

TOWN OF MANHATTAN
Regular Meeting
June 8, 2016
MINUTES

Mayor Dave Rowell called the meeting to order in the Town Meeting Room, at 207 S 6th St. at 7:00 P.M. Present were Council Members Gregg Dietz, Steve Gonzalez, Greg Schack, and Dan Ryan. Also present were Public Works Supervisor, Brian Carey, Chief of Police Dennis Hengel, Town Attorney Jane Mersen, and Clerk/Treasurer Pam Humphrey. Sixteen members of the public were also present.

PUBLIC COMMENTS:

Ann Tappan-Schmutz, 409 Spruce St: She read a letter that her husband Nick wrote regarding the sewer odor in Manhattan. They have had an issue with the odor in their restaurant. They would like to see something done immediately.

Nick Schmutz, 409 Spruce St: He stated that he has also sent the letter to the County Commission and the State DEQ. He cannot wait until the wastewater system improvements project is implemented. He stated that he is losing customers because of the problem. He feels that the sewer gas is venting into his restaurant. He stated that he will have to check out his options and it will be expensive for everyone involved.

Mayor Rowell offered to inspect the restaurant for possible sewer vent leaks.

The Council, Mayor, and Public Works Supervisor discussed the issue.

Sarah Simser, 110 Cedar: She stated that the Mercantile building has always had the sewer smell since the mid 2000's.

Brian Leland, 528 N Bozeman: He stated that running for the Gallatin County Commission. He introduced himself and gave some of the reasons that he is running for the position.

Dennis Hengel, Chief of Police: He provided the Council with some statistics on what the Police have been dealing with in the past several years, and what they are seeing in relation to the growth in the area.

Sarah Simser, 110 Cedar: She stated that she thought that Town did a fantastic job handling the water crisis and hysteria that came along with it. She thanked the Mayor and Council for choosing to continue to serve the Town after the reprehensible comments that were made on social media. She thanked them for upgrading the system and getting the pump fixed. She encouraged citizens of the Town to spend at least ten times the effort to praise the Town officials for doing a good job than they do tearing them down when something goes wrong.

WATER ISSUES DISCUSSION:

Brian Carey, Public Works Supervisor: He prepared a report regarding public works and all water related issues. He read most of his report to the Council. He summarized the water system upgrades. He summarized the history of the discolored water problem. The Town Crew initially flushed the hydrants in part of town and thought that the problem was dissipating. There was only one call regarding the turbidity on the Friday before Memorial Day weekend. He is juggling a lot of issues just to keep

providing enough water to the Town. One main concern was that the spring line had been turned off for repairs during this time. That repair had to be abandoned and the spring line turned back on to get more fresh water into Town for flushing. Minerals have deposited in the pipes over the last 6-7 decades. The water tower has increased pressure in the system. The south well pump replacement was a necessary upgrade. The amount of water usage this time of year has increased by ten times since the tower went on line in March. All of these things contributed to increasing the turbidity in the pipes. He stated that if he would have known it was going to happen he would have notified the public. He came in on Memorial Day and flushed hydrants. Later that week he worked with the DEQ and took samples. The DEQ is very involved with these types of situations. If a health risk would have been found, the Town would have issued a stop drinking order. They did everything to the specifications of the DEQ. The water has been tested and there were no contaminants found. The water is safe even though it does not smell or taste very good during high turbidity. He plans to get a larger diffuser for flushing lines and that should help even more with the turbidity issue.

He also touched on some of the Chlorine and other water related problems that they have been dealing with. If the Chlorine level added to the spring line gets too high or too low because of dosing issues, the pump at the spring line turns off automatically. He summarized what the water testing and monitoring schedule requirements are for the Town as required by the DEQ. The Town has not had any bacterial violations.

All of the functioning pumps are needed to keep the water tower filled and functioning as needed to provide enough water for this time of year.

Mayor Rowell: He added that the shop well was drilled in 1953 and was permitted for 500 gallons per minute. It had been pumping about 25 gallons per minute. The shop well rebuild was necessary. He had been criticized for not granting every news interview. The news agencies were more of a hindrance than a help during the issue. He commended the 3.5 person Public Works Crew for handling the situation as well as they did.

Councilman Gonzalez: He stated that people are skeptical, so the Town needs to notify people in the town when there is problem, and needs to learn from this going forward.

Sara Clary, 306 Hemlock: She asked about the Chlorine system issues. She also asked when the water will be tested for lead. She stated that she is grateful for the efforts of the Town Crew. She appreciates that the Town did publish a notice about possible turbidity when the water tower went online in March.

PRE-APPLICATION DISCUSSION-CTA ARCHITECTS:

Eric Garberg, CTA Engineer: He introduced a 60 lot proposed development that CTA Group is wanting to put in the Churchill area. He gave a history of the project. Churchill does not have the sewer capacity reserved to serve their development. CTA must work with the Churchill sewer district and the Manhattan Town Council to see if they can add 24,000 gallons per day to Churchill's flow. They would like to be selling lots by next year at this time. They are willing to contribute up to \$250,000 to connect to the Town system. They would like to come to a solution for the plan within the next couple of months. He doubts that Churchill will be willing to open up the agreement just for their development.

