

# MINUTES

City Council  
City of Arco  
September 09, 2024

Mayor Grady Parsons called the meeting to order at 7:00 p.m. and lead the Pledge of Allegiance. In attendance were Council President Ben Tessmer, Council members Amanda Darland, Danny McCurdy, Bobbie Reese, Deputy Clerk Dana Jensen, Maintenance Supervisor Tony Chisham, Maintenance Lead Tim Snyder and City Planning & Zoning Rebecca Lange. Guests included Tom Cammack, Richard Dean, Donna Murray, Coni Brown, Lelah Whitehead, and Joyce Collins.

Mayor Parsons made note of the need to amend the agenda to include the second reading of the revised City Ordinance Title 17, 17.04 Planning and Zoning. Council President Tessmer made a motion to amend the agenda. The motion was seconded and passed.

Minutes from August 26, 2024, the Council meeting were reviewed and approved.

**Public Comments** – Resident Coni Brown had questions for the Council about dealing with trash blowing from a house being remolded on Grand Avenue. The previous year, a remodel next door also had blowing trash and Ms. Brown feels very strongly that the City needs to prevent this type of nuisance from happening again this year. Ms. Brown gave a description of other properties in the City where occupants are living in Motor Homes or RV's that are not connected to the sewer. More issues in the City include condemnable houses. Ms. Brown brought with her a written formal complaint to be delivered to the Council. City maintenance lead Tim Snyder said that he is in touch with the contractor that is working on remodels at the Grand Avenue property. The company's representative said that they would call to request a City dump truck to load the trash and debris but has yet to happen. Mr. Snyder stated that he would contact the company representative again. Council President Tessmer thanked Ms. Brown for bringing the issues to the attention of the City. Mr. Tessmer said that the City needs the help of the residents to identify non-compliant property issues and encourages all residents to let the City Office know if something isn't right in their neighborhood. Residents can call the City Office, also they can mail or leave a complaint letter, or they can email a complaint. Please provide the name and address of the complainant as well as the address of the offending property and the property owner's name, if it is known, to help the City follow up on complaints.

**Second Reading Revised City Ordinance Title 17, 17.04 Planning and Zoning** – as permissible by statute, Council President Tessmer read only to the title of the revised ordinance.

**Ruben Corona** – Mr. Corona was advised to contact the City Planning and Zoning for any questions regarding zoning of multi-dwelling units in the City. Mr. Corona did not attend the Council meeting.

**Hanna Reynolds Approval for Daycare** – Ms. Reynolds did not attend the Council meeting, therefore there wasn't a discussion or action taken at her request.

**Bobbie Reese – discuss Purchase of a New Lawn Mower before next Spring** – City Maintenance Lead Tim Snyder informed Councilwoman Reese about the ending of one of the two lawn mowers used for the parks mowing. Though the purchase of a new mower might not happen until spring, Ms. Reese wanted to bring this to the Councils attention beforehand. Councilwoman Darland stated that possibly purchasing the lawn mower later in the season might be an advantage for clearance pricing. Council President Tessmer

suggested that Mr. Snyder search for pricing and availability of suitable mowers and bring information back to the Council. Mr. Snyder stated that a fitting mower may cost as much as \$16,000.

**Discuss Vacuum Truck Purchase Options** – The City of Arco is in search of an appropriately sized vacuum and jetter truck set-up that will allow the City to dig up and expose and/or replace water lines in the City. This “soft digging” technique allows the excavation with much reduced risk of damage to other service lines. Maintenance Supervisor Tony Chisham explained the lack of success in locating the size of truck that the City is looking for. An issue is the distance to available used vehicles as far as Florida and South Texas. Also, it is difficult to assess vehicle condition without being able to physically examine them. The Council members discussed whether the City actually needs a vacuum truck. Benefits and reduced risk of damage to other service lines or City pipes using “soft digging” were also discussed. The Council asked Mr. Chisham if he would continue to search for an appropriate vacuum truck and to report back to the Council.

**Discuss Hay Pricing** – Maintenance Lead Tim Snyder provided the Council with the quality and tonnage of hay cut at the City Sewer Treatment facility hay field. The first cut yielded 75 one-ton bales. The second cut yield was 1,325 60–65-pound small bales. After some discussion, Councilwoman Darland made a motion to set the hay price at \$120 per ton. Motion was seconded and passed.

**Bills** – Bills in the amount of \$6,030.90 were reviewed and approved for payment.

**Roundtable** – Deputy Clerk Jensen mentioned that County Emergency Services Manager K.J. Babcock requested time on the next agenda to discuss the five-year review of the All Hazard Mitigation Plan for Butte County. Also, the planned retirement of the City/County Building Inspector has immediate effect.

Mayor Parsons reminded the Council of the conference coming up on September 19, in Salmon, Idaho for Idaho Transportation Department, and Central Idaho Transportation Committee. The Mayor also mentioned that overall, the City parks and streets look pretty good. The City will continue to pursue code enforcement for problem properties.

Council President Tessmer asked Deputy Clerk Jensen if the Idaho Department of Transportation has attempted to reschedule the cancelled meetings for reporting back to the City after their visit and work in Arco. Ms. Jensen said that ITD has not been in touch since cancelling the last scheduled meeting. Mr. Tessmer asked whether Butte County resolved the GIS map system. Ms. Jensen said that she has not heard back from the Butte County Assessor, but the County GIS map is currently down for maintenance. Ms. Jensen said that she is hopeful that that updates are being made.

Councilwoman Darland said that there is a building in the City with a collapsed roof. Maintenance Lead Snyder said he is aware of the building, and he has been in touch with the owner. Ms. Darland also wanted the Council to know that south of the City, there is a person squatting on a parcel near Gardeners Lumber. Apparently, the absentee landowner has not taken any action.

City Planning and Zoning Chair Rebecca Lange said that the City Council might want to consider requesting guidance from the City Attorney on required steps to revise ordinances just in case there is any risk on how to proceed properly. Also, now that the City PZ is active, Ms. Lange said that she has received four solid inquiries about where it’s possible to locate new multi-dwelling units in the City. Reviews of the existing ordinances and the lack of a designated R-2 zone means that currently, there are no areas in the City to locate new multi-dwelling units. The City PZ will discuss the next round draft proposal of the Arco Area of Impact boundary at the September 11<sup>th</sup> PZ meeting to prepare to meet again and negotiate with the County Planning and Zoning. If an agreement is reached between the City and County on a proposed Arco Area of Impact, a Hearing to present the Area of Impact to the public will be scheduled. The City PZ also completed review, revision, and clarification, of the Title 17 definitions related to the R-1, R-2, and the Commercial zoning ordinances. Work to complete the proposed R-1, R-2, and commercial zoning revisions to be continued at the September 11 City PZ meeting. A work meeting has been scheduled for September 25, at

9:30 a.m., to continue planning ordinance revisions. There is one potential developer with questions about multi-dwelling units who plans to attend the working meeting on September 25<sup>th</sup>.

A motion to adjourn the meeting was made at 8:09 p.m. as there was no further business. The next Regular Council meeting will be held on September 23, 2024, at 7:00 p.m. at the City Office.

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*Grady Parsons, Arco Mayor*

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*Dana Jensen, Deputy Clerk*