

PUBLIC MEETING – ZONING ORDINANCE #53 – Monday, April 11, 2016 7:00 p.m., Town of Plevna Office

Councilman Shawn Sander called the meeting to order at 7:00 p.m.

Councilmen present were T.C. Shelhamer, Alba Higgins and Gary Thielen. Mayor William Benner was absent due to his mother's funeral.

Also present was Corrine Sander; sewer operator and Mary Grube; Planning Board Secretary.

Members of the public present were Randy Hoenke, Fallon County Planning Board; Vivian Panasuk and Marge Griebel, Town of Plevna Zoning Commission; and Giff Wood.

Zoning Ordinance #53 was discussed by the council, Vivian and Marge with Mary Grube explaining some of the proposed changes.

There being no further comment Shawn Sander adjourned the Public Meeting at 7:17 p.m.

Vivan Panasuk and Giff Wood left the meeting.

**REGULAR MEETING OF THE TOWN OF PLEVNA – Monday, April 11, 2016 – immediately following Public Hearing
Town of Plevna Office**

Councilman Shawn Sander opened the regular monthly meeting at 7:18 p.m.

The minutes of the March 14, 2016 meeting were read and approved with one correction. The statement on page (1) under "resurface Town streets" should be removed: "The remaining funds will be returned to the County after all final expenses have been paid." This statement should not have been included as no action has been taken by the Council. Motion was made by Gary, seconded by T.C. to approve the minutes with correction. All in favor, motion carried.

Public Comment

- Randy Hoenke, Fallon County Planning Board commented that he is glad to see the Town of Plevna being proactive and looking at a Zoning Ordinance.
- Randy also had questions for the Council regarding updating the Fallon County Growth Policy. He asked what the main concerns of the Town are at this time. The Council discussed this question and consensus was a backup well, drainage/street resurfacing, sewer capacity and abandoned buildings, in that order. By including these concerns in the Growth Policy the Town increases their chances for grants or funding to complete the projects.
- The Planning Board will be holding a Public Hearing in July, if the Council has additional items they should let Randy, Mary Grube or any Planning Board member know prior to this meeting.
- Mary Grube, Fallon County Planning Secretary, asked the Council how the economic downturn has affected the Town of Plevna: Oil and Gas Revenue is down by approximately 1/3 and there are empty rental houses in town, which was not the case a year ago.

Correspondence

- Nic Eisele, Fallon County Undersheriff, contacted the clerk by phone. The street signs that were removed during the vandalism over the past weekend are in his possession. He will return them to the town this week.
- The clerk attended the Preconstruction meeting for the CTEP project at the park. The fence will be installed the beginning of June and the lighting the middle of June.
- The Fallon County Commission has asked Darcy Wassmen, County Attorney, to draft an interlocal agreement between the Town of Plevna and the Fallon County Planning Board.

Zoning Ordinance

- The clerk met with Mary Grube, Fallon County Planning Secretary and Forrest Sanderson, contracted Planner on April 5. It has come to light that the Town needs a Lo Test Document and an updated zoning map. It is also advised to have the Zoning Ordinance reviewed for errors before it is adopted by the Town.

- The first reading of Zoning Ordinance #53 was not completed at this time.
TC made a motion, seconded by Alba, to have KJ do the Lo Test Document and review the proposed Zoning Ordinance.

Aye: Gary, TC, Alba

Abstain: None

Carried: 3-0

Nay: None

Absent: None

Water Project

- The clerk compiled a spreadsheet showing the water loss over the past 11 months with comparison to the same months a year prior. Discussion was held on the small size of the leak being searched for and possible ways to look for it. Rick Schell, water operator, was in the pump house during the early hours of the morning on two different occasions watching the meter. Output at that time, which should be very low usage, was 3 – 4 gallons. It could also be a malfunctioning meter readout.
- CTX invoice #2781, which is for the Bohle leak, was forwarded to Ryan Rittal, Stahly Engineering, asking for resolution of payment. The Town has paid CTX but feels that Kinkaid should be responsible for at least a portion of the repair.
- Greg Steckler emailed the clerk and stated the pavement settlement along the Highway 12 frontage will be a warranty item. He will work with Kinkaid to get the problem resolved.
- The clerk had requested the final punchlist for Kinkaid that was signed off as complete by Stahly Engineering. This was reviewed by the council.
- Clint Olson contacted Shawn last Sunday about an unmarked curb stop on Lot 2 installed by Kinkaid. He had hit it while roter tilling.

