

Troy City Work Meeting
Council Chambers
June 14, 2012
6:30 pm

The meeting came to order at 6:30 pm. Present: Mayor Anthony Brown; Council President Phil Fisher; Council: Joe Arts, Crystal Denton, Fran McCully and City Clerk, Tracy Rebo.

GUESTS: David Norman, Payton Norman, Paul Winslow, Gary Rose, Linda Rose, Barbara Pence, Bart Stapley, John Clogston, Bob Welch, Joyce Welch, Sue Carpenter, Rainy Roth, Micky Roth, Clint Taylor, Clint Taylor, Susan Taylor, and Steve Bowen.

Mayor Brown opened the meeting and asked to take some public comments at the beginning of the meeting.

PUBLIC COMMENTS: Jim Winslow stated that he owns Government Placer (which is a stake of land that borders Dent Avenue in the back and Grant Avenue in the front.) He stated that Dent Avenue ends at the west side of the bordering Government Placer. He stated that there is no dedicated road way through until Martin's property. Winslow asked what the agenda item meant by *ownership of Dent Avenue*. Fran McCully stated that she put that item on the agenda and worded it wrong by saying *ownership*. She continued by saying what she really wanted to know is if the City had accepted it as a street and do we have a resolution recorded saying it is truly a city street. Brown asked Public Works Director David Norman to address the issue. Norman stated if a current sub-division occurred, then yes, we would have to accept the right-of-way through County Planning since the City does not have laws in place for this. These lots were in there since 1917 and the street areas, which are 60', 50', and 40' wide, are set up as public easements forever. Currently there is a city easement. This doesn't mean we have to develop it now, but work with the developers as time goes on. McCully asked; do we have a standard for the width and grade of a city street, and does it apply to this. Norman answered; no, but because we do not have laws, it would revert back to County Planning. Fisher stated; so you are stating that it has never been accepted as a street, it was accepted as an easement. Dave Norman replied; it was accepted in 1917 by the City of Troy, not as an easement, as a permanent public right-of-way. Fisher stated that public right-of-way is not a city street. Norman advised that the definition is there and it needs to be read through. There was discussion on definitions. Norman stated a city attorney will have to look at it. Mayor Brown asked Dent Avenue resident, Bill Hubbard, if he had any feelings on it. Hubbard would like to see the street taken out of the city. Brown asked Bart Stapley his feelings on it. Staple said he would like it defined, He was told it was a city street and that it would be maintained. Discussion followed.

POSTING AREA'S FOR AGENDA'S – Rainy Roth: Roth stated that she found out about the appointment of a new mayor after the meeting was over. Speaking with other community members, she was informed that the agenda is posted at City Hall at least 48 hours prior. She stated that she only goes to city hall once a month, she proposed to have it posted at the post office so more community members can participate. John Clogston suggested the grocery store as well. Mayor Brown

advised that we will post it at those locations and the website as well. Discussion followed regarding the website.

PROPOSED WAGE INCREASE: Mayor Brown addressed a letter received by IBEW Union for opening negotiations starting mid May. Brown asked Electric Department Manager, Clint Taylor for more information. Taylor advised that the employees proposed a 2.5% increase, Mayor Banning had countered offered with a 2.7% increase. Taylor added the proposal is already out there, it has to go to the Council for a yea or nay vote on the proposal. Brown asked if this was something that Banning had already agreed to. Taylor answered it was a proposal, and all contracts have to go to the City Council. Brown asked if everybody who works in the City Crew gets this. Taylor answered yes, there are 11 of us. Brown stated that he hadn't had the time to review it. Taylor advised Brown that he spoke with the union representative, notified him of the change in leadership. He would be willing to meet with the Mayor on Monday afternoon. Brown agreed. McCully stated the last time negotiation were spoke of there was an attorney involved, it would be nice to address this when the City gets an attorney. Taylor stated that McCully was correct there was an attorney involved because it was the entire contract and this time it is just the wage section. Brown answered; these are all things that I'm going to look at and will be part of on any negotiations that the Council and I make.

10 HOUR WORK DAYS PROPOSAL: Mayor Brown asked if this was part of the negotiations with the union. Taylor said it says in the contract that shift times can be set by the administration, but the numbers of days have to be approved by council. Fisher stated; that is the shift times during the day, not the number of hours; hours of the day have to be approved by the Council. McCully stated her concerns that daylight savings doesn't end until November and there would be working hours in the dark. Mayor Brown stated that he would like to see the crews work five eight hour days. Brown stated that it will be discussed.

NEW TIME CARDS FOR PUBLIC WORKS EMPLOYEES: *see Public Comments Continued* at bottom.

NORTHERN LIGHTS CONTRACT: Taylor directed attention to the proposal in the Council packets and advised that there was a substantial raise to Northern Lights last year by including the truck time with the wages except for the specialized equipment. Taylor explained how he came up with the increase in the contract. Taylor explained that the electric department has maintained the Northern Lights Hydro's and Dam since way back when it was owned by Champion. When Northern Lights purchased it, they made an O &M contract with us to keep maintaining it. McCully added; we basically rent our employees out. Discussion followed.

