

**POLSON CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, OCTOBER 3, 2005, 7:00 P.M.**

ATTENDANCE: Councilmen: Lou Marchello, Mark MacDonald, Jules Clavadetscher, Mike Maddy, Tom Corse, Dan Morrison. Council President Dan Morrison presiding. Mayor Randy Ingram absent. City Attorney James Raymond absent. Others present: Dale Jackson, Aurelia Jackson, Tom Maloney, Tony Porrazzo, Doug Chase, Bill Wilkins, Steve Jensen, Steven Speckert, Ethan Smith, Robert Lajoie, Sam Williams, Carol Jones, Lee Manicke, Murat Kalinyaprak, Bonnie Manicke.

CONSENT AGENDA:

A. CITY COUNCIL MEETING MINUTES, SEPTEMBER 19, 2005

B. JOYCE WEAVER TO ATTEND NEW REALITIES OF DEVELOPMENT IN MONTANA – RECREATION AND REAL ESTATE – OCTOBER 7 – WHITEFISH

C. JULIE SMITH TO ATTEND WAGES, HOURS AND PAY FOR MONTANA PUBLIC AGENCIES – OCTOBER 24, BILLINGS

D. ALAN BOOTH – COMPLETION OF PROBATION AND CONFIRMATION OF PROMOTION TO SERGEANT

E. JOHN STEVENS – COMPLETION OF PROBATION AND CONFIRMATION OF PROMOTION TO ASSISTANT POLICE CHIEF

Motion made by Councilman Marchello, seconded by Councilman MacDonald, to approve the consent agenda items A through E as presented. Motion carried unanimously.

PRELIMINARY PLAT APPROVAL – LOT DIVISION – TWO LOT MINOR SUBDIVISION 13TH AVENUE AND 11TH STREET EAST – JEROME AND MARGARET HANSON: City Planning and Zoning Official, Joyce Weaver, presented her staff report to Council. Discussion followed regarding the requirement for a sidewalk and its location within the street right of way, designed with a flat or rolled curb. Council agreed that sidewalks are important in new subdivisions but minor subdivisions could contribute to the sidewalk loan fund for future sidewalk placement. **Motion made by Councilman Clavadetscher, seconded by Councilman Marchello, to grant preliminary plat approval for Jerome and Margaret Hanson's two lot minor subdivision on 13th Avenue and 11th Street East, subject to conditions of approval as presented and to allow for a contribution to the City's Sidewalk Loan Fund 2510, in lieu of constructing sidewalks, curb and gutter, in an amount to be approved by the City Engineer. Motion carried unanimously.**

FINAL PLAT APPROVAL AND RESOLUTION #910 ANNEXATION OF SKYLINE #4 MINOR SUBDIVISION – WIL MAVIS: City Planning and Zoning Official, Joyce Weaver, presented a review of the staff report noting that all the twenty two conditions of approval have been met and the checks that are required have been provided to her by Wil Mavis.

Steve Speckert stated his support of this development but expressed his concern about the poor condition of J B Drive. He asked that Council delay approval until the developer, Wil Mavis paves the road as he was required to do by a previous agreement with the City. Councilman Maddy replied that this should have been brought up prior to this meeting because Council has already approved the conditions and could not add to them. It was clarified that the Mayor Ingram is working with the County and the residents to get J B Drive paved. Councilman Morrison noted that one of the conditions of approval for this subdivision is to waive their right to protest any future special improvement district, which includes the road improvement. Councilman Clavadetscher explained that he will vote against the approval because he feels the sidewalk loan fund should be getting the payment in lieu of installing sidewalks, because he feels that in ten years there will be a need in that area for them to be constructed. **Motion made by Councilman Corse, seconded by Councilman Maddy, to approve Resolution #910, annexation of Skyline #4 and approval of the final plat for Skyline #4 minor subdivision, subject to the conditions of approval. Motion carried. Councilman Clavadetscher opposed.**

RESOLUTION #907 – ANNEXATION - LOT 8 SKYLINE 3 – LAKE COUNTY COMMUNITY DEVELOPMENT CORPORATION: Water and Sewer Superintendent Tony Porrazzo stated that water and sewer services are available to this property. **Motion made by Councilman Corse, seconded by Councilman Marchello, to approve Resolution #907, annexation of Lot 8 Skyline #3 as petitioned by Lake County Community Development Corporation. Motion carried unanimously.**

