

Minutes of the Altamont Town Council Meeting
March 10, 2022

Present:

Clyde Watkins
Glen Jessen
Ole Olsen
Shilo Monney
Amanda (Mandy) Gardner, Town Clerk
Craig Kettle, Town Employee

Public Present:

Vicky Jessen
Eric Majors, Jones & DeMille Engineering

Sommer Arnold was absent.

Clyde Watkins called the meeting to order at 7:00 p.m.

Minutes Approved (7:03 p.m.)

A Motion was made by Ole Olsen to approve the minutes of February 10, 2022 as written. Motion seconded by Shilo Monney. Motion carried unanimously.

Upper Community Recreation District

Altamont Park Lease Agreement (7:04 p.m.)

Vicky Jessen stated that if the Town would like to prepare the lease agreement, the Upper Community Recreation District will review it at their next meeting.

Mrs. Jessen stated that the Recreation District received one bid for the upkeep at the parks. The bid came in much higher than anticipated and would take one-third of the budget for the entire district. She suggested that the Town council keep an open mind about a partnership for the park. She will speak with Greg Miles to see if a partnership would be a possibility. Shilo Monney asked if the Town could get reimbursed for services. Mayor Watkins explained that there are a lot of hidden fees involved with maintenance including the cost of the truck, trailers, equipment, insurance and other things so it would be very difficult to do.

Mrs. Jessen stated that the Recreation District will advertise for bids on the parks and hopefully something lower will be submitted.

Glen Jessen suggested that the lease agreement should include that the Recreation District will be required to follow all Town ordinances. The Town will also need to maintain an easement. The lease could be written as a 99-year lease with options for either side to re-negotiate. The council also discussed including in the lease that the Town will have final approval on all capital improvements at the park.

Zoning of Lot AL-56 (7:17 p.m.)

Mayor Watkins stated that there are some zoning issues due to decisions that were made in the past. He encouraged the council and zoning committee to look at all aspects of zoning decisions and variances to make sure that the Town is always protected, and future owners can't use new zoning ordinances to their advantage.

Shilo Monney reported that from the recent zoning committee meeting, they recommend that the house be zoned R-10 and the mobile home be zoned R-7. The home fits that zoning with no issues. The mobile home is short by 2 feet to fit the R-7 zoning. The Town may need to provide a variance for that issue. In the past there has never been a contract. Mr. Monney suggested discussing this issue as a town council and offer the variance on the grounds that the landowner move the home and clean up the property first.

Vicky Jessen added that any agreement needs to provide the Town a deeded easement to those two properties from the public property line. Otherwise those properties are landlocked. The landowner must provide the town with four maps of the properties surveyed out with a written proposal. The Town has never received a written proposal from the landowner.

Shilo will send an e-mail to Ashley explaining that he needs to provide surveyed maps and a written proposal of what he would like to see happen with all property lines on his properties or attend a council meeting so that his proposal is on record. He will copy that to the Town and Tony Thacker so all parties involved are aware.

Jones & DeMille Engineering – Grant for stormwater and flooding (7:44 p.m.)

Mayor Watkins stated that the town has had flooding issues on the west side of town. We were hoping for funding to help with those issues.

Eric Mayor from Jones and DeMille Engineering reviewed a history of this issue with the council. In 2019 the water conservancy district was pulling together projects in the County related to flood control and water conservation including piping irrigation lines and applying for grants to do a watershed plan. Altamont Town and a few other towns were on the list of about 14 projects taken to the NRCS and were funded in terms of getting a study and environmental work completed.

Jones and DeMille have been helping the Conservancy District and have been able to evolve and learn what that the program requires and how they issue the funding. Flood control projects require a student to the extent that you could say exactly what damage could be done in a flood. They require a lot of effort. There was an award of \$25 million, but there are seven irrigation projects that will use that entire funding package.

