

1. CALL TO ORDER

The meeting was called to order by Mayor Julius at 4:30 p.m.

Members Present: Mayor Julius, Councilmembers: Berg, Schwichtenberg, Seepersaud and Timmerman

Members Absent: None

Also Present: City Administrator Terry, Assistant City Administrator Nagel, Chief Juell, Community Development Specialist Christianson, Public Works Superintendent Schweich, and Community Development/Administrative Intern Haley Sevensing

2. PRESENTATIONS

None

3. REPORTS

None

4. GENERAL DISCUSSION

City Vision, Priority Goals, and Identification of Policy Discussion Topics

City Administrator Terry and Community Development/Administrative Intern Haley Sevensing gave a presentation on the purpose and process for revising the City's vision and priority goals and asked the Council to prioritize future policy discussion topics.

Council directed Staff to make the following changes to the vision:

- Edit development language to promote both a diverse commercial and industrial base.
- Remove "commercial" from the development language so that all types of development and redevelopment are aesthetically pleasing and promote quality.

Council directed Staff to make the following changes to the priority goals:

- Edit the residential goal to make it more readable.
- Add a new goal in relation to the development of an asset management system.

Additional changes discussed by the Council were to be considered by Staff to determine if they fit into the vision, priority goals, and/or community oriented local government philosophy:

- Consider language about the quality of municipal services to be provided, the collaborative culture of the City, and Elko New Market as a model city.
- Consider referencing recreational programming in the vision.

The Council reviewed the list of policy discussion topics presented in the Staff memorandum and discussed seven additional topics to be added to the list for prioritization:

- Dog Park
- Farmers Market
- Metrics for Priority Goals
- Asset Management System
- Staffing Needs
- Township Relations
- Regional Presence and Influence

Following review and discussion, the Council prioritized the policy discussion topics. The results, broken down by priority level, were as follows:

- High Priority
 - Funding Infrastructure to Support Development
 - Development Fees – Basis, Comparison, and Options for Change
 - Factors Related to Development
 - Staffing Needs
 - Interchange Development – Park I-35 and Adelman Property
 - Asset Management System
 - Affordable and Workforce Housing
 - Funding Public Works Equipment
- Medium Priority
 - Financing Fire Department Apparatus
 - Public Communications
 - Public Facility Maintenance
 - Establish Metrics for Priority Goals
 - Police Department Staffing
 - Farmers Market
 - Community Center
 - Fire Department Recruitment and Retention
- Others
 - Secondary Access to Woodcrest Neighborhood
 - Funding Park Infrastructure
 - Township Relations
 - Municipal Campus
 - Code Enforcement
 - Regional Presence & Influence
 - Ordinances 101
 - EDA vs. EDC and Composition
 - Met Council SAC Surcharge
 - Transit
 - Community Park
 - Dog Park

Staff will make revisions as directed by Council and bring back the revised vision and goals at the June 27, 2019 Business Meeting.

5. REPORTS

a) ADMINISTRATION
None

b) PUBLIC WORKS
Public Works Superintendent Schweich provided the Council with an update of Public Works activities.

c) POLICE DEPARTMENT
None

d) FIRE DEPARTMENT
None

6. ADJOURNMENT

The Work Session was adjourned at 7:25 p.m.

1. CALL TO ORDER

The meeting was called to order by Mayor Julius at 7:30 p.m.

Members Present: Mayor Julius, Councilmembers: Berg, Schwichtenberg, Seepersaud and Timmerman

Members Absent: None

Also Present: City Administrator Terry, City Attorney Poehler, Chief Juell, Community Development Specialist Christianson, Public Works Superintendent Schweich, Community Development/Administrative Intern Haley Sevening, and City Engineer Revering

2. PLEDGE OF ALLEGIANCE

Mayor Julius led the Council and audience in the Pledge of Allegiance.

3. ADOPT/APPROVE AGENDA

MOTION by Councilmember Berg, second by Councilmember Timmerman to approve the revised agenda. **APIF, MOTION CARRIED**

4. PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGEMENTS

Oath of Office

Police Chief Brady administered the Badge Pinning Ceremony to new Police Officer Steve Hotaling.

Mayor Julius administered the Oath of Office to new Police Officer Steve Hotaling.