ADVERTISE FOR BIDS – HILLCREST DRIVE SEWER LINE EXTENSION PROJECT:

Water and Sewer Superintendent, Tony Porrazzo informed Council that City Engineer Bob Fulton completed the design for the sewer line extension on Hillcrest Drive from the Joy Addition to the cemetery and estimated the cost at \$153,100. The proposal is for the City to get reimbursed for the cost when users hook into the line. The Lake County Sanitation Department supports this project because they are aware of a number of homes on Hillcrest Drive that are having problems with their septic tanks. Councilman Maddy asked and Tony Porrazzo replied that the payback will be shared equally and paid back to the City when they hook into the line. City Treasurer Bonnie Manicke asked that Council implement an escalation clause into the payback process for those hooking into the system at a later time. Council agreed that it is important to have an escalation clause, which would provide an incentive to hook up. Tony Porrazzo agreed and stated that they would work out the details of the payback later. He assured Council that a number of people approached him asking for City sewer service and asked them to approve the project and advertise for bids so he can move forward with the project. **Motion made by Councilman Marchello, seconded by Councilman Corse, to approve advertisement for bids for the Hillcrest Drive Sewer Extension project as proposed. Councilman Maddy abstained. Motion carried unanimously.**

WATER DEPARTMENT TO PURCHASE PROPERTY NORTH OF MIDDLE ZONE

RESERVOIR 15TH AVENUE EAST FROM KATHY AND JOHN KEITH: Water and Sewer Superintendent Tony Porrazzo asked Council approval to purchase land next to the City's water reservoir on 15th Avenue which is important to provide a buffer around the tank. The property is approximately .6 acres and the initial asking price is about \$59,000 to \$64,000. Council agreed that an appraisal will determine the value. Murat Kalinyaprak questioned why the City didn't look into purchasing the property before it was recently purchased from the Claffey's about six months ago. Councilman Maddy replied that it is not unusual for property to change hands in that period of time. **Motion made by Councilman Marchello, seconded by Councilman MacDonald, that Mayor Ingram arrange to have an appraisal done on the property and negotiate a price with the property owners and present the proposed cost to the City Council for approval. Motion carried unanimously.**

CONSIDER INITIATING PROCESS TO EXPAND THE URBAN SERVICE AREA TO PROVIDE CITY WATER TO PROPOSED DEVELOPMENTS BY STEVE JENSEN AND BILL WILKINS:

Steve Jensen asked Council if they would support his and Bill Wilkins' request to extend the City's service area south from the existing boundary as stated in the City's Master Plan. Planning and Zoning Official Joyce Weaver explained that this would be change to the City's Master Plan which is part of the Polson Development Code and would require a public hearing.

Tony Porrazzo expressed his support for this proposal because the developers plan to donate land that the City needs for another reservoir and also would be developed as parkland. The City only has an easement for the property that the existing reservoir is on. This property would give the City an opportunity to improve the water pressure by installing a booster station and provide fire protection for that area. The property is also needed to drain the existing tank for maintenance, which was recommended by the City's water system modeling that was recently done.

Councilman Corse noted that the developers are making this proposal predicated on the City acquiring a new water source. Tony Porrazzo replied that the water source at the old cemetery is estimated to provide in excess of 500 gallons per minute and they will continue pursuing wells until the lake water is available. Councilman Corse expressed concern about how far the City's service area would be extended and that it would set a precedent and potentially exceed the water availability.

Margie Hendricks expressed concern whether there is adequate water supply to provide for the extension of the City's service area. Tony Porrazzo replied that this summer was very dry and the City's reservoirs never lost more than six feet. Discussion continued about the sequence of events that led to the water moratorium and that since then the west shore well has been added to the City's water source and the City's continued efforts to drill more wells. Further discussion followed on the need for the City to grow and the effects of developments on the City's infrastructure and whether it is offset by the increased tax revenue.

