

## OPENING

Mayor Campbell brought the meeting to order at 8.58 p.m. welcoming all in attendance and led the pledge of allegiance.

## PRESENT

Mayor Robert Campbell  
Council Member Debbie Kopp  
Council Member Michael McLaughlin  
Council Member Trevor Black  
Council Member Paul Edwardsen  
Town Recorder Jauna McGinnis

## OTHERS IN ATTENDANCE

Big Plains Water Chairman Harold Merritt  
Fire Chief Zolg  
Planner Frank Lindhardt  
Planner Forrest Kuehne

## EXCUSED

Town Attorney Shawn Guzman

## PUBLIC COMMENTS

Resident Rich Kopp inquired in light of what the Town pays out to the building inspector, is there any way we can explore keeping it in-house instead of shipping it down to hurricane. Mayor Campbell responded if someone was qualified by the state then yes.

Fire Chief Zolg stated people are not seeing the hard numbers and facts with contracts they have with government vehicles, outlining what the fire department will get paid when the truck goes out. The department has people ready to go. There is a pool outside of this department they has access to. A minimum tour is 14 days at 16 hours, bringing in \$34,000 on the low end. Fire fighters are paid \$17.50/hour with the government paying \$25/hour. This leaves a profit margin of \$27,000. The numbers don't lie. If we get fires, we can go. The range of travel is very broad, even as far as New York. Council Member Kopp stated we will have the tender and hummer here to fight local fires. Hummer will be the better than anything in the past, and it was free.

Resident Andy McGinnis inquired about the talk of taxes being raised, what Council is doing, and

what is the plan going forward. There is a lack of being able to get some commercial businesses in here. Two won't support Town at current level of population.

Mayor Campbell responded the moratorium is on commercial businesses, not on cabins and RV parks. Planner Lindhardt stated he is not aware of any request for commercial, only knows of cabins and RV parks. There is a need to fix ordinances in order to lift moratorium.

Mayor Campbell stated we are deficient and will go over later in the meeting. We have reduced labor in public works. This is a tough situation to consider.

Resident Rich Kopp commented he can see what work is needed and it looks like things aren't getting done.

Council Member Black commented finances are ugly and they are trying to cut everything possible. He further stated to resident Louie Ford that he would get the "pond" done.

Council Member Kopp stated we weren't left with a perfect world and are trying to cut out non-essential items to decrease the tax increase.

Council Member McLaughlin stated this town is not the only town facing this problem. Hurricane is raising taxes as is the State.

Planner Lindhardt commented there is a lot of volunteer work not charged through the town, which could add \$200,000k easy for the hours.

Resident Tish Lisonbee inquired if math has been done to figure out where to get \$50,000. Mayor Campbell responded yes. Currently the estimated amount to correct the deficit is \$50,000 to replenish money in the storm drainage fund and reserve requirements. Council Member Edwardsen is sensitive to the fact that some folks can't pay. Mayor Campbell compared surrounding area tax rates.

**MOTION:** Council Member Kopp motioned to close public comments.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON ZONE CHANGE FROM OST TO COMMERCIAL C-2 FOR AV-1335, OWNERS MERRITT AND ROBBINS-MINTER FAMILY TRUSTS. PROPERTY LOCATED ON SOUTH SIDE OF PLAINS DRIVE JUST OFF HWY 59**

**MOTION:** Council Member Black motioned to approve the zone change from OST to Commercial C-2 for AV-1335.

**SECOND:** The motion was seconded by Council Member McLaughlin.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON GENERAL PLAN AMENDMENT FROM COMMERCIAL TO CABIN OR TINY HOME PARK ZONE FOR AV-1337 (1752 W PLAINS DR), OWNER AARON STOUT. PROPERTY LOCATED ON NORTH SIDE OF PLAINS DRIVE JUST OFF HWY 59**

**MOTION:** Council Member Black motioned to approve the general plan amendment from Commercial C-2 to Cabin or Tiny Home Park Zone for AV-1337.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON ZONE CHANGE FROM OST TO CABIN OR TINY HOME PARK ZONE FOR AV-1337 (1752 W PLAINS DR), OWNER AARON STOUT. PROPERTY LOCATED ON NORTH SIDE OF PLAINS DRIVE JUST OFF HWY 59**

**MOTION:** Council Member Edwardsen motioned to approve the zone change from OST to Cabin or Tiny Home Park Zone for AV-1337.

