

**WHITEFISH CITY COUNCIL**  
**September 6, 2016**  
**7:10 P.M.**

**1) CALL TO ORDER**

Deputy Mayor Hildner called the meeting to order. Councilors present were Feury, Barberis, Frandsen, Sweeney, and Williams. Mayor Muhlfeld was absent. City Staff present were City Manager Stearns, City Clerk Howke, City Attorney Jacobs, Finance Director Smith, Planning and Building Director Taylor, Public Works Director Workman, Parks and Recreation Director Butts, Police Chief Dial, Fire Chief Page and Senior Planner Compton-Ring. Approximately 14 people were in the audience.

**2) PLEDGE OF ALLEGIANCE**

Deputy Mayor Hildner asked Patty Scruggs to lead the audience in the Pledge of Allegiance.

**3) PRESENTATIONS - Update on the City Hall/Parking Structure construction progress – Owner’s Representative Mike Cronquist (p. 69)**

Owner’s Representative Mike Cronquist gave his staff report that is included in the packet on the website. The pour for the first Parking Structure ramp will take place Thursday night between 10:00 pm and last for 6 or more hours. There are 300 yards and 15,000 square feet to place. Tonight 2<sup>nd</sup> Street will be closed to install the HVAC system on the roof of the City Hall. Overall there are about 4 of these pour elements to the Parking Structure. It will take four weeks to rotate forms, and pour each deck. The alley is expected to be closed for two weeks for brick work on the southeast corner of the alley of City Hall.

Councilor Sweeney asked and Mike said the parking construction pour should be complete by the middle of November.

**4) COMMUNICATIONS FROM THE PUBLIC – (This time is set aside for the public to comment on items that are either on the agenda, but not a public hearing or on items not on the agenda. City officials do not respond during these comments, but may respond or follow-up later on the agenda or at another time. The Mayor has the option of limiting such communications to three minutes depending on the number of citizens who want to comment and the length of the meeting agenda)**

Bruce Tate, 1800 West Lakeshore Drive, has a letter on the agenda and he is here for any questions the Council might have.

**5) COMMUNICATIONS FROM VOLUNTEER BOARDS (CD 12:24)**

Councilor Frandsen gave an update from the Montana Economic Development Board, they have just retained a new President and CEO, Jerry Meerkats who will be replacing Kelly Danielson who has left the state to be closer to family.

Deputy Mayor Hildner reported the Bike/Ped committee met and the public draft of the Bike/Ped Master Plan is on the City website. There is a community public meeting Wednesday, September 7<sup>th</sup> at 6:30 in the temporary City Hall to review the bike plan. The Skypark Bridge dedication is planned to coincide with Bike to School the week of October 2<sup>nd</sup> through 7<sup>th</sup>. Paving will begin on the Stumptown to Pine Lodge segment of the bike path and millings will be used and placed on the Rygg section of the path. This will save us about \$11,000 under the original estimate. In the works is a plan to have Connect Whitefish take on the role of the

former Fish Trails, this will be a community based organization that will work in conjunction with the City and others. New pavement will be placed on the Rocksund portion of the trail by the Wastewater Treatment Plant. There is an idea of a medical prescription trail, where doctors write a script to patients to encourage the use of the bike and pedestrian ways. This a cooperative effort between North Valley Hospital, the Flathead County Health Department and the City of Whitefish.

**6) CONSENT AGENDA**

- a) **Minutes from August 15, 2016 Special Meeting (p. 78)**
- b) **Minutes from August 15, 2016 Regular Meeting (p. 79)**
- c) **Ordinance No. 16-14; An Ordinance amending Zoning Regulations in Whitefish City Code Title 11 to add recreational guides and outfitters to the list of Conditional Uses in WB-2 Secondary Business District (Second Reading) (p.)**
- d) **Ordinance No. 16-15; An Ordinance repealing the portion of Ordinance No. 14-13 that established Whitefish Animal Group, Inc. as an advisory committee to the Board of Park Commissioners (Second Reading) (p. 93)**
- e) **Consideration of approving application from Steven and Stacie Gorder for Whitefish Lake Lakeshore Permit (#WLP-16-W17) at 1716 West Lakeshore Drive to replace an existing retaining wall within the Lakeshore Protection Zone subject to 16 conditions (p. 96)**
- f) **Consideration of approving the Final Plat for the Maple Ridge subdivision, a 20 lot subdivision off Haugen Heights Road (p. 116)**
- g) **Resolution No. 16-49: A Resolution extending the corporate limits of the City of Whitefish, Montana, to annex within the boundaries of the City approximately 6.42 acres of land known as 835 West Seventh Street, and legally described as Lot 1 of the Plat of Torgerson Subdivision, located in the NW1/4SW1/4 of Section 36, Township 31 North, Range 22 West, P.M., M., records of Flathead County, Montana, for which the owners have petitioned for and consented to annexation (p. 170)**