Council agreed that they could not vote on this issue but expressed their interest in pursuing the process to extend the service area for Polson as proposed by Steve Jensen and Bill Wilkins. Council asked Joyce Weaver to provide them with the application to amend the Polson Development Code. She assured them that the issue could be on the December 19, 2005 agenda

for the City County Planning Board Meeting. She noted that the properties would have to annex into the City limits before the service area could be changed. Council asked that James Raymond provide legal advice to Joyce Weaver on the process required to extend the City service area.

GRANT WRITING CONTRACT FOR WATER SYSTEM IMPROVEMENTS \$10,200 ESTIMATE – SCOTT ANDERSON – ANDERSON MONTGOMERY: Water and Sewer Superintendent Tony Porrazzo asked Council approval to contract with Anderson Montgomery to write grants for the City's infrastructure including the reservoir on Hillcrest Drive and Skyline Drive and the water distribution system. **Motion made by Councilman Marchello, seconded by Councilman Maddy, to approve a contract with Anderson Montgomery to write grants for the City's water system improvements for an estimated cost of \$10,200 as proposed. Motion carried unanimously.**

RESOLUTION #908 – TRANSFER PROGRAM INCOME FROM THE HOUSING REHAB PAYMENTS, FUND (2941) INTO THE SIDEWALK LOAN FUND (2510) TO BE USED FOR FUTURE SIDEWALK PROJECTS: City Treasurer Bonnie Manicke informed Council that five contracts are remaining from the 1998 CDBG Housing Rehab Program which provides approximately \$3,000 revenue per year. This resolution would transfer the CDBG Housing Rehab program income from (2941) to the Sidewalk Loan Fund (2510), which is a loan source for people to borrow to replace their sidewalks at a low interest rate. **Motion made by Councilman Maddy, seconded by Councilman MacDonald, to approve Resolution #908, transferring program income from the CDBG Housing Rehab Fund 2941, into the sidewalk Loan Fund 2510, to be used for future sidewalk projects. Motion carried unanimously.**


RESOLUTION #909 – TO LEVY AND ASSESS SPECIAL IMPROVEMENT DISTRICTS; STREET LIGHT MAINTENANCE DISTRICTS; NOXIOUS WEED CONTROL MAINTENANCE DISTRICTS; SIDEWALK, CURB & GUTTER IMPROVEMENTS: City Treasurer Bonnie Manicke asked Council approval for this housekeeping resolution which sets the amount that the City levies for its special improvement districts. **Motion made by Councilman MacDonald, seconded by Councilman Marchello, to approve Resolution #909 to levy and assess special improvement districts; street light maintenance districts, noxious weed control maintenance districts and sidewalk curb and gutter improvements, as proposed and presented. Motion carried unanimously.**

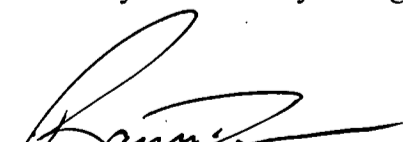
ORDINANCE #614 – SECOND READING – REVISED PERSONNEL POLICY: Motion made by Councilman Marchello, seconded by Councilman Corse, to approve the second reading of Ordinance #614, the City's revised personnel policy. **Motion carried unanimously.**

SEPTEMBER 2005 CLAIMS: Motion made by Councilman MacDonald, seconded by Councilman Marchello to approve the September 2005 Claims #89835 to #90049 for a total of \$148,987.04, as presented. **Motion carried unanimously.**

GOLF COURSE RESTAURANT LEASE: Councilman Corse informed Council that the Cannons have given notice that they will terminate their lease of the golf course restaurant on October 15th. The Cannons purchased capital equipment for the restaurant, which they felt was necessary for its operation. He asked that Council authorize Mayor Ingram and Councilman Morrison to negotiate a price to purchase the equipment, not to exceed \$7,000, which is the amount remaining in the budget for the restaurant management. **Motion made by Councilman Corse, seconded by Councilman Clavadetscher, to authorize Mayor Ingram and Councilman Morrison to negotiate the cost to the City to purchase the restaurant equipment bought by the Cannons. Motion carried unanimously.** Councilman Corse noted that there were five applicants who responded to the request for qualifications that was recently advertised for the management of the restaurant. They feel that they have good choices and have more time to consider the applicants.

Meeting adjourned at 8:20 p.m.

Attest: 
Aggi G. Loeser, City Clerk


Randolph B. Ingram, Mayor