

A regular meeting of the Harlowton City Council, held September 8, 2020 opened at 7:03 pm with the Pledge of Allegiance. Minutes of the August 25, 2020 council meeting were approved as written.

PUBLIC COMMENT

There was no Public Comment

UNFINISHED BUSINESS

Mayor Paul Otten updated the council on Biegel's Bar ownership transfer. There is an October 30, 2020 deadline for Biegel's Bar owner Steve Olsen to respond to the Council's request for a deed transfer to the City of Harlowton. There has been no new communication with Steve since the last Council update on August 25, 2020.

Paul reported that there is no new information to report regarding Tucker Town Sewer District.

Council member Charley Bennett gave an update on the status of the Community Pool upkeep and repairs. Charley stated that no plumber or boilers license is needed. He had not received a quote from Thompson Pool Company yet. The pool needs a new heater, not boiler, as previously believed. Charley stated that due to the delays in shipping caused by the COVID-19 Pandemic, there could be up to 10 weeks in delay of any materials needing to be ordered. Charley stated that liners should be done before the drains. He referenced other projects done by Thompson Pool Company such as locations in Billings and a College pool. Charley discussed the titanium welded liners, and options for painting.

Paul and Council member Jim Kalitowski discussed that the Harlowton High School had decided that they could not budget for using the pool during the beginning of the school year. That is why it had been drained after the summer season ended in mid-August.

Charley also mentioned that it was unclear as to whether the spray liner would work in the Montana weather, as it has mostly been used in warmer climates such as California. Charley also stated that if in the future a "Splash Pond" was to be installed in the pool area, it could be linked into the pool system.

COMMITTEE REPORTS

Council member Jack Runner had nothing to report regarding the library.

Council member Rob Elwood reported that the ordinance committee did not meet this week due to the Public Hearing Meeting.

Council member Ron Teig reported that there was nothing new to report regarding the Tree Board.

Ron reported that the Wetland Rail Trail project had extended the due date for the priority ranking sheet to be turned in.

Charley stated that he would like to report an issue with the Pool Manager. He stated that there were two date on her time card that she had said she worked but he had documentation to say she did not work those days/times. The dates in question are 8/21/2020 and 8/22/2020. According to Charley, the pool manager put down that she worked 8/21/2020 but did not work at all that day. According to Charley, on 8/22/2020 she put down that she worked 7 hours but according to Charley she only worked 2 hours.

NEW BUSINESS

1) Community resident Tom Hayden presented to the council his plans for a sub-division construction by the Armory Property. The proposed project would be on M St/Ave facing the area of the Armory (currently being used as a Gym). Tom brought a survey with him to show council. He stated that the plan is to create 4 lots with 1 single family dwelling on each lot. Three of the lots would be 7500 sq ft and a fourth lot would be 6600 sq ft. The three larger lots would have 1000-1300 sq ft houses on them and the fourth lot would have a “tiny house” of about 688 sq ft put on it. Tom would also like to plan for attached garages to be a part of the houses but said that it would depend on the direction the houses faced. He stated that most houses faced east but he wasn't sure what direction he planned to put them. He stated that due to the Armory Gym location, he needed to allow for a semi-truck to fit between the lots and Armory Gym building.

Tom had already discussed the water and sewer lines with City Public Works Director Bob Schuchard prior to the council meeting. Tom stated that North West Energy Company had not gotten back to him regarding the electricity supply to the construction projects. During the meeting, Bob stated that a manhole could be created to feed each house the water supply and that there was already water available at the site. Council discussed water lines and drainage options. Bob asked Tom if the water would be hooked up before sale or after. Tom replied that he would like it hooked up before but was worried that in case the properties sat on the market for a while, the utility costs could become expensive.

Tom proposed to the Council that he would like approval on the preliminary plans that he had presented. He stated that he would also be needing signatures, a letter from the City Attorney and a certification from the City that his taxes were paid up. Charley made a motion to allow Tom to begin the sub-division project, as presented. Rob seconds the motion. The motion was passed unanimously by council.

2) The Resolution 2020-17 Sewer System Revenue Refunding Bond Series 2020 was presented to council for approval. Paul stated that this must be passed in order to proceed with the financial documents being sent to Dorsey-Whitney so that the money may be transferred for payment of the previous loan. Ron made a motion to approve the resolution. Jack seconded the motion. The motion was passed unanimously.

3) Mandie Reed's request that the 4-H banners be hung in mid-September was passed with unanimous consensus approval.

PUBLIC WORKS DIRECTOR REPORT

Public Works Director Bob Schuchard reported to council that the broken trees caused by a storm on 8/22/20 were still in the process of being picked up in between deal with the water projects going on around town. Rob commented that the construction company was doing a great job and worked very quickly to repair A Ave. Chip Sealing is the next step in the road paving. The costs were discussed for the chip sealing as well as what streets would be chip sealed and which streets

would not. The council also discussed the option of A Ave becoming a “one way” street. Council would like to discuss this further at the next meeting.

MAYOR REPORT

Paul informed the council that City Clerk-Treasurer Lara Brisco had been added to the bank account.

Paul informed the council that the Census numbers for the City of Harlowton were low. It was discussed among council and Dan Edwards of the Times-Clarion newspaper (who is a Census taker) how to improve the City and County’s numbers.

Paul reported that he had spoken with City Attorney Karen Hammel regarding the process of selling the property on E Ave.

Paul stated that he had received a Fair Market Value Analysis from Realtor Julie Woodard regarding the property that Cream of the West is leasing. Paul would like to further discuss the sales process at the next meeting. He stated that a resolution would have to be made, a notice would have to be put in the paper allowing the public to bid on the land and that the land would have to be professionally surveyed. The land has been assessed at a value of \$66,000. The lot size is 53,000 sq ft and it is assessed at \$1.27 per square foot. The lease that was created was a 99 year lease at \$1 per year. The building on the property is owned by Cream of the West but the land is owned by the City of Harlowton. Paul stated that unfortunately there wasn’t much that could be done to prevent someone from out bidding Cream of the West on the property.

Paul asked council if anyone would be willing to become the liaison for the Snowy Mountain Development meetings that are held in Lewistown throughout the month. Jack and Ron expressed interest but it was not decided who would become the liaison. Paul stated that he would be going to the next meeting on September 15th in Lewistown.

ITEMS FOR NEXT MEETING

The next council meeting will be September 22, 2020 at 7:00pm.

CLAIMS

Jack motioned for the claims from dates 8/22/2020 through 9/3/2020 be approved for payment. Charley seconded the motion and the motion was passed unanimously by council.

Meeting adjourned at 7:45pm.

Council Members Present: Charley Bennett, Rob Elwood, Jim Kalitowski, Jack Runner, Ron Teig
Council Members Absent: Frank Brouillette

Employees Present: Bob Schuchard

Paul Otten, Mayor

Lara Brisco, Clerk