

A regular meeting of the Harlowton City Council, held September 10, 2019 opened at 7:00 pm with the Pledge of Allegiance. Minutes of the August 27, 2019 council meeting were approved as written.

Ron Swickard addressed the council in a request to consider selling him a five foot piece of property that the city owns and currently runs between his two properties (9 A Ave SW and 10 A Ave NW). He wants to put in a driveway for one of the properties and hired a surveyor to do a boundary line adjustment survey. The surveyor discovered that the city currently owns this property. Council member Rob Elwood recused himself from the discussion as he is interested in possibly purchasing one of the properties. Mayor Paul Otten told Mr. Swickard he would talk to Attorney Karen Hammel for advice on how to handle the situation.

Paul provided an update to the council on the Biegel's Bar ownership transfer. Paul still had not heard from Steve Olson regarding the offer to have the city attorney draw up the quit claim deed to transfer ownership to the city. Paul will continue to press the issue with Steve.

John Anderson reported that the library has hired a new night time library aide (Amber Lewis). The library continues to offer a variety of activities including yoga class, homework help and crafts programs all sponsored through the Washington Grant. There is also an adult book club and Thursday Legos club for children. The library continues to check out between 500-600 books per month.

Rob Elwood reported that the second reading of ordinances 3-2019 through 8-2019 will be held on September 24, 2019. The ordinance committee will continue to discuss water and sewer ordinances. The next ordinance committee meeting they will also start discussing the decay ordinance, beer and liquor licensing, "peddler" licenses. Charley Bennett requested that the committee consider adding a fee to utility users who are delivered a "door hanger" delinquent (past due) notice. Rob advised him that it will be considered during the discussion on fees for utilities.

There was no Tree Board report.

Ian reported that Range Days' tour of the wetland rail/trail project was held on September 4, 2019 and was well attended. Phase two of the clean-up of the rail yard area will hopefully commence in October 2019.

Charley Bennett reported that two leaks have been identified at the pool. The cost to repair would be around \$1,600.00. It is believed perhaps a T or elbow fitting has failed and is causing the water in the pool to leak out. Charley has also obtained quotes for a more efficient boiler, circulation pumps, electric pool cover, epoxy coating of the pool bottom and pool liner. Discussion regarding the costs of repairing the old pool as opposed to trying to build a new pool were held. Charley requested financial information (budget and money available) for the pool. Ian informed him that he had the information and would meet with him to discuss things. Charley reported that he felt pool manager Jesica McKeever had done a good job through the pool season and is hopeful that she will return for next year.

Paul asked the council if they would like to proceed with the sale of the industrial lots as Ron Swickard had shown an interest in purchasing one. The industrial lots have been annexed into the city limits. Ian recommended that either a permanent easement or shortening of the lots be done prior to selling as there are city utility services in the ally that runs north/south between lot 1 and lease 3-6 (map attached). Paul reminded the council that realtor Julie Woodard had performed a fair market analysis on lease 6 in July 2018 and found the value to be around \$34,000. This lot already has sewer and water into it. The lots available for sale (lease 4 and 5) have city utilities available but not run to the property. Frank Brouillette recommended a minimum bid be required if the lots were to be sold. Council consensus is to confer with Attorney Karen Hammel for advice on either placing a permanent easement on the properties or shortening the lots prior to sale.

Bryan Tomlinson addressed the council for a request on a variance for placing a private septic within city limits on lots located at Van Cleve Addition Block 12 lots 1-9 and 16-26. Frank Brouillette addressed the council with his opinion wanting to allow for a variance as requested. Ian asked if Bryan would be willing to relinquish the variance if sewer services were ever made available to that property. Bryan indicated he would be. Bryan had also talked with another property owner in that area and that land owner was concerned that if sewer was made available he would be forced to go with the city utility service. Ian indicated that this type of situation is already in the city's ordinances and it would require connection to the service. Rob Elwood asked if we knew the exact costs of extending the services to the property yet. Ian indicated that the engineering firm is working on it and he hopes to have the information prior to the next council meeting. The quote from the engineering firm will be by linear foot; so even though the engineering is being done all the way up to the current Reece property they would be able to determine the costs to just reach Bryan's property. Further discussion regarding the specifics of the engineering quote was held. Bryan asked if he were to pay for the sewer extension to his property and if in the future people connected to the line, would he be eligible for any repayment and how would the city track that. Rob Elwood indicated that the ordinance committee could include that in their discussion when updating said ordinance. John Anderson expressed his opinion that he would like to allow for a variance as requested as well. Frank Brouillette made the motion to table the discussion on allowing a variance for placing a private septic on said property until further details were received from the engineering firm. Charley Bennett seconded the motion. Motion passed unanimously.

**RESOLUTION 2019-12 A RESOLUTION CANCELLING THE NOVEMBER 5, 2019 GENERAL ELECTION OF CERTAIN MUNICIPAL OFFICERS** was read. Kathie explained that there were two write-in candidates for ward 2 (Jay Goucher and Jack Runner) so the cancellation of election would be only for wards 1 and 3. Frank made the motion to approve resolution 2019-12 as written. John Anderson seconded the motion. **AYES – Frank Brouillette, Ron Teig, Charley Bennett, Jim Kalitowski, John Anderson; ABSTAIN – Rob Elwood.**

Ian reported that the city crew has been continuing to trim trees and patch roads. One of the variable speed drives at the lagoon has burned out. Replacement will be \$3,000-\$5,000. The process of repaving A Avenue has started. Wharton Asphalt has started with re-doing the curb and gutters that need replacing. Progress will be dependent upon weather.

Paul reported that he had attended the Wheatland County Commissioners budget hearing on September 5, 2019. He has asked for additional mil levy support for the library. He also asked for financial support for the railbed repair west of town (Klock); pool support and transfer station support. The commissioners had indicated that they will not give additional financial support for the transfer station/landfill and recommend charging non-city users an additional amount to use the landfill.

Charley Bennett asked if the sheriff's office could do something about all of the vehicles parked on city streets that are either unlicensed or have not moved in a long time; in order to allow for better snow plowing this winter. Ian indicated that there is a state program to assist with "junk vehicles"; however enforcement would be up to the Sheriff's office.

Frank Brouillette asked if the money that the city pays to the county for law enforcement is used to pay those workers a "stipend". Kathie indicated that the city has a contract with Wheatland County for ordinance enforcement; how they chose to pay the county employees is the county's decision not the city's decision.

Ian informed the council that the phase four water project pre-bid meeting will be held on September 18, 2019 at 3:00 at the library and the bid opening meeting will be held on September 26, 2019 at 2:00 at the library.

Next council meeting will be September 24, 2019 at 7:00pm at the Harlowton City Hall. Second reading of ordinance 3-2019 through 8-2019 will be held.

John Anderson asked about the cold mix purchased. Ian informed him that it is for street repairs and had already been used up. John Anderson made a motion to pay the claims, checks #22109-22124, from August 24, 2019 through September 5, 2019. Frank Brouillette seconded the motion. No further discussion was had. Motion passed unanimously.

Meeting adjourned at 8:40 pm.

Council Members Present: John Anderson, Charley Bennett, Frank Brouillette, Rob Elwood, Jim Kalitowski, Ron Teig

Employees Present: Ian Reed

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Paul Otten, Mayor

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Kathie Newland, Clerk