be some digging in higher areas and it would not be safe to leave those completely as ponds. Some leveling and filling would be necessary. It would be the city’s decision to leave the low lying area holes as ponds. More area would be getting cleaned up in this second phase with less money as most of the initial costs have been established and paid for (land farm-lease, rail cars dug up, etc.). Ian asked about the buildings that are in that area. They are in danger of collapsing already and are a liability to the city. Jeff indicated the city will have to make some decisions on what to do with those. The Depot Museum had expressed some interest in preserving one of the buildings. Bob Jones asked about the petroleum residue that has formed on the ponds left by phase 1. Jason said they had left oil booms in place to soak up any residual petroleum and as of his most recent inspection it looked like algae and such is forming on the ponds (which indicates a healthy ecosystem). Bryan asked what the cost to the city has been so far for this project. Jason said all costs have been covered by the grants so far and there have been no costs to the city for this clean-up project other than the use of city equipment and employee time. Bryan asked about the old skimmer that had been in place out there, he was under the understanding that it was going to get moved and used in another area of contamination. Jason said that it was deemed more cost effective to dig out the area rather than leave the skimmer operating. Ian said the skimmer permit is still current and the city will probably not let the permit lapse.

Kathie reported that there has been no action on city ordinances as the city attorney’s contract was up for discussion at this meeting. Jeff reported that Hesse had sent a contract renewal for another 2 years. Jeff has been contacting other attorneys to find out if they would be interested in doing work for the City of Harlowton. Wheatland County is searching for a new attorney as well, as their current attorney is retiring at the end of 2017. Jeff had hoped to “share” an attorney with the county. He has been told by two

attorneys that the process of sharing an attorney with the county is not a good idea. Jon Hess has agreed to continue to work on current in-progress cases until the city can finish its research.

Brandon Kingsbury (MT DEQ) gave an update on the Chevron station property clean-up. Approximately 200 cubic yards of contaminated soil had been removed from the site to a land-farm on city property on the east side of town. There is still a little peripheral contamination at the site but it cannot be determined if it is directly correlated to the Chevron property or if it is from the general contamination of the Mager Well Lust Trust area. He hopes that the Chamber of Commerce will get a “clean bill” within the next year and didn’t think there was currently any risk for construction projects on the site. Resident Phil Wilsman asked if the DEQ ever gives a “clean bill of health” as he was told he would never receive one for his property. Brandon stated that over 100 certificates had been issued this year but because of the complexity of Mr. Wilsman’s contamination issue it would be difficult to get a “clean bill”.

Jeff reported that he has not been able to work on the annexation of properties into the city that are currently receiving city utility services.

Jeff reported that Kathie is still working on the law enforcement interlocal agreement. Correct wording needs to be in the contract to deal with the training funds the city receives from the state.

Jeff thanked deputy Andrew Greydanus for his work on the library break-in issue. Andrew recommended the library look at “tweaking” the cameras so that night images were more clear.

John Anderson reported on the library. The youth responsible for the last break in has been turned over to a probation officer. Librarian Kathleen Schreiber is getting information together to submit regarding the cost of losses sustained in the break-in. Performance reviews for the library staff had been completed. The employees were found to be doing an excellent job. Kathleen is working on the FY 2018 budget. There is a book grant that the library will be participating in. There is the opportunity to receive approximately 71 books free of charge.

Codi Hansen and Mike Wilde representing the Moose Lodge requested the closing of 1st St NE from A Avenue to Central (including portions of the alley behind NAPA and Citizen’s bank) be closed from 8:00pm July 3 to 2:00am July 4 for a street dance. The Moose would take care of placing signs and barriers up and they would also clean up the street after the street dance. Sheriff Dave Jones indicated he saw no problem as long as barriers were of a temporary nature so emergency vehicles could still access the area. The consensus of the council was to give permission to have the street closed as requested.

RESOLUTION 2017-02 A RESOLUTION TO AUTHORIZE SUBMITTAL OF CDBG GRANT – Phase IV water was read. Paul Otten made the motion to accept resolution 2017-02. Bob Jones seconded the motion. There was no further discussion. Motion passed unanimously.

Future city clean-up days were discussed again. Resident Phil Wilsman asked if the small fee on his monthly bill went towards the funding of the land fill. Bryan Tomlinson answered it was but the landfill still operates in the “red”. Resident Joe Brouillette stated that in the past it wasn’t free to go to the dump on clean-up days. It wasn’t free this year either – only reduced rates for most items. The only free item was the yard waste (tree branches, grass clippings, etc.). Sheriff Dave Jones commented he feels the

clean-up days helps keep littering down. Phil Wilsman asked if there was some funding from the county for the landfill. There is some county funding for the landfill so Jeff felt county residents should be able to dump at the landfill as well as city residents. We currently do not charge different rates for county resident than city residents when they go to the landfill. Jeff said he would look into the city clean-up days costs when the fiscal year 2018 budget is worked on. Discussion tabled.

Ian gave an update on the city pool. They opened a little late for the season. The pool is losing up to 6 inches of water per night so there must be a sizeable leak. So far they have not been able to locate it. The only way to find the leak is to drain the pool below the valves, shut down the pool and investigate. A similar situation happened approximately 7 years ago. The Chief Joseph Park campsites are open again. The electrical project is mostly done. There are the same amount of hook ups (20) but they are now 50 amps each so can handle the larger RVs. Ian indicated that weeds on the property the city has leased out are not getting controlled. Jeff stated a reminder letter will go to the leaseholders to remind them of their responsibilities. John Anderson asked if the county still did spraying. Gary Olsen still sprays for the county and they assisted with the rail trail this year. There are no longer grants available for cities for weed control. Ian requested more funds for weed spraying for fiscal year 2018. Bob Jones noticed that the city had dug up the curb in front of the bank and was wondering if it was regarding the water some of the Central Avenue buildings have been taking on in the basement. Ian stated it was only a valve replacement and was not the cause of the water in those buildings. The water has been shut off on a couple of occasions to Central Avenue for extended times with no positive effect for those buildings. Phase III water project has been deemed substantially complete. Three walk-throughs were completed with only a few minor issues remaining. There is some dying and sinking of sod in areas and it is the responsibility of the contractor to fix those. Bob Jones asked about the hole to the east of K. Hill. Ian indicated that was not an issue from this project but from a resident's personal project.

Jeff reported that the City had received a donation from the Callant Family Foundation. The Chief Joseph Park playground Fish Wildlife and Park grant is now fully matched. Handicap accessible equipment and pathways, sod, sprinklers and lighting are left to install. There is approximately \$45,000 available for those remaining items.

The next city council meeting is scheduled on July 11, 2017 at 7:00pm at the Harlowton City Hall.

Bryan Tomlinson made a motion to pay the claims, checks #20973-20991 from June 10, 2017 through June 23, 2017. John Anderson seconded the motion. Council asked if the signs purchased for the Chief Joseph Park entrances were received and if they would be installed prior to the July 4th celebrations. Ian said with the storm that came through they lost over 20 trees in the park and cleaning that up had put them behind schedule. The signs most likely would not be installed in time. Motion to pay claims passed unanimously.

Jeff asked for a motion to approve the minutes from the special needs assessment public hearing from June 13, 2017. Jim Kalitowski made the motion, Paul Otten seconded. There was no further discussion. Motion passed unanimously.

Meeting adjourned at 8:00 pm.

Council Members Present:

Jim Kalitowski, Paul Otten, John Anderson, Bryan Tomlinson, Bob Jones

Council Members Absent:

Ron Teig

Employee Present:

Ian Reed

Jeff Sell, Mayor

Kathie Newland, Clerk