UPDATE CITY POLICIES: Fisher stated that there are a lot of policies that need updated, some are on the electric department regarding delinquent accounts. We don't have a snow plow policy. Brown asked if we had leans against people's property. Fisher answered; no. Rebo answered; yes. McCully explained her feelings that if there is no policy, the employees make up their own, and that could cause legal problems. Norman explained that there is a snow plow ordinance and there has been one for as long as he can remember; it states that the city crews will plow the snow when the depth gets to six inches. Fisher stated that it needs to be put into a policy. Fisher added; we also need a policy on how much we are going to

charge for a water hook up. Brown stated that this all needs to be looked at and suggested Fisher to research it and make recommendations.

SEWER POLICY: Rebo advised that she reviewed the original sewer policy and found where it stated that there will be a sewer charge to every home regardless of occupancy. She advised that she will begin billing for empty homes at the beginning of the next billing cycle. McCully mentioned that the City's Apartment #4 hasn't been charge a sewer charge since October, 2010. Rebo will follow up.

CITY STREETS: Pothole repair – Fisher reported that he has had phone calls from concerned residents that the potholes weren't getting repaired. Norman stated; that in January and February they had a limited supply of cold mix, but not now. It is highly expensive, \$6000 per dump truck load and the closest place to get it is Missoula. We did get access to cold mix from Lincoln County Road Department; however, it has to be the right condition to place it, and rain particularly messes it up. His goal is to use the Counties mix to try to keep it down, and they will also chip seal for us but not until the end of the summer. Norman explained that he also still would like to do hot mix as well. Discussion followed.

COVERED PICNIC AREA: Roosevelt Park- Fisher stated that the project went over budget with more to be done. Norman explained what needed to be done for completion. Fisher stated that he would like to see where the overage is. Rebo will follow up. McCully stated concerns about the metal tables and barbeque grill left out of the original plans. Norman gave background to Mayor Brown. There was discussion regarding the surplus vehicle from the electric company to donate proceeds to the covered picnic area project. McCully expressed concerns regarding maintaining it. Norman answered; that the park host will clean it and repair issues will be taken care of by the public works department.

WATER LEAK DETECTION: McCully gave reasons why she feels the City should budget for a company to come in and locate the leaks in the water system. Norman explained that there is a water main that runs down the highway. The copper material they used to connect the services may be leaking. Norman expressed that the leaks are probably isolated to the highway and along Grant Avenue, that hasn't been replaced yet. McCully suggested Norman make a map of where he thought the leaks would be. Norman expressed inaccuracy from leak detection companies, but is willing to give them an area that needs asphalt replacement anyway, to see how useful it is. McCully stated she is fine with that. McCully asked if there needed to be materials budgeted. Mayor Brown answered; we don't know yet. He suggested having citizens come in and report areas where they think there are leaks; and possibly go door to door.

STORM WATER PROBLEMS THROUGHOUT TOWN: Mayor Brown explained that this is a continuous problem, and the City is working on it and currently identifying the problem areas. He would like to see a survey through utility billing. McCully stated that the school agreed to put in a dry well after paving the teacher parking lot if run off became a problem. Brown asked McCully to remind the School.

OWNERSHIP OF DENT AVENUE: *see beginning Public Comments.*

WEEDS: McCully brought up the weeds on city property. Norman explained that weed spraying is wind and rain related and along the right-of-ways near personal properties need to have certain types of sprays. Discussion followed regarding suggested solutions.

JOURNAL VOUCHERS: McCully expressed that Council should see the journal vouchers and adjustments; otherwise they wouldn't know where they may have gone wrong with budget. Rebo advised that she brought them and stated that she has done one every month and generated a list them. She explained the process. McCully questions closing JVs. Rebo advised that she doesn't do the 13th month closings. They are done by Dan Parks.

BUDGET TRANSFERS: Rebo advised that she gave Council an example of what the budget looks like for General Fund. She presented them a copy of what it looks like presently and advised them that the auditor has advised her to reorganize it. She presented them a copy of what it would look like after the reorganization.

PUBLIC COMMENTS: Sue Carpenter requested closing the 200 block of Yaak Avenue for the Hotrods and Harley show on June 30th. Mayor Brown asked when traffic was planned to resume. Carpenter answered; 10 a.m. to 8 p.m. Denton asked where the other business patrons will be able to park. Carpenter stated that she is still trying to make contact with the VFW manager to arrange handicapped parking. Fisher asked how many people she is expecting. Carpenter answered about 50 to 75. McCully stated she would like to block off the entire block, not just an area. Carpenter was advised that they will have an answer for her at the regularly scheduled Council Meeting on June 20th.

NEW TIME CARDS FOR PUBLIC WORKS EMPLOYEES: Mayor Brown advised that he has seen the time cards and they have his approval.

PUBLIC COMMENTS CONTINUED: Mayor Brown brought up that he would like to see water at the cemetery. Discussion followed. Denton asked if there was going to be any special meetings scheduled before the next one for an attorney. Mayor Brown answered; only if Council wants one. He advised that he has spoken with the Judge and the Chief of Police, but would like to follow up with them more. Discussion followed. McDougall brought up the water feature project, stating that it is a landscape project and shouldn't need engineering. There was discussion about the bridge over water. It was consensus to leave the bridge out. John Clogston brought up the replacement of a section of the main water line. He was told that it couldn't be done by the city crew, and had to be engineered. Mayor Brown said it can be done. Discussion followed.

ADJOURN: Meeting adjourned at 8:30 p.m.

Anthony E. Brown, Mayor

ATTEST:

Tracy Rebo City Clerk/Treasurer