

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 07/05/2022**

1. **CALL TO ORDER/ROLL CALL** 7:00 PM; Present: Lynn Johnson, Kerry Ballard, Lora Jones, JoAnne Guderian, Greg Brimhall; excused Joe Bjornn and Cory Johnson; Staff: Brian Richards, Katie Melser
2. **PRAYER/PLEDGE** Brimhall/Jones
3. **PROCLAMATIONS AND RECOGNITIONS** none
4. **CALL TO PUBLIC:** Louise Liggett-Will there be traffic control near 1800 N with new building going on?
Tom Reed 2300 N: pay \$1000 in property tax, nobody has been up our road, can we get someone up there to take care of it.
Brian- none of those roads have been accepted by the town for maintenance
Tom- is it legal for open range cattle in city limits? Brian- you're required to fence off your property if you want to keep cattle off.
Brian said to give him a call sometime if he wants to discuss the matter and get it explained better.
5. **CONSENT AGENDA:**
 - A. COUNCIL MINUTES DATED JUNE 7, 2022
 - B. COUNCIL WORKSESSION MINUTES DATED JUNE 21, 2022
 - C. JUNE CHECK REGISTER
 - D. RESOLUTION 2022-03 CHIEF FINANCIAL OFFICER

Motion by Ballard, 2nd by Guderian, to approve the Consent Agenda. Motion passed; unanimous with Johnson C and Bjornn absent
6. **PUBLIC HEARING**
 - A. OPEN PUBLIC HEARING FY23 COMPREHENSIVE FEE SCHEDULE
Motion by Johnson L, 2nd by Ballard, to open the Public Hearing. Motion passed; unanimous with Johnson C and Bjornn absent

No comment from the public
 - B. CLOSE PUBLIC HEARING FY23 COMPREHENSIVE FEE SCHEDULE
Motion by Ballard, 2nd by Johnson L, to close the Public Hearing. Motion passed; unanimous with Johnson C and Bjornn absent
7. **DISCUSSION/ACTION ITEMS**
 - A. RESOLUTION 2022-04 FY23 COMPREHENSIVE FEE SCHEDULE
Brian presented the fee schedule for the FY23;
Ballard- we're still trying to be a user-friendly community, when you make such a big jump in some of the fees it isn't very user friendly
Brian- it is very costly to do these processes with staff time and publishing fees
Johnson L- how does this compare to other areas? When you see the jump, it is a very substantial mark up. I get that everything costs more, but that seems quite large.
Brian- the current fees are very old, we need to update them, whether it is as presented or lower
Johnson L- not sure that we can just say, \$600 is good; would like more of a calculation
Brian- would like the council to propose a number; \$450 would be close to covering the cost

Johnson L- it is prudent to put the cost, not just a number; not sure want to vote for that

Brian- the numbers he put on the fee schedule are what will cover the costs; if the council wants to put a discount on that number that is their prerogative.

The council discussed a bit more and decided to change the amend the amounts in Planning and Zoning A.3.

Proposed Rezone Request \$600 to \$450; Proposed Variance Request \$500 to \$450; Proposed Temporary Use Permit \$200 to \$150; Proposed Special Use Permit \$500 to \$450.

Utilities A.7- most all are increase by about a 4% increase, all pipe costs have at least tripled so the connect fees and anything to do with that in water and sewer has gone up

Johnson L- why the 4%/

Brian- didn't want to do the full 8% for inflation so he cut it in half

Council didn't have any other questions or concerns about the proposed rates

Motion by Brimhall, 2nd by Jones, to approve Resolution 2022-04, FY23 Comprehensive Fee Schedule, with changes as noted. Motion passed; unanimous with Johnson C and Bjornn absent

B. TENTATIVE BUDGET FY22-23

Brian presented the tentative budget. No changes have been made to the budget that was provided to them at the work session in June for their review. We'll publish this in the paper and have a public hearing. This is setting the maximum spend limit for the town.

Motion by Ballard, 2nd by Guderian, to approve the tentative budget FY22-23. Motion passed; unanimous with Johnson C and Bjornn absent

C. SPECIAL USE PERMIT: 202-17-020H: LANGSTON: PERMIT A TEMPORARY RESIDENCE WHILE THEIR HOME IS BEING CONSTRUCTED

Brian presented the item; P&Z as well as staff recommends approval of this with a 12-month expiration date

Motion by Brimhall, 2nd by Guderian, to approve the Special Use Permit for a temporary residence with a 12-month expiration date. Motion passed; unanimous with Johnson C and Bjornn absent

ORDINANCE 2022-07 REZONE PARCEL 202-36-041

Brian presented the item: P&Z as well as staff recommends approval

Brimhall- it conforms with what's going on out there

Motion by Johnson L, 2nd by Jones, to approve Ordinance 2022-07 and to be read by title only. Motion passed; unanimous with Johnson C and Bjornn absent Ordinance was read by Brimhall

D. SPECIAL USE PERMIT: 303-01-048: BRANNON & WILLIAMS: ESTABLISH TEMPORARY HOUSING WHILE THE HOME IS CONSTRUCTED

Brian presented the item; P&Z and staff recommends approval with 12-month time limit

Motion by Ballard, 2nd by Johnson L, to approve the Special Use Permit for a temporary residence with a 12-month expiration date. Motion passed; unanimous with Johnson C and Bjornn absent