5. PUBLIC COMMENT

Mr. Guy Bosch stated he was aware that the City Water Plant raised the rates of the City water costs. He stated he did some research and it looked like the jurisdictions around Elko New Market are run on a tier system based on the volume of water used. He stated the National average around Elko New Market and other cities is around \$1.30 to \$2.00 per one thousand gallons of water. Elko New Market has the lowest volume at the first tier of \$3.51 per thousand gallons. Tier two is ten to twenty thousand gallons which is usually the tier one in other communities and that is at \$10.17. Tier three is over twenty thousand gallons and at \$20.33 per thousand gallons. He stated his basement bathroom toilet had the flapper stick and his water bill was \$513.00. He stated his water bill is usually \$115.00. If the flapper would have gotten stuck in Farmington the bill would have been \$51.00. The short tier structure and being ten to twenty times the price in other communities is not right. He stated he called the City and was told there was an unintended water form that could be filled out to drop the cost down a hundred dollars so having the flapper stick on his toilet, he is spending more this month on water than most communities with a family of four spend on water the entire year. He stated he did not know why the twenty thousand gallons has to go to \$20 a gallon. He stated that is unheard of anywhere in the Country. He stated if he did not pay the bill, he

assumed he would get a lien on his house. He did not know how the figures for water were brought about.

City Administrator Terry suggested Mr. Bosch contact the City in regard to unintentional use of the water. He noted there is a policy in place for this. He stated the unintentional use policy actually takes that usage month and potentially the next usage month reduces the cost back so the rates did not exceed the Tier 2 rates, which would be up to twenty thousand gallons. He stated with regard to the aggressiveness of the rate, Mr. Bosch is right, The City has one of the most Aggressive rates out there and is intended to discourage usage beyond the base levels. He stated the Council always has the ability to reduce that if the Council wants but the rates are the result of a policy discussion the Council had several years ago with regard to the current rate structure that occurred at the time that the rate structure was implemented.

Mr. Bosch stated he researched other utility around the Country and State and found the top ten usage rates in the Country and the highest rate is \$9.00 at their highest tier so the philosophy that Elko New Market is establishing the diminish more use is five to ten times than any single city in the Country.

City Administrator Terry stated he could not respond to rates around the entire Country.

Mayor Julius asked if Mr. Bosch looked into getting the credit from the City.

Mr. Bosch stated the credit would bring him to Tier 2 rates which is \$10 per one thousand gallons where Farmington is \$2.40 for Tier 2. If it takes his unintended use to Tier 2 it drops his water bill from \$515 to \$415. He stated his bill has been the same for fifteen years and never missed a payment.

Mayor Julius thought today if the Council wanted to explore this particular policy and make changes to it when could this be done.

City Administrator Terry stated if the Council wanted to make changes to the unintentional use policy, it would not have to wait until the overall discussion on water rate structure.

Mayor Julius asked the Council if taking a look at this at a future meeting something the Council would be open to looking at.

The Council indicated it could be reviewed and directed staff to bring at back for discussion at a future meeting.

6. CONSENT AGENDA

MOTION by Councilmember Berg, second Councilmember Schwichtenberg to approve Consent Agenda.

- a. Approve May 9, 2019 Minutes of the City Council Meeting
- b. Approve Payment of Claims and Electronic Transfer of Funds

- c. Adopt Resolution 19-23 Approving Outdoor Concerts and Events Permit for Fire Rescue Days Parade and Other Events
- d. Adopt Resolution 19-24 Outdoor Concerts and Events Permit for Windmill Animal Rescue
- e. Outdoor Concert and Events and Expansion of Liquor Premise – The Doublewide
 - Adopt Resolution 19-25 Approving Outdoor Concerts and Events for the Doublewide
 - Adopt Resolution 19-26 Approving Temporary Expansion of Licensed Premises for the Doublewide
- f. Adopt Resolution 19-27 Approving Outdoor Concerts and Events for Tapestry Church
- g. Approve Agreement for Municipal Facilities Garbage and Recycling Collection and Disposal Services
- h. Approve Revised Job Description – Public Works Maintenance Worker I
- i. Authorization to Purchase Fire Apparatus
- j. Adopt Resolution 19-29 Relating to Financing of Certain Proposed Projects to be Undertaken by the City of Elko New Market; Establishing Compliance with Reimbursement Bond Regulations Under the Internal Revenue Code.

Councilmember Berg was curious where the amounts came from on Item J. City Administrator Terry stated the Resolution allows the City to pay for hard expenses, such as construction but not including soft costs such as engineering or architecture. This will allow the City to reimburse itself after the bonds are issued.