**SECOND:** The motion was seconded by Council Member Black.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON SITE PLAN APPROVAL FOR AV-1337 (1752 W PLAINS DR),  
OWNER AARON STOUT. PROPERTY LOCATED ON NORTH SIDE OF PLAINS DRIVE JUST OFF HWY  
59**

**MOTION:** Mayor Campbell motioned to approve the site plan application for AV-1337 with the following changes: 20' main roads, 12' secondary roads with bar ditches, road surface improvements with road base only, no curb and gutter, barrow ditches only, road improvements to be installed immediately, fencing to be installed with berm on highway by the end of phase 2, common recreation area as per site plan, with playground approximately 5,000 square feet plus, no parking on the roads or outside the project, "no parking" signs, fire lane signs, minimum of one parking space per cabin, plus incremental parking as per site plan, applicant recognizes striping is necessary on Hwy 59 and will bear burden of striping and turn lanes as needed to adhere to public safety, when turn lanes are required applicant has voluntarily agreed to install turn lanes for Plains Drive at his expense per his agreement with Harold Merritt and Terry Robbins, there will be two exits, the reason for the applicant to not follow the requirements for the Cabin and Tiny Home Zone is that the project has received conditional approval from Town Council using an earlier ordinance.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON PROPOSED REPEAL AND REPLACEMENT OF LAND USE ORDINANCE TITLE 10, CHAPTER 6 OST OPEN SPACE TRANSITION ZONE**

**MOTION:** Council Member Black motioned to approve the repeal and replacement of land use ordinance Title 10, Chapter 6 OST Open Space Transition Zone as proposed.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON PROPOSED REPEAL AND REPLACEMENT OF LAND USE ORDINANCE TITLE 10, CHAPTER 7 AG AGRICULTURAL ZONE**

**MOTION:** Council Member McLaughlin motioned to approve the repeal and replacement of land use ordinance Title 10, Chapter 7 AG Agricultural Zone as proposed.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON ADOPTION OF AMENDED FY2018 BUDGET**

Line items were adjusted to balance FY2018 budget. Mayor Campbell placed a phone call to developer Aaron Stout to inquire if he could pay for his building permit before next week, receiving an answer of yes.

**MOTION:** Mayor Campbell motioned to adopt the amended FY2018 budget as proposed.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a roll call vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

#### **DISCUSSION AND ACTION ON ADOPTION OF FY2019 BUDGET**

Mayor Campbell explained there is a shortfall of \$12,984 for operating expenses, plus a shortfall in reserves and the storm drainage funds, totaling \$50,001. Discussions with Birmingham determined a 70% increase is needed for taxes at a tax rate of .002263. School taxes and conservancy district taxes have increased. The process for the tax increase was discussed.

**MOTION:** Council Member McLaughlin motioned to adopt the tentative FY2019 budget as proposed.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a roll call vote:

Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

#### **ADJOURNMENT**

**MOTION:** Council Member Kopp motioned to adjourn the meeting.

**SECOND:** The motion was seconded by Council Member Edwardsen.

**VOTE:** Mayor Campbell called for a vote:

Council Member Kopp - Aye

Council Member McLaughlin – Aye  
Council Member Black - Aye  
Council Member Edwardsen - Aye  
Mayor Campbell - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 10:21 p.m.

Date approved: 8/1/18



Robert Campbell, Mayor

ATTEST BY: Jauna McGinnis  
Jauna McGinnis, Recorder