

# MINUTES

City Council  
City of Arco  
August 14, 2023

Mayor Parsons called the meeting to order at 7:00 p.m. and lead those in attendance in the Pledge of Allegiance. In attendance were Mayor Grady Parsons, Council members Ben Tessmer, Bobbie Reese, Danny McCurdy, Deputy City Clerk Dana Jensen, and Maintenance Supervisor Tony Chisham. Guests in attendance were: Tim Holmes, Dean Moncur, Rick Miller, Kevin Harris, Rebecca Lange, Tom Cammack, and Rosanne Smith.

Following the Pledge of Allegiance, Minutes from the last Council meeting, July 24<sup>th</sup> were approved.

**Public Comment** – Tim Holmes had several issues and requests for the Council concerning weeds that have come up along the newly relined Arco Canal below Hazel Street, and issues concerning an unoccupied property located on North Hazel Street. Mr. Holmes asked whether the City has any responsibility for weed control along the Irrigation Canal? Council members informed Mr. Holmes that he would have to look to the Irrigation District for the weeds along the canal. Next, Mr. Holmes said he is concerned about the unoccupied house at 506 N. Hazel Street. Mr. Holmes is concerned about fire damage from weeds and dead trees on the property. Mr. Holmes said that branches from one of the dead trees extend over to his property. Mr. Holmes said that repeated attempts to contact the owner on record have not been successful. Deputy Clerk Jensen said that letters she has sent have been returned undelivered. Therefore, Mr. Holmes requested that the City take action to remove the dead tree. Council member Tessmer said that the City could not remove the dead tree but could remove any dead branches that extend onto Mr. Holmes' property and will have the City crew work with Mr. Holmes to get it done.

**Rick Miller - Altura - Present Park Grant** – Rick Miller provided the Council with an update on the status of the Grant Application for park improvements at the Science Center Park and Greenbelt maintenance. The Grant Application is due in September. Forsgren Associates provided an estimate for the restroom facility and costs for maintenance on the Greenbelt asphalt. Funds that are available for this type of grant are limited and would only allow for a small restroom facility and only a portion of the Greenbelt asphalt crack repair. After discussing the proposed budget for the Grant request, the Council agreed that it would be in the interest of the City to pursue the Grant and to complete a portion of the Science Center and the Greenbelt improvements. These improvements will add to thee soon to be finished Electrical Vehicle (EV) Charging Station alongside the Science Center. Completion is expected to be before winter. Added improvements can be made in stages as the City finds grants or funding. A motion was made to proceed with the proposed budget for the Grant Application, was seconded and passed. Mr. Miller requested information on the EV Station project to include in the grant application. Deputy Clerk Jensen will provide that information.

**Forsgren – Facility Planning Study Update** – Kevin Harris provided an update on the progress of the sewer planning and maintenance study contracted by the City. There are still questions regarding the data collected to date to assess demands and processing capabilities on the existing City Sewer system. After much discussion, it was determined that the data collected to date was not taken into account Septic Hauler use of the City Sewer system, the County RV Dump Station use, as well as KOA and Mountain View RV parks use of the City Sewer processing facility. The summer use and the winter loads on the sewer system may be immensely different and need to be accounted for in the study. Mr. Harris recommends additional data collection through the end of summer and for the several months after the summer season is over to look for trends in sewer load from the summer to the winter. This will mean

extending the time needed to complete the sewer planning and maintenance study, the study will provide better planning information with the added data.

**Forsgren – Lead & Copper Reporting Requirement** – a second engineering contract is underway with Forsgren Associates to collect the data requested by DEQ about lead and copper pipe still in use on the City water system. Data for approximately 200 City water clients is not available in the existing records. Mr. Harris recommended that we send a mailer to those clients requesting the needed information. There was some discussion about whether a mailer, or a dropped off survey at those addresses would be answered in a timely manner. Another way to solicit the information would be to use a digital survey. Mr. Harris said that either survey would add up time and cost to Forsgren and the City. Mr. Harris estimates that an additional \$3000 - \$5000 would be needed. Councilman Tessmer asked if this could be set up as a Time and Materials contract addition, not to exceed a set amount. Mr. Harris said that Forsgren could proceed on that basis. Councilman Tessmer made a motion to extend a Time and Materials contract not to exceed \$3,000. The motion was seconded and passed.

**Dean Moncur – Inquire about purchasing a city owned property** – Dean Moncur asked the City to consider selling the undeveloped portion of Butte Avenue that sits behind the old Haskell Horse Palace. That section of the property has a lot of weeds and hasn't been used as a street. Councilman Tessmer felt that the City needs more information about whether that plot is platted as a City street, and what consequence there might be if the City lets the property go. The Council agreed that more information is needed. The topic was tabled so that the Council can gather more information.

