



City of Sidney, MT
City Council Regular Meeting 5-1-2023
May 01, 2023 6:30 PM
115 2nd Street SE | Sidney, MT 59270

The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

Meeting ID: 838 2376 4165 Passcode: 4332809 Call: 1-346-248-7799

1. Call to Order

Mayor Norby called the regular meeting of the Sidney City Council to order at 6:30pm.

2. Pledge of Allegiance

The Pledge of Allegiance was stated by all present.

3. Aldermen Present

Christensen, Godfrey, Stevenson, Koffler, Rasmussen and DiFonzo.

4. Correction or Approval of Minutes

a. April 17th, 2023 Regular Council Meeting Minutes

Motion was made to approve.

Motion made by Alderwoman Godfrey, Seconded by Alderwoman Rasmussen.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

5. Visitors

a. Visitors:

Via Zoom: Brandon Janshen and Jenna Janshen (SDI Architects)

Jordan Mayer-Interstate Engineering

Greg Hitchcock-Sidney Herald

Kailey Olson-Sidney High School

Joe Kauffman

b. Nicole Franklin: Pickle Ball at Tennis Courts

Others in attendance in favor of the pickleball court addition: Brad Franklin, Sandee Lundby, Melonie Cvenera, Randy Iverson and Susan Iversen.

Mrs. Franklin stated she has been using the tennis court for pickle ball. Currently, teaching an adult ed class with over 20 people, playing currently at the high school. She stated the tennis courts currently are in poor shape and per Parks Superintendent Ridl the tennis courts are due to be redone, she is wondering pickleball could be added. Mrs. Franklin provided a drawing that has 2 tennis courts, 3 pickleball courts. She stated currently beside the gym classes, the tennis courts are not used often and she did discuss it with the high school and they have no issues with the changes. Mrs. Franklin stated because it is a less impact sport it could be used by more people and pickleball is a very popular sport even for senior citizens. She stated a wind break is needed for a pickleball court. She stated it is the same flooring as tennis courts.

Mayor Norby stated it has been considered to use the court on the truck route for pickleball. PWD Hintz stated he has looked into sport court for the flooring for a pickleball court, with a couple fitting down at that location with a basketball court still being located there. Alderman Koffler agreed that the tennis court does not get used often and it would be good to have it utilized. Alderwoman Rasmussen asked if there are grants available since it is for such a wide range of people.

General consensus to have PWD Hintz look into the cost estimates for having a official pickleball courts at the tennis court.

6. Public Hearing

a. T&T Properties (Gem City) Lot Aggregation

Mayor Norby called the public hearing for the T&T Properties Lot Aggregation to order at 6:45pm.

City Planner Sanderson provided the City Council with a staff report which he summarized. He stated this is a lot aggregation of 14 lots into 1 lot. He stated State Subdivision law states that any aggregation of 6 or more lots must review and approve via a public hearing in the expedited subdivision review. He then reviewed the findings of fact and stated the recommendation is to adopt the report as findings of fact and conclusions of law and the aggregation be approved with the 4 conditions outlined.

Mayor Norby called for any proponents to the lot aggregation, three times, with none coming forward. Mayor Norby called for an opponents to the lot aggregation, three times, with none coming forward.

Mayor Norby closed the public hearing at 6:49.

7. Mayor Norby

a. Update

Mayor Norby stated the State Legislature should be ending this week. He stated he will be speaking at the Young Professionals Confluence on Thursday.

Mayor Norby stated with the dog situation that happened last week, he is having Chief Kraft look into city code on what we can do and he will work with City Attorney Kalil on any changes needed.

8. Committee Meeting Work

a. Call for Budget and Finance Committee: FY2023-24 Budget

Clerk/Treasurer Chamberlin stated with the legislature finishing up she now has the confidence to call for a Budget and Finance Committee meeting to start the FY2023-24 budget process, starting with payroll.

The Budget and Finance Committee meeting was scheduled for May 8th, 2023 at noon.

9. Alderman Requests and Committee Reports

Parks and Recreation – Chairman Difonzo – Godfrey, Christensen | **Water and Sewer** – Chairman Koffler – Godfrey, Rasmussen

Street and Alley – Chairman Christensen– Difonzo, Stevenson | **Sanitation** – Chairman Rasmussen – Koffler, Stevenson

City Buildings & Street Lighting – Chairman Stevenson– Koffler, Rasmussen | **Police and Fire** – Chairman Godfrey, Godfrey, Difonzo, Christensen

Budget and Finance – Chairman Christensen – Rasmussen, Godfrey

Alderwoman Christensen stated on the bike path some of the intersections do not have stop signs and PWD Hintz stated they have been knocked down or stolen over the winter, some are intentionally taken down for snow removal, and they are working on being replaced.

Alderwoman Godfrey stated some cities have codes in place for vacant buildings that have fees or something in place if they have been vacant over a set period of time and she would like this looked into further. She stated she will share the information she has gathered.

Motion was made to send vacant buildings to City Buildings and Street Lighting for May 17th, 2023 at 5:30pm.

