

A regular meeting of the Harlowton City Council, held October 13, 2020 opened at 7:00 pm with the Pledge of Allegiance. Minutes of the September 22, 2020 council meeting were approved as written. Council member Jack Runner asked if the part of the minutes pertaining to a comment Susan Beley made about raises would apply now or if the raise would have to wait till next year. Mayor Paul Otten replied that because the 2020-2021 Budget had already been approved, raises would have to wait until next year.

PUBLIC COMMENT

There was no Public comment.

UNFINISHED BUSINESS

Mayor Paul Otten updated the council on Biegel's Bar ownership transfer. The awning has been taken down and Steve Olsen will be emailing City Lawyer Karen Hammel and Paul regarding the next step in ownership transfer. Paul will update the Council on the progress of the transfer at the next City Council meeting.

COMMITTEE REPORTS

Jack gave a report about the library to the Council. Due to a COVID-19 outbreak in Wheatland County, the library has resorted to curbside book delivery for the time being. The library building is currently closed to the public. One hundred new books have been circulated into the library system in the last few weeks to keep readers interested.

Council member Rob Elwood reported that the Ordinance Committee did meet this week. An ordinance regarding the length of stay limit for Chief Joseph Park is currently being drafted. It will be presented at the next City Council Meeting.

Council member Charley Bennett gave a statement on the pool. The pool is currently winterized. The cover was to be put on the pool but there are missing straps. Charley will be looking into getting the cover repaired. There are currently 6 anchors missing and it is approximately \$500.00 to be repaired. It has previously been repaired 2 times in the past for similar reasons.

Public Works Director Bob Schuchard gave a statement regarding the Tree Board. He stated that Townsend Tree Board was not paid for a service done back in April 2020. The claim for approval is included in this week's claims list so that Townsend Tree Board will be paid.

Council member Ron Teig reported that there had been no new information regarding the Wetlands Rail Trail but that Jason Seyler with DEQ would have information during his presentation later on in the meeting.

Going back to "Unfinished Business", Paul stated that Council member Rob Elwood had more information on the A Ave "one way" investigation. Rob has created an online survey to gather more information about the community and the general opinions of Harlowton citizens regarding a potential change in A Ave. Rob presented the survey questions to the Council. He went over the current results of the people who had taken the survey so far. He will post the survey on

social media so that it will have more exposure. Rob will present more results to the Council at the next meeting.

NEW BUSINESS

1) Page Dringman of Sweet Grass County Planning was present to discuss the Tom Hayden sub-division plans as well as the process of presenting plans for sub-division approval and regulations. Page stated that the Wheatland County Recorder Mary Miller presented her with Council approved plans from Tom Hayden that had not went through a planning board. Mary had questions regarding whether she should process them. Page called the State because she was not sure. After consulting with the State, Page said that Mary could not continue on with recording the plans.

During the Council Meeting, Page presented the Council with the *Wheatland County, City of Harlowton and City of Judith Gap Subdivision Regulations*. Page stated that the City of Harlowton had not update their Regulations since 1997. Wheatland County's most current regulations are from January 2018.

Page stated that in order to follow proper procedure, one must submit their plans for consideration by a Planning Board. The Sub-division Regulations must be considered as well. The applicant submits to the sub-division administration for approval. A Title Commitment would be considered into order to make sure there are no liens on the property. Easements would be considered as well as checking with the Public Works Department regarding water and sewer lines. Plans must also be in accordance with any existing convenances. The person submitting plans must also notify neighbors in the surrounding areas to the proposed construction site.

During the Council meeting, Rob Elwood asked Page if the submission guidelines for a "minor" and "major" sub division are the same process. Page stated that they are. Discussion ensued. Page stated that Tom's plans submission needed to follow the regulations process guidelines created by the County but that regarding parking and gutters, it would be up to the city to decide what rules would apply.

Discussion ensued regarding updating the City's current Regulations as well as the need for an advisory board.

Bob asked Page about minimum acreage for building. Page stated that at least 1 acre would be needed in order to have room for a septic system. A discussion ensued regarding another residence in town that is currently having two houses build on one lot. It was stated that the project must have two separate water and sewer hookups.