**Dean Moncur – Use of Storage Containers on Commercial Property** – Mr. Moncur requested the Council to consider authorizing the use of metal storage containers at the old bowling alley commercial property. Mr. Moncur has plans to develop a rental storage facility at that location, and instead of building a structure, he would like to install new metal storage containers to rent out. After a brief discussion about visibility from the street or highway, the agreement of the Council was that, for commercial use, the placement of metal storage containers would not pose a nuisance. Councilman Tessmer made a motion to approve commercial use of metal storage containers at the old bowling alley property for a commercial storage facility. The motion passed.

**Tony Chisham – Water leaking by City Shop** – Maintenance Supervisor Chisham informed the Council about the leaking water pipe buried along Highland Drive at the intersection of East Street. He described six different proposals to fix the leaking water pipe. They each have pros and cons. Some are estimated at a cost of up to \$11,000. But, due to the age of the pipe at that location, none of the plans to fix the leak are sure to fix the leak. It's possible that once the pipe is exposed, additional pipe deterioration may be found, which would require pipe replacement or complete removal. However, due to the age of the replacement of the pipe, there are no detailed records on what other city water pipes may connect with that section of the pipe. The Council has concerns that any action may turn into a temporary fix, therefore requests Maintenance Supervisor Chisham make a plan to gather additional data about the pipe by partial excavation or by locating additional records. Councilman Tessmer made a motion to Table any action to allow Tony to gather additional information for a more enlightened plan of action.

**Bills** – bills in the amount of \$54,069.29 were reviewed and approved for payment.

**Roundtable** – Deputy Clerk Jensen informed the Council that Comp Planner Kurt Hibbert was not able to attend tonight's meeting as he had planned. Ms. Jensen suggested that the Council set a work meeting with Mr. Hibbert so that the Council can continue to move towards the Comp Plan completion. A tentative meeting was set for Thursday, August 24, at 6:30 p.m. at the City office. Clerk Jensen will coordinate with Mr. Hibbert and confirm with Council members if Mr. Hibbert will be available on the 24<sup>th</sup>.


Maintenance Supervisor Chisham presented a situation where a city resident complained about collection of gravel at the base of a city manhole that the resident felt may be obstructing proper sewer function. The resident was not satisfied with the City crew response to the complaint, so, the resident complained to DEQ. The staff at DEQ did not feel that the issue warranted action by DEQ and could be resolved by the City. Councilman Tessmer was concerned that the resident is accessing/opening City manholes without authorization, but also outlined that 1) a complaint was received by the City; 2) City of Arco staff met with the resident and investigated the issue of the complaint, and 3) the City Staff took action to resolve the complaint, including coordinating with DEQ, then finds that the question raised is not affecting service or operation of the sewer system at the location, and feels that the complaint has been addressed and resolved.

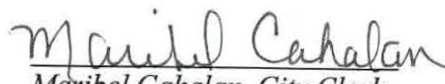
Councilman Tessmer asked Maintenance Supervisor Chisham about prioritizing removal of problem or dead trees within the City, specifically the "skinny tree" at the Science Center, and another dead tree beside the Valley Ag property. Mr. Chisham assured the Council that the "skinny tree" at the Science Center is next on the staff schedule to remove. The dead tree beside Valley Ag will be added to the list of tasks after that. In addition to the tree removal at the Science Center, the EV Charging Station installation raises a question again about the location of the property line between the City parcel and the Valley Ag property. Councilman Tessmer asked Mr. Chisham to get an estimate to have the property line surveyed so that the improvements at the Science Center Park can proceed without invading Valley Ag's property.

Councilman Tessmer expressed his sincere thanks to City Staff for afterhours and early-hours work to address and notify residents about the water system boil order. Once the water system is recharged, two consecutive clean samples are required for the boil order to be lifted. This could occur on August 16<sup>th</sup>. The City will keep residents informed of the outcome. Notices have been posted on the City website: <https://cityofarco.municipalimpact.com/> (Alerts). Maintenance Supervisor Chisham pointed out that the most recent unexplained shutdowns of the water system computer may indicate that the computer operating system is reaching its end of life. To be proactive, the City needs to estimate the cost for, and plan the timing of, the purchase and installation of a new computer operating system. Councilman Tessmer asked Mr. Chisham to start inquiring the cost of a new computer system upgrade.

Councilman Danny McCurdy motioned to adjourn the meeting at 8:39 p.m. and seconded by Councilman Ben Tessmer.

The next regular City Council meeting will be held Monday, August 28<sup>th</sup> at 7:00 p.m. at the City office.

  
Grady Parsons, Mayor

  
Maribel Cahalan, City Clerk