**RESOLUTION NO. 16-49**

**A Resolution extending the corporate limits of the City of Whitefish, Montana, to annex within the boundaries of the City approximately 6.42 acres of land known as 835 West Seventh Street, and legally described as Lot 1 of the Plat of Torgerson Subdivision, located in the NW1/4SW1/4 of Section 36, Township 31 North, Range 22 West, P.M.,M., records of Flathead County, Montana, for which the owners have petitioned for and consented to annexation.**

WHEREAS, TIMOTHY K. TORGERSON and TERESA M. TORGERSON, have filed a Petition for Annexation with the City Clerk requesting annexation and waiving any right of protest to annexation as the sole owners of real property representing 50% or more of the total area to be annexed. Therefore, the City Council will consider this petition for annexation pursuant to the statutory Annexation by Petition method set forth in Title 7, Chapter 2, Part 46, Montana Code Annotated; and

WHEREAS, services to the annexed area will be provided according to the City of Whitefish Extension of Services Plan, adopted by the City Council by Resolution No. 09-04 on March 2, 2009, as required by and in conformity with §§ 7-2-4610 and 7-2-4732, MCA, available at the Office of the City Clerk; and

WHEREAS, it is the considered and reasoned judgment of the City Council of the City of Whitefish that the City is able to provide municipal services to the area proposed for annexation. Further, it is hereby determined by the Whitefish City Council to be in the best interest of the City of Whitefish, and the inhabitants thereof, as well as the current and future inhabitants of the area to be annexed described herein, that the area be annexed into the City of Whitefish and it is hereby declared to be the intent of the City of Whitefish that the corporate boundaries of the City of Whitefish be extended to include the boundaries of the area described in the Petition for Annexation within the limits of the City of Whitefish.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Whitefish, Montana, as follows:

Section 1: The corporate boundaries of the City of Whitefish are hereby extended to annex the boundaries of the area herein described in the Petition for Annexation, according to the map or plat thereof, on file and of record in the Office of the Clerk and Recorder of Flathead County, Montana, legally described as:

Lot 1 of the Plat of Torgerson Subdivision, located in the NW1/4SW1/4 of Section 36, Township 31 North, Range 22 West, of Section 36, Township 31 North, Range 22 West, records of Flathead County, Montana.

Section 2: The minutes of the City Council of the City of Whitefish, Montana, incorporate this Resolution.

Section 3: The City Clerk is hereby instructed to certify a copy of this Resolution so entered upon the September 6, 2016 Minutes of the City Council. Further that this document shall be filed with the office of the Clerk and Recorder of Flathead County. Pursuant to § 7-2-4607, MCA, this annexation shall be deemed complete effective from and after the date of the filing of said document with the Flathead County Clerk and Recorder.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WHITEFISH, MONTANA, ON THIS 6TH DAY OF SEPTEMBER, 2016.

/S/ Richard S. Hildner

Richard S. Hildner, Deputy Mayor

ATTEST:

/S/ Michelle Howke

Michelle Howke, City Clerk

**Councilor Feury made a motion, second by Councilor Frandsen to approve the consent agenda.** Councilor Frandsen had a correction on page 91 of the packet, first paragraph under Council Comments, last sentence to read "...planning before the end of FY17..." **The motion passed unanimously.**

**7) PUBLIC HEARINGS** (Items will be considered for action after public hearings) (Resolution No. 07-33 establishes a 30-minute time limit for applicant's land use presentations. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC)

**a) Consideration of an applications from Tanner Babcock for a Conditional Use Permit to construct a second residence at 26 O'Brien Avenue (p. 185) (WCUP 16-07) (CD 16:32)**

Senior Planner Compton-Ring gave her staff report that is provided in the packet on the website. Deputy Mayor Hildner asked how we check for compliance in terms of sprinklers whether it is short term rental versus long term rental. Planner Compton-Ring said if they are constructing it for short term rental is would happen at the building permit stage, and Chief

Page confirmed that. Councilor Sweeney asked if they initiate it as a long term rental, and then decide in a year, they want to make it a short term rental; will they be required to retrofit sprinklers into the facility? Fire Chief Page said it could be a request at that time, he was not sure if it could be demanded he would have to consult with Fire Marshal Kennelly.

Deputy Mayor Hildner opened the Public Hearing

Jillian Lawrence, the Associate Architect with Montana Creative Architecture and Design, is the owner's representative for 26 O'Brien Avenue. She thanked Planner Compton-Ring for a very thorough and accurate report. She had a correction to the Planning Board minutes; the roof overhang is 13 1/2' to the street. This is recommended approval by both the Planning Board and Planning Staff. Councilor Frandsen asked and Jillian said the stairs will be just external for access.