APIF, MOTION CARRIED

7. PUBLIC HEARINGS

None

8. GENERAL BUSINESS

Sewer Trunk Fee Credit Policy

- i. Resolution 19-22 Adopting A Policy for a Credit to the City Sanitary Sewer Trunk Fee for Eligible Properties

City Administrator Terry presented the Sewer Trunk Fee Credit Policy to the City Council.

Councilmember Berg thought the City was arriving at a subjective amount based on a single request. He did not think the City should do anything at this point. Councilmember Schwichtenberg thought the credit should be fifty percent of the trunk fee. Councilmember Timmerman agreed. Mayor Julius thought fifty percent sounded reasonable. **MOTION** by Councilmember Timmerman, second Councilmember Seepersaud to Adopt Resolution 19-22 Adopting A Policy for a Credit to the City Sanitary Sewer Trunk Fee for Eligible Properties with a fifty percent credit.

MOTION CARRIED 4 AYES-1 NAY (BERG)

Approve Plans and Specs and Authorizing Ad for Bids – 2019 Streets Rehabilitation

- ii. 19-28 Approving Plans and Specifications and Authorizing Advertisement for Bids

City Engineer Revering stated the City Council is being asked to adopt the attached resolution approving plans and specifications and authorizing the advertisement for bids for the above-referenced project. The Council discussed this item. **MOTION** by Councilmember Berg, second Councilmember Timmerman to Adopt Resolution 19-28 Approving Plans and Specifications and Authorizing Ad for Bids.

APIF, MOTION CARRIED

2020 County Road 2 and 91 Intersection Roundabout Project

- i. Preliminary Design for CSAH2 and CSAH 91 Roundabout and Direction on Project Add-On Items

City Engineer Revering introduced Derek Arens from Bolton and Menk who presented the preliminary design for CSAH2 and CSAH91 Roundabout and project add-on items. This item was discussed. **MOTION** by Councilmember Schwichtenberg, second Councilmember Seepersaud to Accept Preliminary Design for CSAH 2 & 91 Roundabout including the trails and lighting as part of the design but to have them bid as alternatives.

City Engineer Revering stated he was a little concerned with the how the trails element bid as an alternate could impact the bids. City Administrator Terry stated there is also the question of intent. If the Council is not serious about an aspect of the project, this should be known because there will be an expense relate to design. Staff will be back at the next Council meeting asking for payments to be made related to the acquisition of permits and temporary easements in the area of the trail. Terry also stated lighting is its own unique thing and can be done later without paying the same premium that might be paid to come back later and do other aspects of the project. He stated the lighting could be done as a bid for part A and part B, one being continuous lighting and the other being the downtown lighting.

Councilmember Schwichtenberg stated he would amend his motion. **MOTION** by Councilmember Schwichtenberg, seconded by Councilmember Seepersaud to accept the design to go forward with the lighting outside of the roundabout to be bid as an alternative bid.

APIF, MOTION CARRIED

- ii. Proposal for CSAH 2 and CSAH 91 Roundabout, Trails, Downtown Lighting and Continuous Lighting Final Design

Mr. Arens of Bolton and Menk reviewed the proposal for CSAH2 and CSAH91 Roundabout, Trails, Downtown Lighting and Continuous Lighting Final Design. The Council discussed this item. **MOTION** by Councilmember Berg, second Councilmember Timmerman to Approve Bolton & Menk Proposal for CSAH 2 & 91 Roundabout, Trails & Continuous Lighting Final Design.

APIF, MOTION CARRIED

Discussion Regarding the Regulation of Mobile Food Units

Community Development/Administrative Intern Haley Sevening reviewed the history and proposed regulations of Mobile Food Units (MFUs) with the City Council. She noted should the Council decide to proceed with the draft Mobile Food Unit Ordinance, Staff will incorporate feedback and prepare materials for the consideration of approval at the next Council meeting.

Councilmember Berg stated he struggled with the following language “Mobile food units may only operate along public streets or public right-of-way’s when authorized by the City as part of an outdoor concert or event pursuant to Chapter 5 of this title.” These MFUs are never allowed on a public right-of-way or public street any other time, even if approved by the City because there is no concert or event to tie it to. He thought it was odd that the City would not allow MFUs to park in a neighborhood or public street when other vehicles that are the same size or larger are allowed to be parked on City streets.