Mr. Majors further stated that FEMA has been getting funds to help communities. The first step is to complete a benefit cost analysis and they provided funding for that, so Jones and DeMille took projects from Altamont and Ballard and applied for FEMA funding to do the scoping study. That funding was awarded. The Town of Altamont has \$25,000 to put toward that study. The study will include a high-resolution aerial image of the Town, supplemented with shots on the drain system culverts and other things related to the flood issue.

The first round of funding for the project beyond the initial study came and went and FEMA was not funding rural communities. FEMA will be getting more funding, but unless they make a big shift and start funding rural communities, changes are not good to get project funding through this agency. Mr. Majors suggested that the Town take the \$25,000 to get a plan, get cost estimates, identify needs, and obtain a good map of the town to make something that could be used to apply for funding from other sources.

Mr. Majors stated that a meeting was recently held with regards to the \$25,000 already awarded. Alex Getts is the state project manager working with Altamont for the award. A

letter of commitment has been signed by Mayor Watkins. The minimum required match from the Town is 25% which comes to \$6,250. The grant which is a 2020 BRIC grant will be \$18,750.

Mr. Major stated that he would need to verify whether or not the Town would be required to go through a procurement process before assigning Jones and DeMille to start working on the project.

The Council agreed to go forward with this project and accept the 2020 BRIC grant in the amount of \$18,750.

A Motion was made by Glen Jessen to approve the 2020 BRIC grant scoping project in the amount of \$18,750 with the Town matching \$6,250. Motion seconded by Ole Olsen. Motion carried unanimously.

Mayor Watkins signed necessary documentation.

With regards to other funding options for the project, Mr. Majors stated that the Town could apply with the CIB for funding which would most likely be one-half grant and one-half loan. Having the initial study complete will be very beneficial when applying for project funds. The Town can also watch FEMA to see what they allow through future funding. The Department of Environmental Quality or Rural Development could also have some funding available. The school district or road department may also be a source of financial help as this project would impact their properties.

Mr. Majors stated that the council should remind the school district that something needs to be done with the storm water for any future development.

Mayor Watkins asked Mr. Major if the Town would be required make any changes with regards to how they discharge the storm water right now. Mr. Majors stated that they may require a change in the future, but they are starting with the larger areas and moving down to the rural areas. To his knowledge, Vernal has been asked to make a change so until Roosevelt is asked to make a change, Altamont does not need to be concerned about it. He further stated that if it ever became a health issue and water quality was a concern then it may become more of an issue. As long as the storm water isn't dumping into a canal it shouldn't become a problem.

Utilities, Secondary Water (8:29 p.m.)

The council discussed House bill 242. This bill includes a requirement to meter secondary water systems. Ole stated that he received information on costs and grants. In 2022 70% of the cost of the project could be awarded in a grant. The amount that could be awarded decreases each year through 2027 and the project is supposed to be complete by 2030.

The council discussed whether or not the Town would be required to do this as the secondary water is all tribal water. The council also questioned whether it would be sufficient to placed just one meter on the water that exits the pond, or if a meter would need to be placed on every home. The council will continue to discuss this as more information is available.

Procurement Policy (8:39 p.m.)

The council discussed the need to make sure the procurement policy adopted by the town allows for decisions based on things other than cost.

Training

This item will be held at a later meeting.

Miscellaneous

With regards to voting districts, Mayor Watkins stated that Altamont is now its own precinct which makes it very difficult to hold caucus meetings. Each precinct can elect their own Chairman, Vice Chairman, Administrator, County Delegate and State Delegate. The State Delegate would be appointed to represent the Town at the State Convention. Mayor Watkins wanted the council to be aware of this change because the Town Council is essentially over all voting for residents of the Town. If the Town, as its own precinct, is unable to appoint someone to represent them at the State Convention that can be a concern.

The next council meeting will be held on April 7 at 7:00 p.m.

A Motion was made by Ole Olsen to end the meeting at 8:58 p.m. Motion seconded by Glen Jessen. Motion carried unanimously.

Read and approved this 7 day of April, 2022.

e-mailed to

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03/12/22