Motion made by Alderman Koffler, Seconded by Alderwoman Rasmussen.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

Alderwoman Rasmussen stated she received a complaint about a private businesses pool. She stated Clerk/Treasurer Chamberlin and Deputy Clerk/Treasurer Shanks had personal reasons for being at that pool after the complaint was received and noted to her that the conditions had been rectified. She stated she responded to her informing her it was not the City purview to oversee private businesses in this capacity, but that she was aware that they had taken her complaint and have made progress in rectifying.

10. Unfinished Business

Nothing.

11. New Business

a. City Hall Remodel via ARPA Funding

Brandon Janshen stated they started the design process in May of 2022 and have since met several times with city staff to get the preliminary design package and estimate provided tonight. He stated proposed timeline for this project would be going to bid in mid-August, when two local primary general contractors are available to bond and bid the project, and this is a good indoor winter project. He stated once fully designed and full budget is established, they would report back to the City Council, meeting with PWD Hintz and Clerk/Treasurer Chamberlin in the meantime, but they are seeking approval to continue with this project passed preliminary design. He then reviewed the preliminary designs provided in the city council packet.

The base bid summary provided has the probable project cost being \$1,309,854 and Mr. Janshen reviewed the summary. Clerk/Treasurer Chamberlin stated there is \$1,598,685.79 in ARPA funding, \$97,143.72 in the City Hall Remodel CIP Fund. That leaves \$385,975.51 available over the probable project cost. She stated they would like to see \$200,000 set aside for the cold storage shop for the public works and the remaining \$185,975.51 going to further contingency funding for the project and possibly expanding the project such as taking the columns out of the new council chambers.

Mr. Janshen stated if approved to proceed they will go into construction documents and more details will be lined out, including things like taking the columns out of council chambers. He stated things like taking the columns out of the chambers might require a structural engineer. Mrs. Janshen stated they have several contingencies in place in the budget with the same mentality of making sure there is enough money budgeted for the project once they go to bid.

Motion was made to proceed with the project.

Motion made by Alderman DiFonzo, Seconded by Alderwoman Godfrey.

In discussion Alderwoman Rasmussen stated she is concerned with how bids and then construction come in more than anticipated and doesn't want to see the project over extended by adding in more and Clerk/Treasurer Chamberlin stated SDI has bid locally on several projects including the Richland County Fair Grounds expansion and have great experience not only with the Sidney market but also local contractors that will help in that not happening. She further stated it

is her goal to have enough untouched contingency at the end of the project to be able to concrete the parking lot next to city hall. Mrs. Janshen agreed that having the appropriate contingency set aside is paramount and they are doing so with the location factor, current economy factor, architect contingency and also requesting the City set aside an additional 10% of total project above all of those. She stated there are many options to look into for the remaining budget and they will do whatever the City asks.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

12. City Planner

a. T&T Properties (Gem City) Lot Aggregation

Motion was made to approve.

Motion made by Alderman DiFonzo, Seconded by Alderman Koffler.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

13. City Attorney

a. Ordinance 598-2021 Fire Codes (2nd Reading)

City Attorney Kalil read Ordinance 598 out loud for its second reading.

Motion was made to approve the second reading.

Motion made by Alderwoman Rasmussen, Seconded by Alderman Koffler.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

b. Update

Nothing.

14. Chief of Police

a. Update

Nothing.

b. 2022 Year End Report

Chief Kraft provided and reviewed the Sidney Police Department 2022 Year End Report.

15. Public Works Director

a. Update

PWD Hintz stated they have a bid opening for the tank lining at 3pm tomorrow. He stated the traffic light project is commencing, the Phase 3 water project is almost complete on Lincoln and moving to 6th street to Central Ave, with a progress meeting tomorrow at 10:30am. He stated they are installing the new pool canopy, and they will be starting to clean the pool the week with hopefully filling next Monday, depending on painting that needs to be done. He stated they are doing a 100 feet replacement of sewer main with a new manhole. PWD Hintz stated he and Brian Tiesen will be going to a lead and copper training next week. Finally he stated the Public Works will be participating in the job fair at the Sidney Middle School by bring the sewer camera truck and they have been crack sealing last couple weeks, with pot holes starting to be filled hopefully this week.

Alderman DiFonzo stated he was given a complaint from a bus driver that 3rd St NW has many pot holes and is not friendly to drive on, PWD Hintz stated wagon wheel and 3rd street getting patched this week and they will take care of it..

16. Fire Marshal/Building Inspector

Nothing.

17. City Clerk/Treasurer

Clerk/Treasurer Chamberlin stated they received the final Oil and Gas quarterly payment for this fiscal year, bringing the total revenue for FY2022-23 to \$436,858.96 when \$260,000 in revenue was budgeted for.

a. March 2023 Water/Sewer Bank Transfer \$91,292.56

Motion was made to approve.

Motion made by Alderwoman Rasmussen, Seconded by Alderman Stevenson.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

b. Workers Comp Presumptive Coverage FY2023-24: \$108X25 Firefighters=\$2,700.00

Motion was made to approve.

Motion made by Alderman Koffler, Seconded by Alderman Stevenson.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

18. Consent Agenda

Motion was made to approve the claims and building permits.

Motion made by Alderman Koffler, Seconded by Alderman Stevenson.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

a. **Claims to be approved:** \$78,910.20

b. **Building Permits to be approved:** 2023-48 and RC2023-28

19. Adjournment

at 7:50pm.