

Minutes of the Altamont Town Council Meeting
November 10, 2022

Present:

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

Public:

Troy Ostler
Tony Thacker
Ashley Webb

Sommer Arnold was not present

Clyde Watkins called the meeting to order at 7:03 p.m.

Minutes Approved (7:06 p.m.)

A Motion was made by Glen Jessen to approve the minutes of October 13, 2022 as written. Motion seconded by Shilo Monney. Motion carried unanimously.

Side-by-Side (7:07 p.m.)

Mayor Watkins informed the council, that the purchase of the side-by-side was not a budgeted item and will cause an overage in one of the categories of the budget. The council has two options they can open up the budget tonight and make the adjustments and in June at the budget hearing it would not need to be mentioned. Option two would to acknowledge the purchase tonight, and wait to open the budget in June when there is an exact amount. Glen stated that the council should acknowledge the purchase and open the budget in June. Glen asked if a motion would be needed. Mayor Watkins answered yes, a motion would be needed because of the amount. Not only did the town purchase a side-by-side it also purchased a snow blade and accessories. Glen suggested a \$10,00 budget for the side by side. Mayor Watkins asked if \$10,000 was enough. Stating that the side-by-side cost \$7,000, and the side by side with the accessories so far are around \$8800. Craig listed the accessories as: Winch, Windshield, and top. Mandy added that she had a breakdown of everything purchased.

Ole asked if the Town would like a bid list to show were everyone come in. Mayor Watkins replied we did not need it.

Mayor Watkins asked Craig if there were additional items that he still need for the side-by-side. Craig answered no, he needed to add the new items to the side by side. Mayor Watkins suggested to keep \$10,000 and have the extra if needed later.

A Motion was made by Glen Jessen to have a \$10,000 side by side budget, with the final numbers added to the budget at the June Meeting. Motion seconded by Ole Olsen. Motion carried unanimously

Ashley Webb arrived 7:09 p.m.

Sidewalk Project/Sidewalk Funding (7:09 p.m.)

Troy Ostler informed the council that the joint highway committee is taking applications again. The Town has previously applied. The last project was funded in 2019 and in 2020 work was done on the project. The committee has not taken applications since then. Applications are due in January. A little history, the grant is through the federal government TAP program. A transportation alternative program. It is a 93% grant with 11% match. The committee has been building up their funds and have not taken application for the last three years. They now have 5 million dollars. They want the projects to cost between four to five hundred thousand dollars. They want projects that make sense, not projects that the engineering costs are more than what is going on the ground. Mr. Ostler added that he is here to inform the council that the town can apply to finish the last project, and add to the last project. The last project was cut in half, due to budget constraints. If the Town is interested Mr. Ostler's company would do the application on behalf of the Town.

Ole added that the engineering is already done. Mr. Ostler replied that the engineering, is done on the part that was cut from the last project, but that this project would need to be enlarged to qualify. Three to four hundred thousand was the cost to finish the last project. Projects will be funded in 2022, 2023, and 2024, and as early as October 2023 funds could be available, it would be part of next year's budget. If the council would like to pursue this project tonight, they would need to authorize the Mayor to sign the application when it is completed. If the town was awarded the grant and then decided not to go forward, then the town could decline the grant.

Mayor Watkins stated that this was on the agenda so a motion could be made to start to application process.

Mr. Ostler had a map showing that the previous project added sidewalk to the block north of the park (park place subdivision). The upcoming project would include the block Glen, Ole, Clyde and Melba live on (block 4 plat B). Glen added that he would like to have a sidewalk that goes up to main street to the cross walk. Mayor Watkins asked if the town wanted a sidewalk in front of the park. Glen replied until the town and UCRD had a better agreement that he did not want to add that into the project. Mayor Watkins informed Mr. Ostler that since the last project the community had formed a special district to take care of the park. The Town tax money should not go toward the park, to prevent double taxation. Mr. Ostler replied that he was aware of UCRD and that UCRD had the park on their list of responsibilities for UBAG.

A Motion was made by Glen Jessen to have the project application go forward and for the Mayor to sign the application. Motion seconded by Shilo Monney. Motion carried unanimously.

Troy Ostler left the meeting (7:21 p.m.)

Fire Department (7:21 p.m.)

Fire Chief Phillips not in attendance, skipped to see if someone comes later in his place.

