

December 15, 2014

1. **CALL TO ORDER:** The regular meeting of the Sidney City Council was called to order by Mayor Rick Norby at 6:30 pm.
2. **PLEDGE OF ALLEGIANCE:** The pledge of Allegiance was stated by all present.
3. **ALDERMEN PRESENT:** Sergeant, Gilbert, Koffler, Gartner, Smith, and Christensen
4. **CORRECTION OR APPROVAL OF MINUTES:**
5. **VISITORS:**
 - a. Adam Smith: Interstate Engineering
 - b. Fred Sterhan: MPEG
 - c. Paul Groshart: RCHA
 - d. Patrick Murtagh: MME
 - e. Mike Frangines: Sidney Herald
 - f. Roston Anglesey: Cub Scouts
 - g. Ernest Taylor
 - h. JoAnn Taylor: Cub Scouts
 - i. Joe Kauffman: Big Sky Surveying
 - j. Kolter Savik: Cub Scouts
6. **PUBLIC HEARING:** None
7. **MAYOR NORBY:**
 - a. **Interviews for Assistant Building Inspector:** Mayor Norby informed the Council that interviews for the Building Inspectors position will be held on Wednesday December 17, 2014, and so far there are 4 interviews scheduled.
 - b. **Leadership Roundtable:** Mayor Norby informed the Council that on Wednesday December 17, 2014 at 6pm there will be a leadership roundtable at the MSU-B Extension Office to discuss with local leaders and House Representatives the upcoming legislature and the needs of the community.
8. **COMMITTEE WORK:** Nothing
9. **ALDERMEN REQUESTS AND COMMITTEE REPORTS:** Nothing
10. **UNFINISHED BUSINESS:** Nothing
11. **NEW BUSINESS:** Nothing
12. **CITY PLANNER HOW:**
 - a. **MPEG – The Homestead Final Plat:** City Planner How stated that this is for the land located north of the Justice Center, for which the amended plat and phasing plan was presented and passed at the previous council meeting. The original phasing has changed, moving the triangle northern lot into phase 2. All of the 7 conditions have been met except number 3, which City Planner How stated he is just awaiting MDT's response on the required street light, which due to not hearing from them will need to be moved to Phase 2. City Planner How stated that he recommended approval with the knowledge that the park land dedication payment in lieu of land has not been paid, as they have not confirmed if the payment should be \$16,907.00 or the \$18,728.00, which will depend on the agreement. Chief DiFonzo stated that he would like the Council to keep in mind that all the development on the north side of Holly street with no parks on that side of the busy road can cause issues, so it may be in the best interest of the city in the future to require the land instead of money in lieu of. He also stated that the light would be optimal at 12th or 14th street, given the light placement already planned at Lincoln and the hospital street. City Planner How stated that it is up to MDT's recommendation. City Attorney Navratil asked if this Final Plat approval is for Phase 1 only, to which City Planner How stated yes, Phase 2 final plat should come before council in March or April 2015. Motion to approve the Homestead Final Plat for Phase 1, with the conditions as stated by City Planner How was made by Alderman Smith and seconded by Alderwoman Christensen. All council present voted aye.
 - b. **Bell Minor Final Plat:** City Planner How stated that this was conditionally approved of at the August 4th 2014 meeting and that the condition was that Richland County approve the plat, to which they did December 3rd 2014
 - c. **Zoning Update:** City Planner How stated that KLJ currently has Forrest Anderson working on the complete rewrite of the Sidney City Zoning Code, a draft of which should come before council the end of January, to be passed in February, and become effective in March. Interstate Engineering is working with KLJ to provide an updated zoning map.
 - d. **Tabled: KLJ Contract:** City Planner How again presented the amendments to his contract, for approval of the council. He stated that after these amendments a new contract will be drafted to coincide with the budget cycle. Motion to approve the amendments 5 and 6 to City Planner How and KLJ's contract was made by Alderman Smith and seconded by Alderman Koffler. All council present voted aye.
 - e. City Planner How stated that he talked with the Department of Commerce on the CTAP request letter. They stated that they are still in the review process of the request, but it is his hope that we are approved of for at least the updating of the zoning code.
13. **CITY ATTORNEY NAVRATIL:**
 - a. **Sage Court Townhomes with Paul Groshart:** Mr. Groshart told the Council that they are in the process of moving forward in the employee housing named Sage Court Townhomes. A tax id for the partnership has been acquired, but County Attorney Weber and City Attorney Navratil are still looking into the Montana Code for creating a limited liability partnership for this group. It is the hope to start construction in April, 2015.
 - b. **Ordinance 558: Building Code (2nd Reading):** City Attorney Navratil read Ordinance 558 updating the Building Code for its second reading. Motion to pass the second reading of Ordinance 558 was made by Alderwoman Sergeant and seconded by Alderwoman Christensen. Voting went as follows:
Ayes: Christensen, Smith, Gartner, Koffler, Gilbert, and Sergeant
Nays: None
Absent: None
14. **CHIEF OF POLICE DIFONZO:** Nothing
15. **PUBLIC WORKS DIRECTOR HINTZ-as reported by Utilities Manger Anderson**
 - a. UM Anderson stated that PWD Hintz would like the council to consider annexing the exemption section in the northern part of the City below the North Meadow Subdivision. City Planner How stated that this is possible as it is surrounded by City property.