Mayor Rowell: He indicated that the Town engineers, WWTP engineer and himself have met with the developer. They suggested that the developer go to Churchill first to see if the interlocal agreement can be reopened and renegotiated to increase the reserved amount of flow.

Brian Carey, Public Works Supervisor: He added that they are putting a lot of time into handling sludge and grease at the plant. Four times more sludge is coming to the plant since Churchill has been added.

EMERGENCY MANAGEMENT PLAN:

Motion- Dietz; Second- Schack; Vote- Unanimous: Motion passed to approve the Emergency Management Plan for Gallatin County.

Patrick Lonergan, DES Coordinator for Gallatin County: The plan is reviewed, updated, and approved every 5 years. He highlighted the parts of the plan that were changed since the last update. He explained what was in the plan and how it identifies the roles that individuals and agencies play during an emergency. Tools and resources that are available are defined in the plan. He described the state requirements for emergency management plans. The Town of Manhattan has recently agreed to participate in the Hazard Mitigation Plan for the County. Participating jurisdictions are eligible for grant programs in the case of an emergency. He talked about the mass notification system that will be started on July 1, 2016.

FARMSTEAD ZONE CHANGE:

Motion- Ryan; Second- Dietz; Vote- Unanimous: Motion passed to approve the settlement agreement and set the zone change for a public hearing. The public hearing was set for the July 14th meeting.

ORDINANCE NO. 16-003 – Dog a large fees:

First Reading

Motion- Dietz; Second- Gonzalez; Vote- Unanimous: Motion passed to set the ordinance for second reading and public hearing at the July 14 meeting.

Councilman Ryan: He asked about adding a public service aspect to the penalty.

Jane Mersen, Town Attorney: She stated that she did not see a clear path to impose that type of penalty. Generally, Manhattan cannot access the Gallatin County probation office. She stated she was here when the original ordinances were drafted. At the time, the Town was of the opinion that the fines needed to be high to deter people from letting dogs run at large. She stated that lowering the fines may not achieve the desired effect of keeping dogs from running at large.

Dennis Hengel, Chief of Police: He stated that the officers care about the people of the community and do not feel comfortable about issuing a \$100 citation for a dog at large, as that may put people into a hardship situation. He also wants to get the fine more in line with the other fines in the dog section of the Code.

RESOLUTION NO. 16-007 – Intent to sell old Town Hall building:

Motion- Dietz; Second- Schack; Vote- Unanimous: Motion passed to approve Resolution No. 16-007, a resolution of the Town Council of the Town of Manhattan,

Montana acknowledging the intent to sell the Town Hall building located at 120 W Main, Manhattan Original Plat, S10, T01 N, R03 E, Block 20, Lot 4A.

RESOLUTION NO. 16-008 – Approve and adopt the MMIA Employment Benefits Program Agreement:

Motion- Schack; Second- Ryan; Vote- Unanimous: Motion passed to approve Resolution No. 16-008, a resolution of the Town Council of the Town of Manhattan, Montana approving and adopting the Montana Municipal Interlocal Authority Employee Benefits Program Agreement.

SAFETY POLICY AMENDMENTS:

Motion- Dietz; Second- Schack; Vote- Unanimous: Motion passed to accept the Town of Manhattan Safety Policy with the revisions presented.

PLANNING BOARD APPOINTMENT:

Council Appointment

Motion- Dietz; Second- Schack; Vote- Unanimous: Motion passed to appoint Austin Owens to the Manhattan City-County Planning Board.

WATER TOWER COMMUNICATIONS DISCUSSION:

Councilman Gonzalez: He state that he has spoken to some other municipalities as well as the 911 dispatch person. They all told him that the Town should be able to manage the water tower communications itself. He was advised by other entities not to agree to the terms of the proposed agreement. All additions have to have intermodal study done to make sure the new equipment does not interfere with other equipment. Belgrade is renegotiating contracts now. They advised him to require that vendors take down as well as put up equipment. The other municipalities are willing to share information with the Town and just ask for the same in return. Gonzalez will arrange for an informational meeting with Margene Penny with Gallatin County 911. Council discussed different options, insurance, and possible resources.

SET SPECIAL MEETING DATE FOR DEPARTMENT BUDGET REQUESTS:

Meeting scheduled for June 20, 2016 at 7:00 pm

MAYORS REPORT:

None

CONSENT AGENDA:

Motion- Schack; Second- Dietz; Vote- Unanimous: Motion passed to approve the consent agenda.

Town Licenses: Saddle Peak Construction & Remodeling, Vinger Excavating, L & L Site Service, Inc.

Kennel License: Morgan and Shawwna Taylor

Approval of Minutes: Regular Meeting minutes from May 11, 2016.

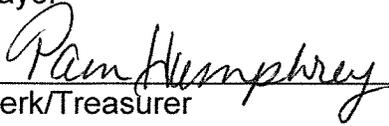
Claims: Dated 5/12/16 - 6/08/16 totaling \$ 281,768.06 including payroll.

ADJOURN:

Motion- Gonzalez; Second- Dietz; Vote- Unanimous: Motion passed to adjourn the meeting.



Mayor



Clerk/Treasurer