

Troy City Council  
**Work Meeting**  
Council Chambers  
October 6, 2008

The meeting came to order at 7:00 pm. Present: Mayor Jim Hammons, Council : Laura Schrader, Don Banning, Larry Coryell, and City Deputy Clerk Tracy Rebo. Councilman Larry Baker - absent.

**GUESTS:** Nick Grant, Ken Davis, and David Knox.

**PROPERTY DEVELOPMENT: Nick Grant** – Grant presented council with two maps; one survey and one aerial of the property he is thinking to buy for multi-family housing units. The question is whether the cost to build is comparable to renting the homes. Rent would be between \$700 and \$800 each unit, per month for a three bedroom, two bath, 1200 to 1300 square foot duplex units with carports, no garages. The next question is getting water and sewer utility services to the site. The water line is adequately sized, so there is no problem there. The water connection is about 500 feet away. The Davis property has an 8" water main running across to the road at a depth of 7 ½ feet. If an easement was granted across Chapel Cedar it would make it a lot easier to put in the services. The water service could also go around, however, through Chapel property is a better idea. It is 1000 feet to the sewer line at Davis' property and the grade is not steep enough for gravity flow. It would have to be pumped. A lift station could cost around \$100,000. The line across the highway is not deep enough either. Grant is looking at options. There would be twenty duplexes that will house forty residences. Don Banning said it is a great idea and good for economic development. Laura Schrader asked Grant if he was aware that the parcels would have to be annexed in order to get City water and sewer utilities. Grant said, "yes, that is the intention." It would be at least a year or 18 months before the subdivision goes through and two years before construction can begin. Larry Coryell asked if the parcels would be individual or divided into just a few. Grant stated they will be individual parcels. Grant is using Ryan Jones of APEC Engineering. Consensus of council was that the City will do what they can to assist the property development. Grant said he will know more within the next three weeks.

**GREEN ENERGY INDUSTRY TRAINING: Dave Knox** – Knox is planning to develop a green energy training center in the Troy area. He gave the background of the industry; it's based in California but training is mostly over the internet. The center here should bring in thirty high paying jobs. Because of the nature of the project, he wanted to let council know. It could be a public/private partnership. Knox will begin writing grants next week and wants to get started in 6 months to a year.

**ANIMAL SHELTER: KPFL** – Don Banning stated that he doesn't want the holding facility available to the public. Jim Hammons explained that it will revert back to the original plan of three day holding then taken to the County facility. It will not be maintained like KPFL does it now. Schrader asked what will become of the current building. She suggested cleaning it up, put in flower boxes, and using it for the radio station. Don Banning brought up the Animal Control schedule to Chief of Police Mitch Walters, and there doesn't seem to have been much change in the schedule.

**GROWTH POLICY:** Hammons asked if there were any comments for the Growth Policy. Not sure if there needs to be another public hearing on it. If not, we can adopt it with conditions to having state and county recommendations.

**TUNISON LETTER:** Hammons asked Don Banning to talk to the street department regarding the issues with pine needles and weeds along the hillside at the corner of Grant and Second Street.

**TAP FEES: Water Utilities** – Discussion on what the differences are in tap fees. Break down costs of all water materials, man hours, equipment, usage, pits, and meters. Needs to meet OSHA standards also. Don Banning will talk to Director Dave Norman regarding the fees.

**SEWER FEES: Rate Increase** – Laura Schrader needs more information to see what the actual numbers are. Reserves aren't going up. Possibly attach a basic charge for all the empty homes. Laura Schrader feels that adding a base rate for the sewer department and see if this is good enough.

**PARK FEES:**

**Boat Ramp** - Coryell suggested a boat ramp fee or a \$20 annual permit fee. Laura Schrader Doesn't like the idea, but would like to see a donation box set at the ramp site.

**Special Alcohol Permits** – Coryell would like to have an ordinance stating that Alcohol can only be sold from noon to 9:00pm. He continued; ordinances are needed to enforce the rules just like Bozeman for example. He has more to add at a later date.

**Fishing Pond** – Needs to be included in the park policies.  
It is Council's consensus to hold a work meeting just for the Park.

**Department Reports: Hammons** – wants to know if the Fire Department still plans on using the park for their mud bog fund raiser. He would like input. **Banning** – Suggested another pavilion down by the bog pits would be a great idea. **Schrader-** to her knowledge, there was not an agreement to build an awning over the park host's RV. Also; she would like to see the T-Ball fields used by others as well. **Coryell** - noticed that the kids at the skate park have a burn barrel.

Meeting adjourned 8:08 pm

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Jim Hammons, Mayor

ATTEST:

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Tracy Rebo, Deputy City Clerk