UM Anderson stated that PWD Hintz would like the council to consider the purchase of county property to be used as a storm water retention pond north of the Wagon Wheel Subdivision.

Mayor Norby asked for a general consensus to send both of these considerations to the Water and Sewer Committee to report on by the second meeting in January 2015. It was the general consensus of the council to do so.
16. **COMPLIANCE OFFICER MEAD:** Nothing
17. **CITY TREASURER:**
 - a. City Treasurer Dey stated to the council that she had a recommendation of the Auditor pertaining to the due dates and payments of some bills. The Auditor informed Treasurer Dey that the Council can do two things:
 1. Approve Mayor Norby approving of reoccurring bills that the City does not have a choice in paying, such as utility, phone, and credit card bills.
 2. Approve the Budget Committee approving bills that come up in the process of the running of the City. The Budget Committee would not have to have a formal meeting, but could stop in on their time and approve the bills.

December 15, 2014

Aldermoman Christensen stated that she felt this is something that they need to do. Alderman Smith stated that because the bills will need to be paid regardless that that the budget committee would approve the bills before being paid he thinks it is necessary. Motion was made to approve both of these suggestions for the paying of bills that have due dates that do not correlate with the regular council meetings by Aldermoman Christensen and Aldermoman Sergeant. All council present voted aye.

b. Canceled Claims: City Treasurer Dey presented the council with the claims that were canceled. She stated that she will be providing this list once a month to the council.

18. CITY CLERK REDFIELD: consent agenda

- a. GENERAL JOURNAL VOUCHERS: e-mailed December 12, 2014
- b. Claims to be approved: \$ 128,564.37
- c. Building Permits to be approved:

Roers Investments 1001 3rd St NW
Scotty & Sara Huff- Trendz 301 S Central

Free Standing Sign
Hair Salon

Lots 1,2,3,4 Northview Sub
Lots 1 & @, B 23, Original

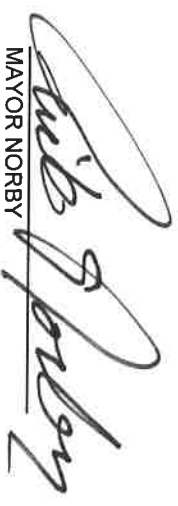
A motion to approve the consent agenda was made by Aldermoman Sergeant and seconded by Alderman Koffler. All council voted Aye.

Aldermoman Gilbert asked if the Council will be receiving an update or a report with the Auditor having been present the preceding week. City Clerk Redfield stated that the Budget Committee received an update, but that the council will not receive a formal report until the tasks the auditor requested are completed and a report can be provided.

Meeting was adjourned at 7:07 pm

ATTEST:


CITY CLERK


MAYOR NORBY

January 5, 2015
DATE SIGNED