

CALL TO ORDER:

Mayor Shannon McKay called the workshop to order at 7:00 p.m.

Present: Mayor Shannon McKay; Councilmembers: Eleanor Brodahl, Kenneth Johnson, Mark Snyder, Marc Spohr, and Tim Wilson

Also Present: Department Heads: Mike Bailey, Police Chief Steve Dunnagan, Debbie Kudrna, and Jay Van Ness

Absent Were: Councilmembers Kenneth Caylor and Dan Dever.

CARGO CONTAINER REPORT

Mayor McKay advised there are unpermitted cargo containers in our commercial and industrial zones. He invited those present to speak to the Council. Larry Linderman, owner of A V Labs, 64 N Broadway Avenue advised that in 2002 his business needed some additional storage space and they set a cargo container upon their property. He received a letter from the City that he could not locate the cargo container at his property so he rented a storage space and removed the cargo container. In 2008, he noticed several cargo containers located upon other properties on south Broadway Avenue. He then spoke with the Code Enforcement Officer about why he couldn't have a cargo container when there were others located upon property. Mayor McKay stated the cargo containers could become an issue if they are not regulated. Bob Boersman, Washington Carriers, advised that he has a cargo container on south Broadway that is used as a power house for his business. He bought a one-tripper container (used only one time at sea). The container is all metal, excluding the wood floor, painted to match his building, and anchored securely to the ground. Mr. Boersma asked that if the Council decides to regulate cargo containers, they consider the method that the existing containers are set up. Micah Gearheart, Southern Cross, explained that he has a cargo container at 885 S. Broadway which is used for storage. Their container is gray without additional lettering on it, blending in with the neighborhood. He advised that cargo containers are economical and they seal up better than rental storage units. He suggested that the Council set standards, such as: looking appropriate; prohibit use of old truck trailers and beat up units; and set a nominal fee to cover some of the code enforcement costs. Mayor McKay stated that it could cost up to \$1500 for a conditional use permit. Bill Berk advised that he installed a 40' cargo container on footings; painted the container to match the building and its located back upon the property. It has not been broken into and it is a secure, dry building. He would like Council to permit the existing containers by setting standards. Mayor McKay advised that he found a container with a wrecked car set on top. Mr. Linderman noted it will be difficult for staff to make a decision whether the containers can stay or not. Councilmember Brodahl asked if Mr. Piercy would bring back ordinances where cargo containers are allowed. Mr. Piercy stated there hasn't been any doubt about our code outlining what the standards are and we just need to be in agreement of how to proceed. Mayor McKay noted that we should keep the standards high. Mr. Piercy explained that the Hearing Examiner fee is set to cover a portion of the costs for the public hearing process. Mr. Gearheart noted that the one-trip containers are like new and if you keep them off the ground, they will last for a long time. Mr. Piercy stated that an annual permit would seem reasonable. He noted that cargo containers are currently not allowed in C-1 and residential zones. Councilmember Spohr noted the City can set standards, but it may be very subjective and difficult to control.

Councilmember Eleanor Brodahl left the Council meeting at 7:35 p.m.

Mayor McKay explained that the City is addressing several dilapidated homes using the abatement process. Mr. Berk suggested the City use the same process to regulate cargo containers that they use for abatement of houses.

FINANCIAL REPORT

Finance Officer Mike Bailey reported that the beginning fund balance was \$10,000 more than anticipated. He reviewed the general fund revenues. The City received a wind fall off \$37,000 for the sales tax mitigation program; building permits are over projections; and at the end of July, we are ahead of the revenue projections. The Utility tax fund is already at 76.35% of the annual projected revenues. He believes that the revenues are very healthy. Councilmember Spohr questioned why we didn't budget more for building permit fees. Mr. Bailey reported that the permit revenues include other building projects throughout the community.

SR 24 INDUSTRIAL AREA PROJECT REPORT

Municipal Services Coordinator Jay Van Ness reported that staff and the City engineers conducted a public meeting regarding the SR 24 Industrial Area improvement project. He reviewed the boundaries for the SR 24 project. During the public meeting, they discuss access issues onto SR 24 during the project, including paving the roads, improving the turn lane radius to accommodate truck traffic, and the possibility of deeding some of the streets back to the property owners. Staff and Gray & Osborne will conduct a door to door survey to get more feedback from the property owners. It's important to come to a conclusion of what the street and sidewalk improvements and access issues will be before they engineer other infrastructure.

Councilmember Spohr advised that by deeding back roads to property owners, there won't be standards for improvements for emergency vehicle access. Mr. Van Ness explained that the City would maintain two accesses onto SR 24 for that area. He advised that all of the existing accesses onto SR 24 within the area are approved by the State. They will start the survey later this week and it will take several weeks to conduct. Mr. Van Ness noted that currently there are encroachments onto the street right of ways in the area. Councilmember Wilson advised the meeting was positive and the citizens are interested in the project. Mr. Van Ness noted that there will be discussions with the Department of Transportation regarding the accesses and plans.

POLICE REPORT ON GRANT AWARDS

Police Chief Steve Dunnagan reported that the RUAD grant will close on September 30th. They know there is value with the enforcement efforts with the project. He stated that the City received a \$15,000 grant to be used for a portion of his salary for work with the Adams and Grant County Sexual Assault Consortium and domestic violence programs. The balance of the grant funds can be used to purchase goods and services for training. Chief Dunnagan noted that he has applied for the same funding for next year. He indicated that the City has also received a stimulus grant through the Department of Justice in the amount of \$13,587. That money will be used to purchase new lap top computers that will go into the patrol cars and replace the old units that we currently have. This will eliminate budgeting for laptops in the cars for 3-4 years. Chief Dunnagan advised that the Students Against Drunk Driving program will continue to support some of the RUAD grant programs.

COMMITTEE REPORTS – COUNCIL COMMITTEE MEMBERS SHARE INFORMATION

Councilmember Johnson advised they had a cable franchise meeting. The Council can hold a public hearing to accept comments relevant to programming. He advised that the City was not able to collect utility tax from Northland Cable with the current franchise agreement and we may now be able to collect utility tax along with the franchise fee. We currently receive a 5% franchise fee from Northland Cable. Finance Officer Bailey stated that we receive utility tax from brokered gas; electric utility, natural gas, and telephone services.

Chief Dunnagan advised that he attends the Adams County Community Network and their funding is currently uncertain.

UNFINISHED BUSINESS

Mr. Van Ness noted that our wells are running good and we have not had to turn on Well #6 yet.

NEW BUSINESS

Councilmember Spohr asked for a staff status on the vacant lot on Shelley and Hamlet and what process we use to go upon private property and maintain weeds.

ADJOURNMENT

With no further items to discuss, Mayor McKay adjourned the workshop at 8:31 p.m.

By: _____
SHANNON MCKAY, Mayor

ATTEST:
By: _____
DEBBIE L. KUDRNA, City Clerk