Council Wage (7:21 p.m.) 19:33

Mayor Watkins presented the idea of a council wage increase. Mayor Watkins advised the council look at how an increase benefits the council as a whole, not individuals. Glen stated he was okay with either keeping the current rate or increasing. Ole suggested a \$50 increase. Shilo added as long as the increase was minimal, he would be okay with an increase.

A Motion was made by Ole Olsen to increase council pay \$50.00. Motion seconded by Glen Jessen. Motion carried unanimously

RV Ordinance (7:27 p.m.)

Mandy stated that she had a few ideas about what to include in a RV ordinance. Mandy suggested that it be similar to the Mobil home park ordinance. A Plan should be required. By law Tri-county has to give an approval. Density 1500 square feet, 30 feet by 50 feet, making it smaller than the County requirements. Have 10 feet between RV's depending on fire regulations. Road ways to be the same as the mobile home park ordinance. A 6-foot-tall privacy fence around the property. Things to think about Landscaping, Glen stated that he thought there need to be something about landscaping in the ordinance, but he did not want it to be strict, he would like it to be kept clean.

Mandy continued, with things to consider, RV size limitations, nothing bigger than the parking space. parking restrictions, example 1 RV and 1 Vehicle, that would not allow side by sides. Glen stated that if we had a limit on parking that there could be parking place for extra vehicles. Shilo stated that there would be space in the 50 for parking. Glen added that side by sides should be considered, and that have parking for 2 vehicles.

Mandy stated that the State Health department may have requirements about extra showers and bathroom facilities. Other things to think about, are open fires going to be allowed. Time Occupied in the RV Park. One idea for extended stay's be limited to the length of their job.

Glen stated that he would like to think about everything and at the next meeting discuss what to change, and what to keep.

Shilo stated that when writing any new ordinance, the council should ask the question is the ordinance too restrictive, to the point it is creating a burden. Glen added that he does not want an ordinance to be a burden, it can be constructive to protect the town.

Utilities/Secondary water hookups (7:39 p.m.)

Ole stated the pond is empty and the valves turned to half open. Craig stated that there were three boxes that need to be replaced. He asked if the new boxes should be metered? Glen stated that while the town was waiting on clarification it would better to replace the three with meters.

Mandy asked for clarification for secondary water when a property is split, does the split property have to have a box put in? Glen asked if there was a hookup fee? Mandy answered \$500.00. Glen added that a split property would be entitled their water, so yes, a new box would need to go in. Ole asked if the town has a RV park would each spot, then need to be monitored? Mandy answered that it would be one owner, and would only need one connection. Mayor Watkins added that the fee is the cost of putting in a new connection. That fee will have to change if we start metering. Mayor Watkins added that there has not been an increase in the secondary water fees, if we have a project, the secondary water fees need to be looked at. The Town needs to be able to cover new costs, and extra labor costs.

Upper Community Recreation District (7:50 p.m.) 47:16

Shilo reported that UCRD and the Town have different views on the park, and suggest the town turn the park over to UCRD. When UCRD discusses the care and up keep, they believe that are only in charge of the park during Longhorn Days. Shilo added that this comes from Jack Wood, none of the other bord members publicly disagree with Jack. Shilo informed UCRD that if they would not work with the Town, the Town would turn it over and let UCRD figure things out on their own.

Ole asked if the town has been paid for all the invoices sent to UCRD. Mandy answered all but the most current, which they would not have received before their last meeting. Mandy added that UCRD has billed the town for the wood chips.

Mayor Watkins reminded the council that the Town residents are not paying taxes to the town to help with the park. Park taxes go to UCRD.

Ole asked what the cost of the wood chips came to. Mandy answered \$1199.82. Shilo explained that the total for both parks was around \$3000 and that Longhorn Days paid a portion.

Glen stated that with the Town providing the upkeep and then billing UCRD was a good deal. Glen asked if the town needs to get the county commissioners involved. Glen is concerned about the quality of upkeep if we just hand the park over to UCRD.

Mayor Watkins informed the council if we involve the county commissioners that one solution would be to take the park from the town and give it UCRD, and the town would no longer have any say. One of the reasons the Town asked the commissioners if being reimbursement was an option, was to keep some of the control. The commissioners agreed that to avoid double taxation the town would need to be reimbursed.