Letter of Concern

- The clerk presented a draft of a letter of concern to Stahly Engineering. Shawn requested that individual items of concern be listed. The council would like it conveyed that Stahly's performance with the Town of Plevna reflects poorly on their integrity as a company and is poor business practice.
- The clerk will send a draft of the letter and items to be included to the Darcy Wassman, Town of Plevna and Fallon County attorney, and ask her to also write a letter expressing concern.

Resurface Town Streets

- After discussion the council decided to hold off on putting chip-seal on the streets until after the drainage issues have been resolved and Kinkaid has taken care of Phase 2 warranty items.
- Mid Rivers will be moving the fiber optic boxes out of the new street on the west side of town. They will put in a vault instead of the above ground boxes. The sewer is shallow at this point, the grade of the street will match the height of the existing man hole.

Contract with KJ for Professional Services

- The contract to retain Kadmas, Lee & Jackson, Inc as contract Planner for the Town of Plevna was reviewed.
Motion was made by T.C. and seconded by Alba to accept the contract and retain Kadmas, Lee & Jackson as contract Planner for the Town of Plevna.

Aye: Gary, Alba, T.C.

Abstain: None

Carried: 3-0

Nay: None

Absent: None

Appointment of Plevna Representative to Fallon County Planning Board

- Michelle Gray has resigned as the Plevna representative on the Fallon County Planning Board. The position was noticed in the Fallon County times and posted in the Town of Plevna. Penny Benner has expressed interest in the position.

A motion was made by Gary and seconded by T.C. to recommend appoint of Penny Benner as Town of Plevna representative on the Fallon County Planning Board.

Aye: Gary, Alba, T.C.

Abstain: None

Carried: 3-0

Nay: None

Absent: None

Department Reports

- **Water** - Rick was absent
- **Sewer** – Corrine reported the lagoons look good.
- **Garbage** – Shanna was absent

Financial Report – March 2016

- The council reviewed the cash report.

Budget Report – March 2016

- The council reviewed income statements for each fund.

Council Concerns

- None

Mayor Concerns

- Mayor Benner is absent. He did ask the clerk to relay that the Luthern Church sump pump drains under the front sidewalk and into the parking area. Phase 2 construction changed the way the water drains and this is what is creating the muddy conditions.

Approve Claims – A motion was made by Alba and seconded by T.C. to approve the March claims in the amount of \$11,680.31 and payroll in the amount of \$3,080.51. All in favor, motion carried.

March claims (\$11,680.31)

1645 Baker Ace Hardware	\$ 35.07	1646 Boss Office Products	\$ 166.68
1647 Coral Creek Landfill	\$ 354.75	1648 Country Media Inc	\$ 12.00
1649 CT Excavation Inc	\$5,362.50	1650 Energy Lab Inc	\$ 20.00
1651 Farmers Union Oil	\$ 18.61	1652 G&G Garbage	\$ 370.00
1653 Hawkins Inc	\$ 461.37	1654 MidRivers Comm.	\$ 139.53
1655 MDU	\$ 934.96	1656 Local Govt Services	\$1,300.00
1657 Quad-K Supply	\$ 38.50	1658 Stahly Engineering	\$ 378.00
1659 Direct Electric LLC	\$ 312.50	1660 Fallon Co Sheriff	\$ 1,695.45
1661 Petty Cash	\$ 80.39		

Payroll March 1-31 (\$3,080.51)

1662 Shanna Medearis	\$190.00	1663 Jodi Miller	\$1,631.25
1664 Corrine Sander	\$424.26	1665 Rick Schell	\$ 835.00

Having no further business Councilman Sanders adjourned the meeting at 8:30 p.m.



Town Clerk – Jodi Miller



Acting Mayor – Shawn Sander, Councilman