Councilmember Timmerman stated the MFUs are louder, leave a smell and leave a lot of garbage around. Councilmember Berg stated the MFUs would not be doing that if the MFUs complied with City Ordinances and rules.

Police Chief Juell stated the concern is not with the MFUs themselves but with the many vehicles that will be coming and going using the MFUs for their meals.

Councilmember Schwichtenberg agreed with Councilmember Berg. He thought the City could limit the MFUs to park next to parks on the street, to park next to non-residential homes so there is not a nuisance. Councilmember Berg thought if the MFUs becomes a nuisance then this could be revisited but to outright ban it without any current issues is not the right thing to do.

Mayor Julius asked if language could be added specifying the MFUs need to be three hundred feet away from other food serving establishments in a brick and mortar building. Community Development/Administrative Intern Haley Sevening stated that could be done. Mayor Julius assumed the same could be done with Fire/Rescue days.

Councilmember Schwichtenberg stated he thought the MFUs should not be allowed in the community the three days during the Fire Rescue days event without the approval of the City. Councilmember Seepersaud stated she was more lenient on it because she is on the Civic and Community Events Committee and going to meetings. She thought the committee would be fine with having MFUs, but not competing with the foods that are already at the event. Councilmember Timmerman agreed with both Councilmembers Seepersaud and Schwichtenberg, but if there is a food truck coming into town for a special event, she felt that part of the money taken in should be donated back to the City.

Councilmember Schwichtenberg stated he liked the language the way it is but to remove the map and indicated the whole community for Fire Rescue Days.

Mayor Julius disagreed, stating that if the City was going to have an event like Fire Rescue Days and, if the City is wanting to encourage business to come, and the biggest event the City has will

not allow it, it seems contrary. He was all for buffers and restrictions and even giving event coordinators the power to dictate what can and cannot be sold but he would not be ok with disallowing the MFUs during that period of time. Councilmember Schwichtenberg wondered if the boundary could be enlarged or moved to get the MFUs away from the event as much as possible.

Mayor Julius thought this item could be reviewed in a year to see if anything needed to be changed.

A majority of the Council consensus was to keep the restrictions, based on geography as written related to Fire Rescue Days but would eliminate the restrictions on them being able to operate and parking where legal in residential areas.

Councilmember Timmerman left the meeting at 9:12 p.m.

Woodcrest Sanitary Sewer

- i. Options for Response to Moore Request for Sewer

City Engineer Revering reviewed the Woodcrest Sanitary Sewer and options for response to Moore Request for Sewer. The Council discussed this item. **MOTION** by Councilmember Berg, second Councilmember Schwichtenberg to authorize a scope of work as proposed by the City Engineer under Option Two.

APIF, MOTION CARRIED

8. REPORTS

- e) ADMINISTRATION

None

- f) PUBLIC WORKS

Written report included in Council Packet.

- g) POLICE DEPARTMENT

Written report included in Council Packet.

- h) FIRE DEPARTMENT

None

- i) ENGINEERING

None

- j) COMMUNITY DEVELOPMENT

Written Planning Commission Minutes included in Council Packet.

- k) PARKS DEPARTMENT

Written draft Parks & Recreation Commission Update and Minutes of May 14, 2019

meeting included in Council Packet.

l) COMMUNITY & CIVIC EVENTS COMMITTEE (CCEC)

m) OTHER COMMITTEE AND BOARD REPORTS

i. SCALE

None

ii. MVTA

None

iii. I35 SOLUTIONS ALLIANCE

None

iv. CHAMBER OF COMMERCE

Councilmember Schwichtenberg stated he went to the meeting and thought the group was pretty proactive.

9. DISCUSSION BY COUNCIL

City Administrator Terry stated the next Council meeting will probably have three members attending because of conflicts. There are items that will come forward that should be acted on, but the meeting will have fewer councilmembers attending. HE asked if there were concerns regarding certain items being acted on with less than a full council. Councilmember Schwichtenberg stated he would be open to talking with the Mayor ahead of time on what his thoughts are on the items. Councilmember Seepersaud stated she was fine with a quorum and would be in town and could make the meeting to get a quorum, if needed.

10. ADJOURNMENT

MOTION by Councilmember Schwichtenberg, second by Councilmember Seepersaud, to adjourn the meeting at 9:27 p.m. **APIF, MOTION CARRIED**

Respectfully submitted by:

Thomas Terry, City Administrator