2) Jason Seyler from Montana DEQ gave a presentation to the Council regarding the progress of the Rail Station Roundhouse Cleanup project. The presentation was to allow a forum for public feedback. Jason has been working with the City since 2014 on this project. The Rail Station Roundhouse project started to be gutted in 2016. In 2018 the excavation of the area began. The "worst" area was about to be done when asbestos was detected. Two thousand five hundred cubic yards of contamination must be addressed using DNRC grants and DEQ grants to address it. Because of this, it costs more to dispose of the contamination properly. Bids for the asbestos excavation project will be going out in the next few weeks. Jason stated that the hope is to have the asbestos removed and then move on to cleaning up the petroleum contamination.

Council member Charley Bennett stated that the area in question was once used for a dump. Jason replied that the clean-up of the area being discussed would probably be covered in this project.

Jason presented the Council with information about the 2020 Brownfield EPA Clean Up Grant. Jason will be submitting an application for this grant on the City's behalf. It is for \$500,000 and the application is due October 28th. The grant would be used to address the asbestos and any leftover money from the fund would be used towards the petroleum area digging. During the

presentation Jason also shared the website he had created for the project. There will be a conceptual plan for the area after the clean-up is complete. Jason will be doing a public meeting on October 21st at 5:15 PM. Snowy Mountain Development will also be helping with clean up in other areas. A discussion ensued regarding the process and timelines of the project.

3) The bid on Ave E Property was presented to the Council. Greg and Cindy Berg placed a bid of \$6100.00. They were the sole bidders. Paul will talk to Realtor Julie Woodard regarding information on the deed and closing.

4) Resolution 2020-20 was presented to the Council. This resolution is regarding a long-term user's agreement for water from Musselshell/Judith Gap when the water lines are completed. Rob made a motion to pass the resolution. Council member Ron Teig seconded the motion. The motion passed unanimously.

5) Charley Bennett asked that an ad in the Times Clarion be posted for a pool manager and lifeguards for the coming 2021 pool season. Charley stated that Pool Manager Jesi McKeever did not show up to close down the pool at the end of the summer and therefore quit. Charley presented the Council with information regarding training courses through Thompson Pools. There are trainings on November 5th and 6th as well as later dates. Charley stated that two people should attend these classes to learn about pool chemicals.

PUBLIC WORKS DIRECTOR REPORT

Public Works Director Bob Schuchard reported to the Council that the water and sewer for the Head Start building are being put in. Bob also stated that additional services are happening at the Rick Reese property. Tree stumps from the August 25th storm are being grinded down. There has been a second water break on A Ave by the Post Office because of the water pressure. Repair clamps have been put on the first break. The second break has a hole the size of a fist. Rob asked if there was another route that could be taken to solve the water pressure problem. Bob replied that there is not enough time before winter. Discussion ensued regarding the property across from the Post Office and the owner's plans to make apartments. Another discussion ensued regarding how to deal with asbestos in buildings.

MAYOR REPORT

Paul informed the Council that Ian Reed had sent an email regarding the options for a Grant for tree removal and replacement. Paul did not feel that there was funding available in the budget to match the Grant's guidelines. He stated that he thought the City should pass on the offer. Paul asked the Council if they would like to cancel the meeting that would normally be scheduled for the week of Thanksgiving on November 24, 2020. There were no objections to the suggestion.

ITEMS FOR NEXT MEETING

The Biegel's Bar property transfer will be discussed.

The results of the A Ave survey will be discussed.

The next council meeting will be October 27, 2020 at 7:00pm.

CLAIMS

Frank motioned for the claims from September 21st through October 9th be approved for payment. Charley seconded the motion and the motion was passed unanimously by council.

Meeting adjourned at 8:20pm.

Council Members Present: Charley Bennett, Rob Elwood, Jim Kalitowski, Jack Runner, (via phone), Ron Teig, Frank Brouillette

Employees Present: Bob Schuchard

Paul Otten, Mayor

Lara Brisco, Clerk-Treasurer

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