The council decided to keep the commissioners informed on the situation and to work towards a written agreement with UCRD.

Zoning (8:04 p.m.)

Mayor Watkins informed the council that when working with grandfather status, that the council would need to work with the zoning committee on understanding old laws and ordinances and new laws and ordinances. It is not the zoning committee job to make decisions on grandfathered status.

Tony Thacker (8:05 p.m.) 1:02:53

Mr. Thacker requested that Asley Webb go first.

Ashley Webb (8:05 p.m.)

Mr. Webb interduce himself, he is the current owner of the trailer park in town. He is present to discuss options to improve the trailer park, with the understanding that some changes will need to be presented to the zoning committee. He is working with Tony Thacker and Shilo Monney on selling part of the mobile home park. If he sells to Shilo and Tony then he will put the proceeds in to the portion he keeps for improvements. Mr. Webb believes the trailer park is grandfathered and he does not want to lose that status. One option he is considering is to move the double wides to the east side of the park.

Tony Thacker left the meeting (8:15 p.m.)

Mr. Webb stated that Mr. Thacker is thinking about having his own trailer park, but the limit on how many trailers he can park in accordance with the ordinance, might terminate the deal between Mr. Webb, and Mr. Thacker.

Ole stated that with the sale of a portion of the trailer park that the ends the grandfather status.

Mandy informed Mr. Webb that he and Mr. Thacker they should bring a detail drawing, with measurement before the council. The council and the zoning committee cannot make decisions without a plan.

Mayor Watkins stated that zoning committee can only make decisions that follow the ordinance, variances will have to be decided by the council.

Glen told Mr. Webb that all he is willing to work with him, but he needs to see plans before any decisions can be made. Ole added that in addition to the plans Mr. Webb needs to have a current business license. Mandy added that business licenses need to be renewed every year.

Ole asked if the council would need to see the new plan before it went to the zoning committee? Mayor Watkins answered it depends, the council makes the variance discussions and the Zoning committee on rezoning. Mayor Watkins asked Mr. Webb, when making a lot of changes, not to think about the grandfather status and to bring a new plan to the council. The grandfather status is questionable. Bring a new plan, even up the lines. The plan can be for the whole trailer park, it can be for part of the trailer park. Mr. Webb answered with while he likes the idea of a new plan, he does not want to lose the grandfather status. He would like to present a plan for a section without it affecting the rest of the property.

Mayor Watkins stated that the grandfather status could cause legal action, and no one wants that. Lot 8 is part of the determination of the grandfather status. Mayor Watkins asked Mr. Webb if he owned any part of lot 8. Mr. Webb answered he owns the bottom portion. Mayor Watkins asked if he went to the county recorder and looked up the deed for Lot 8, it shows that Mr. Webb does not own any part of lot 8. Mr. Webb said he has a deed saying he owns 8c. Mayor Watkins stated that has not been filed with the county. Going back to the previous trailer park owner, Lot 8 has had a different owner than Lots 9, 10 and 11. That changes the footprint of the trailer park and the grandfather status. Mr. Webb stated that he did not agree. Mayor Watkins added that is why he suggested Mr. Webb bring a plan before the council.

Mandy added clarification, for everyone to forget about the grandfather status. The plan can be the same as it currently is, the idea is to bring a plan and go forward. Glen informed Mr. Webb that he likes what has been suggested, but before he will approve a variance, he needs to know exactly what variance is being asked. Mr. Webb asked what is the next step, to go to the zoning or to the council. Mayor Watkins answered with send your plan to the council to review first then the town will let him know the next step. Mayor Watkins added review the current ordinance, and make it better, let the council know what he is capable of doing.

Mayor Watkins advised that going forward the meeting length need to be taken into consideration. Keeping open discussion to a minimum.

Shilo Monney

Due to time postponed.

Fire (9:09 p.m.)

Mandy informed the council that Chief Phillips is out of town. Either Brandon Peck or Mike Bywater were going to come in his place, to update the council on equipment and needed repairs. Update will wait until next meeting.

The next council meeting, January 12, 2023 at 7:00 p.m.

A Motion was made by Ole Olsen to end the meeting at 9:02 p.m. Motion seconded by Shilo Monney. Motion carried unanimously.

Read and approved this 12 day of January, 2023, 2022.
Minuets of the meeting prepared by Amanda Gardner Town Clerk