

**TOWN OF MANHATTAN
Regular Meeting
March 12, 2020
MINUTES**

Mayor Glen Clements called the meeting to order in the Town Meeting Room, at 207 S. 6th St. at 7:00 P.M. Present were Council Members Callie Hamilton, Betsy Mancuso, Greg Schack and Dan Ryan. Also present were Town Engineer Kyle Scarr, Town Attorney Jane Mersen, Public Works Supervisor Jeff McAllister, Chief of Police Dennis Hengel, and Clerk/Treasurer Pam Humphrey. Seven members of the public were present, sign in sheet is attached.

PUBLIC COMMENTS:

None

PRELIMINARY ENGINEERING REPORT - DISCUSSION:

Public Hearing

Clerk read public hearing notice.

Kyle Scarr, Town Engineer: He stated that originally they were going to do the hearing on the treatment alternatives. They were unable to get the official draft to the Mayor and Plant Engineer in time for the presentation at this meeting. They will have that hearing at a later date. The alternatives are taking longer than anticipated. They are taking extra time to make sure it is accurate. The information will be to the Town early next week. He recapped the last presentation on discharge. He gave some ballpark figures for the upgrades, which were \$3.8-6.5 million for the discharge and \$18-24 million for treatment. The consultant team is suggesting a phased approach to the project and getting into multiple funding cycles. The discharge alternatives and a few plant upgrades would be the first phase so that the pending discharge permit can be met. This phase does not gain any capacity. Currently the plant does not have redundancy. The DEQ's draft discharge permit is still being worked on. Once the permit is finalized, the plant can be tailored to that permit requirements. With phase one being the discharge, phase two would be the treatment expansion.

There will be a special meeting on April 2, 2020 to have the public hearing to present the treatment alternatives and they will also present their preferred alternative. Then at the regular meeting on April 9, 2020, the Council will decide on the preferred alternative. Then a special meeting will have to be held on April 23, 2020 for a decision on sending the PER to the funding agencies and submitting grant applications. Kyle answered the question from the public and the council.

Walt Sales, Representative for House District 69: He stated that he is surprised that the TSEP grant deadline was moved up to earlier than normal. He will see if he can look into it. A variance for the EPA guidelines was applied for, he is not sure if it was granted.

Written comment from *Bill Luehrs, 220 Pioneer Crossing Blvd:* He cautioned the Town to carefully consider the growth assumptions of the PER. He thinks that the projection is too aggressive and recommended that the expansion be at a smaller capacity. Then it can be scaled up in the future if needed.

Bill Luehrs, Pioneer Crossing: He clarified his points verbally. He urged the Council to go slower and add modules as the Town grows. He asked for clarification of the plant being designed to go to 4 times the current capacity. He asked about if the groundwater discharge would solve the quality problem.

Steve Gonzales, 315 E Gallatin: He asked if it is feasible to develop in stages. He asked for clarification on the DEQ permit information. He asked about a grace period. Council discussed how much additional capacity would be added and why Manhattan is being singled out as not being able to meet the new discharge permit. They clarified that Amsterdam/Churchill is included in the data. They discussed that when the plant was built, it was built for future expansion. They have gotten questions relating to development paying for the expansion. They were concerned that we are still paying for current plant, it is not paid off and now we need to expand. They discussed if the upgrades will this actually meet the new permit.

Jill Stowasser 207 N 2nd: She stated that when the plant was designed, the citizens were told it would last for 30 years. She asked about funding. She is concerned about the cost and she questions if the growth will come if the water/sewer bills increase substantially.

RESOLUTION NO 20-002 – IMPACT FEES:

Clerk read public hearing notice

Public Hearing

Written comment from *Bill Luehrs, 220 Pioneer Crossing Blvd:* He wrote in opposition of raising impact fees.

Discussion/Decision

Motion- Schack; Second- Hamilton; Vote- Unanimous: Motion passed to table Resolution No. 20-002.

Council discussed that when the impact fees were recommended by the study, the Town chose to enact fees that were lower than the recommended fees.