E. VARIANCE REQUEST: 202-13-030A: FLAKE: CONSTRUCTION OF AN ACCESSORY BUILDING WITHOUT A PRIMARY STRUCTURE

Brian presented the item; P&Z and staff does not recommend approval of this item

He could combine his parcels and build this accessory structure with no issue

Motion by Ballard, 2nd by Jones, to deny the Variance for construction of an accessory structure without a primary structure. Motion passed; unanimous with Johnson C and Bjornn absent

F. VARIANCE REQUEST: 202-41-139: ADAIR: FOR SMALLER SET BACKS

Brian presented the item; P&Z and staff does not recommend approval of this item

Adair- Councilmember Johnson was unhappy with the proposal before; if the lots are recombined the setbacks would meet the requirements; he would like to split to get better financing

Guderian- the south side won't have an impact on the neighbor there? no

Ballard- went to look and walk the property, don't have a problem with the way he has it set up now.

Guderian- what was the biggest objection from P&Z? The fact that it is multi-family; traffic (no street

parking) there is plenty of onsite parking; children and dogs (no pets will be allowed) (one bedroom units are not conducive to children);

Brian- he can still put multi-family within the setback

Adair- it prevents getting much more desirable financing if he can't split the lot;

Brian- staff can't change the town code, but the council can, and this is the place to do it

Adair- when he met with Joe he didn't see an issue with this; not impacting anything negatively

Guderian- if your costs are kept down it would keep rent prices down as well, for the tenants

Brimhall- think he can do a good job on this

Jones- good about the setback on the neighbor's side; the way the buildings are oriented makes sense

Adair- willing to do the removal of the trees encroaching from the golf course

Johnson L- caution that we have the town code for a purpose, but there are occasions for an exception to such, but not always the rule

Motion by Ballard, 2nd by Jones, to approve the Variance for smaller setbacks. Motion passed 4-1; with Brimhall, Guderian, Jones, and Ballard yes; Johnson L, no; and with Johnson C and Bjornn absent

G. PURCHASE OF STORM DRAIN PIPE FOR SNOWFLAKE BOULEVARD

Brian- we have an open ditch on Snowflake Blvd, it's a maintenance nightmare, we got a grant to cover it and put pipe;

Brian presented the bid list and Pacific Ponderosa is the low bid at \$220,391.22

Motion by Brimhall, 2nd by Johnson L, to approve purchase of storm drain pipe to the low bid. Motion passed; unanimous with Johnson C and Bjornn absent

H. GOLF COURSE PUMP STATION UPGRADES

Brian- we have 27 holes at the golf course; the infrastructure is old, most of it as old as 40 years old; premier pump station providers in the state including working at other area golf courses; it will help us save some energy and maintenance will go down; it will improve the golf course; close to \$300,000; West 9 pump station is the top priority \$149,100 for temporary structure or \$183,500 building to house the equipment; 2nd is Temple 9 pump station \$33,700 and \$23,300

This is a big ask but it will improve the course, it will come out of the general fund because we subsidize the golf course

Johnson L- how's it going, running the golf course, how is it in terms of profitability?

Brian- a good goal is \$300,000/year; our revenues have doubled in the last 4 years, we've made changes to move in that direction and improved it massively; we're at about \$600,000 per year right now, but we'll finish our debt service next year which will be a savings of about \$140,000 per year to get us closer to the goal of \$300,000. If you want to keep having a nice golf course, this is needed.

Johnson L- it's way more expensive to take care of old infrastructure

Motion by Brimhall, 2nd by Guderian, to approve the purchase for golf course pump station upgrades. Motion passed; unanimous with Johnson C and Bjornn absent

I. RESOLUTION 2022-05 ESTABLISHING SALARY AMOUNTS FOR COUNCIL AND P&Z MEMBERS

Brian- can't remember a time when the council salary has been raised; we want to try and incentivize people to run for council and apply for P&Z to hopefully get more people

Motion by Ballard, 2nd by Johnson L, to approve Resolution 2022-05 establishing salary amounts for Council and P&Z members; unanimous with Johnson C and Bjornn absent

J. PERSONNEL POLICY MANUAL CHANGES

Brian presented the item; two changes being proposed leave rate accrual; Juneteenth is now a federal holiday

Johnson L- think there are enough paid holidays; agree with the leave rate accrual though

Motion by Brimhall, 2nd by Johnson L, to approve the policy change for leave accrual rate. Motion passed; unanimous with Johnson C and Bjornn absent

8. COUNCIL MEMBER REPORTS

Johnson L- talking to Jake Hatch about the bike park, getting more information from other bike park builders; pleased to try and host a bike race; impressed with the volunteer work of individuals in the

community; happy with the pool, pleased to see it moving forward; appreciate staff and citizens

Brimhall- happy with the progress happening on the streets in town, Mike and Terry and their crew are doing a good job; golf camp for the kids put on by the golf team; hard to put a price on the golf course when you see the families out there, it's a draw for the community even if we don't see all the money earned by it

Guderian- attended the Chamber Luncheon and impressed with how the chamber is operating, it has remained consistent over the years and we should be proud of the job Charlotte is doing, she works hard at her events; agree with Greg on the golf course, 27 holes is a lot, but the golf course is a draw and she supports it

Ballard- will have candy for the parade, meeting at 8:30 on the morning of the parade; Taylor rodeo honored the Senior Center this year for being a vital part of the community

9. MANAGER'S REPORT

Nothing else

10. ADJOURNMENT