

Regular Meeting Minutes January 27, 2025

Mayor Parsons called the meeting to order at 7:00 pm and led the Pledge of allegiance. Those in attendance were Mayor Grady Parsons, Council President Ben Tessmer, Councilman Danny McCurdy, Councilwoman Amanda Darland, City Clerk Dana Jensen and Deputy Clerk Josie Smith. Maintenance Supervisor Tony Chisham, P&Z Chair Rebecca Lange. Guests included Tom Cammack, Tyson Kidd, Eric Skaar and Brandy Skaar.

Minutes from the January 13, 2025 council meeting were reviewed and approved.

Public comment-None

Council discussed about whether to retain services of attorney Stephanie Bonney. Mayor Parsons asked if council members wished to wait on this decision until the additional information requested at the prior work meeting was received. Council President Tessmer recommended the council put out a request for services to Ms. Bonney. The request for services would provide the council with details on the work to be performed and the cost of services. Mr. Tesmer made a motion to table any action until a request for services is answered. Councilmember Darland 2nd the motion. Motion passed.

Airport Administrator

The council authorized Deputy Clerk Smith as administrator for the SAM account relating to Federal grant funding for the airport, the administrator is designated when the previous one leaves. Councilwoman Darland made a motion to designate Deputy Clerk Smith as administrator for this account. Councilman McCurdy 2nd.

Valley Ag Scale Permit

Councilmembers discussed Valley Ag's application to construct a new truck scale at their property between Delores and Grand Ave. City P&Z Chair Lange explained that Tyson Kidd, local manager for Valley Ag, had submitted plans and drawings for the location of a new scale. The City P&Z determined that adequate detail had been presented for the City P&Z to review and comment on the submittal, which they consider to be a commercial construction permit request. City P&Z, with input from City maintenance lead, Tim Snyder discussed issues with access from Delores St and exiting onto Grand Avenue. Members of the P&Z felt strongly that the City Council consider recommendations from the P&Z for road improvements and maintenance conditions before approving the application. After reviewing the conditions proposed by P&Z, Councilmembers felt that some conditions such as dust control are already covered by existing city Ordinance. Several council members expressed concern that road improvement requirements would be an excessive financial burden for Valley Ag. When asked by the council, Mr. Kidd agreed that the conditions proposed by the city P&Z were excessively burdensome and would make the project infeasible. Additionally, approaches to the properties on Grand Ave existed before Valley Ag purchased the properties. Mr. Kidd added that managers at Valley Ag realize there are existing issues with the use of East St for the current scale, and that use of the property on Delores Street and Grand Avenue for a new scale also presents issues with road damage. Valley Ag has proposed a plan they hope to implement within 2 to 5 years to reopen existing highway approaches for the property between Delores and Grand. Mr. Kidd explained that that the new scale would not increase truck volume and would allow Valley Ag to abandon the East St scale, solving problems with truck traffic on East Street.

The City favored the proposal to reopen the highway approaches located on the Valley Ag property. Councilwoman Darland asked about the proposed timeline to start construction of the new scale, Mr. Kidd said that Valley Ag would like to start construction in March of this year. Council President Tessmer stated that if Valley Ag makes a good faith effort to get the truck traffic off Delores and Grand by reopening the highway approaches on their property, he does not recommend the conditions for approved recommended by city P&Z. There was additional discussion about whether any written agreement was needed in regard to Valley Ag pursuing option of the highway approach from their property and who would inspect the scale installation before operation. Council President Tessmer recommend letting Valley Ag proceed, additionally Mr. Tessmer felt that the scale builder or installer and State Certification for operation would be adequate to certify completion of construction. Councilwoman Darland made a motion to proceed with the construction permit without the conditions proposed by P&Z. Councilman McCurdy 2nd. Motion passed. P&Z Chair Lange asked Mr. Kidd to add a drawing showing the proposed future highway approaches along with the commercial construction permit cover form.

Bills

Review and payment of bills was inadvertently omitted from the council agenda. Council President Tessmer made a motion to amend the agenda to add payment of bills. Councilman McCurdy 2nd, agenda amended. Council members McCurdy and Darland reviewed and read aloud the bills presented. After review, Councilwoman Darland made a motion to approve the bills in the amount of \$47,404.44. Councilman McCurdy 2nd. Motion passed.

Roundtable

Deputy Clerk Smith: Surplus equipment posted to Public Surplus, an auction website. All the Ordinances have been organized and reposted to the City website.

Clerk Jensen: Online credit card payment portal is almost ready for public use; notification will be posted on the website and in The Advertiser when the portal is operational. Clerk Jensen has received several inquiries from residents wanting to know if metal cargo storage containers are allowed in residential zones. Metal cargo containers are not allowed in residential zones, P&Z Chair Lange asked Clerk Jensen to continue to let folks know that metal cargo containers are currently only allowed in areas of the city that are zoned industrial. City P&Z Commissioners are reviewing the Ordinances to potentially allow cargo containers by permit to be placed on a temporary basis in the commercial and residential will be brought to public hearing in the next several months.

Mayor Parsons: Reviewed the draft business license ordinance prepared by Councilman President Tessmer and approves of the proposed business license ordinance.

Councilwoman Darland: Shared a bit about her recent trip to Nebraska, after visiting different towns along the way, she said Arco never looked so good.

Mayor Parsons: Stated that city code enforcer Tim Snyder had no updates for the council.

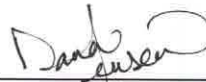
City P&Z Chair Lange: City P&Z has not been able to connect with the County P&Z to continue discussion/negotiation about the Arco Impact Area, but will ask to meet with the County P&Z members in February. Butte County Assessor Holly Standlee has been asked to present a brief overview and description of county taxing districts at the February 12th City P&Z meeting. City P&Z has received 3 different inquiries about single family home construction within the City and expects to

see these building permit applications in 2025. An inquiry was also received about a permit for a large barn. City P&Z has almost completed proposed revisions for Title 17 planning Ordinances, which are ready for council members review, input, and comment. City P&Z will start the process to publish a Notice of Hearing for a date in March on the proposed Ordinance revision.

At 7:50 pm Councilman McCurdy made a motion to adjourn. 2nd by Councilwoman Darland. The next regular meeting of the Arco City Council will be on Monday, February 10th at 7:00 pm at the City Office.



Mayor – Grady Parsons



City Clerk – Dana Jensen