Jane Mersen, Town Attorney: She stated that the law requires the Town to update and do a study every 5 years. She advised that the Town table the resolution and do the study.

IMPACT FEE STUDY PROPOSAL:

Mayor Clements presented a proposal from AE2S Nexus to do a study on water and sewer impact fees.

Council discussed that since there must be a new study every 5 years, it should be on water, sewer, streets, and fire.

Mayor Clements suggested putting a committee together and start the process. Councilwoman Hamilton will work on setting up the committee.

Attorney Mersen suggested doing a new capital improvement plan, and then using that to do the impact fee study.

CHARTER FRANCHISE AGREEMENT:

Motion- Hamilton; Second- Schack; Vote- Unanimous: Motion passed to authorized the mayor to sign the Charter Franchise Agreement once it is finalized.

Jane Mersen, Town Attorney: She stated that she has been negotiating the agreement with a representative from Charter. She had one issue that she wants to follow up on. She gave the history of the current 20-year agreement. This is a renewal of the old agreement. The current agreement pays approximately \$16,000 - \$17,000 per year.

RESOLUTION NO. 20-003: GUIDELINES FOR PARK EVENTS/SPORTS:

Motion- Mancuso; Second- Schack; Vote- Unanimous: Motion passed to approve Resolution No. 20-003, a resolution of the Town Council of the Town of Manhattan setting guidelines for scheduled events in Taylor Park.

Councilwoman Hamilton stated that Park Board met and talked about the rules for the parks. They felt that some additional rules were needed for sporting events and special events.

POLICE DEPARTMENT UPDATE:

Dennis Hengel, Chief of Police: He informed the Council that officer Daryl Rogers has accepted a position with the Gallatin County Sheriff's Office. Wages were given as the reason for leaving. He will leave in 4-6 weeks. Hengel stated that it will create a scheduling problem until another officer is hired, which will be approximately June.

Second, Chief Hengel informed the Council that two handheld radios stopped working so they will need to purchase new radios. He gave the Council some information on what he would like to purchase. There is money in the CIP fund to cover the expenditure. The council followed the purchasing procedure for a purchase within the budget but over \$2500. The Council signed the purchasing paperwork.

WELLS IN TAYLOR PARK

Mayor Clements presented some quotes at the advice of the Town Engineer to put 35 gal/minute wells in Taylor park instead of using treated Town water.

Councilman Ryan asked if the Farmstead wells could be used to water the park instead of drilling new wells, with them regulated to 35 gpm.

The Town Engineer will do a cost analysis on drilling wells and using the Farmstead wells.

PLANNING BOARD APPOINTMENT

Mayoral Appointment

Motion- Ryan; Second- Hamilton; Vote- Unanimous, Schack abstained: Motion passed to approve the Mayoral appointment of Lindsay Schack to the Planning Board.

MAYOR'S REPORT:

- Corona virus concerns are apparent. He attended a webinar with DES today. The county has an emergency plan in place already. They are reaching out to schools to provide information also. There is a link on the website to Gallatin County Health Department and the CDC.

- Taylor park gazebo is in the process of being repaired. The roof will also be replaced.
- Public works report – Pioneer Crossing well has been turned over to the Town. There is still work to be done on the SCADA system and generator. Then it will be ready for fire flow for the town.
- He gave an update on the status of the permit for the Pioneer Crossing well, there should be word from the DNRC soon. So far is sounds favorable.
- Jeff McAllister has been talking to 911 center about leasing a space on the water tower for communications.

CONSENT AGENDA:

Motion- Ryan; Second- Mancuso; Vote-Unanimous: Motion passed to approve the Consent Agenda.

Town Business Licenses: McIntosh Construction, Tree Care Solutions, and KW Construction Co, Inc.

Kennel License: Steffan Simpkins, 211 Valley St.

Approval of Minutes: Regular Meeting minutes from February 13, 2020.

Claims: Dated 02/14/20 – 03/12/20 totaling \$ 159,600.96.

ADJOURN:

Motion- Ryan; Second-Schack; Vote-Unanimous: Motion passed to adjourn the meeting.



Mayor



Clerk/Treasurer