There being no further public comment, Deputy Mayor Hildner closed the Public Hearing and turned the matters over to the Council for their consideration.

**Councilor Barberis made a motion, second by Councilor Williams to approve application WCUP 16-07 from Tanner Babcock for a Conditional Use Permit to construct a second residence at 26 O'Brien Avenue and the Findings of Fact and eight conditions of approval.**

Councilor Sweeney asked and Planner Compton-Ring said if short term was added by the Planning Board, the Council can take that off, knowing it is in a zoning district that could allow that and require that it be sprinkled. Conversation followed between Councilor Sweeney and Architect Lawrence regarding sprinkling the facility. Building Code requirements will be met whether the facility is a short term rental or long term rental. The applicant is going at the project with both ideas in mind.

City Manager Stearns stated condition number 9; the garage is intended for required off street parking, might be better to say "is required for off street parking". Intentions and realities are two different things. Planner Compton-Ring said that is great and suggested to take out "intended" and say "the garage is required to be used". Councilor Barberis who made the original motion agreed to the change along with Councilor Williams who seconded. **The motion with the amendment passed 5-1 with Councilor Sweeney voting in opposition.**

**b) Ordinance No. 16-17; An Ordinance rezoning approximately 4.14 acres of land legally described as Parcels A, B and C of Certificate of Survey No. 20226, and Parcels A, B and D of Certificate of Survey No. 20213, in the Southwest Quarter of the Northwest Quarter of Section 35, Township 31 North, Range 22 West, P.M.M., Flathead County, Montana, from County R-1 (Suburban Residential) to Whitefish WSR (Suburban Residential District), and adopting findings with respect to such rezone (First Reading) (p. 221) (WZC 16-03) (CD 33:29)**

Senior Planner Compton-Ring gave her staff report that is provided in the packet on the website.

Deputy Mayor Hildner opened the Public Hearing. There being no further public comment, Deputy Mayor Hildner closed the Public Hearing and turned the matters over to the Council for their consideration.

**Councilor Feury made a motion, second by Councilor Sweeney to approve Ordinance No. 16-17; An Ordinance rezoning approximately 4.14 acres of land legally described as Parcels A, B and C of Certificate of Survey No. 20226, and Parcels A, B and D of Certificate of Survey No. 20213, in the Southwest Quarter of the Northwest Quarter of Section 35, Township 31 North, Range 22 West, P.M.M., Flathead County, Montana, from County R-1 (Suburban Residential) to Whitefish WSR (Suburban Residential District), and adopting findings with respect to such rezone, staff report WZC 16-03. The motion passed unanimously.**

**c) Resolution No. 16-50; A Resolution revising water and wastewater service rates and policies (p. 241) (CD 36:35)**

Public Works Director Workman gave his staff report that is provided in the packet on the website. There are three different service classes within the wastewater department to deal with the different levels of pumping, as well as dedicated rates with separate users such as Rest Haven, and different Grinder and Septic Tank Effluent Pumping (STEP) systems. The City also provides wastewater service to the Big Mountain Sanitary District. The water rates are based on the topography of the City, and deal with several different zones inside and outside the City as well as different pressure zones. It is a standard industry practice a rate study be performed at least every five years or upon the commencement of a significant capital project. The City has reached both of those objectives. Primary goal of the study is to come out with revised rates that get those revenues and expenses within 10% of each other. Another primary goal of the rate study was to determine the rates to move forward with the Wastewater Treatment Plant project. This project is necessary to meet stringent new DEQ requirements for wastewater discharge to the Whitefish River. The estimated cost of the Wastewater Treatment Plant is currently \$17 million and in order to meet the permit requirements, construction will need to be completed in just a few years. The City currently provides a 75% discount on the fixed base rate portion of the water and wastewater bills to elderly and low income customers. One of the recommendations that came out of the rate study was the removal of the age based criteria and move forward with an income verification policy. There are 418 participants on the list, and currently only 15 that are known to qualify for the low income assistance program. Assuming other 403 residents would not qualify or meet the means test based on the number we are anticipating approximately \$171,000 additional annual revenue by making this policy change. An average City resident with a 5/8' meter using 4,000 gallons of water a month will see a water bill that goes up about 1%, or a \$.25 increase. The monthly wastewater bill for this customer will go up about 13% or \$4.53 increase. Irrigation customers that use 10,000 gallons of irrigation water per month, will be a 15% increase or \$5.34 increase. With all factors together on any summer month when using 4,000 gallons of domestic water and wastewater and 10,000 gallons of irrigation water the customer will see a total of 9% or \$10 increase.

Deputy Mayor Hildner opened the Public Hearing

David Trousdale, 2763 Rest Haven Drive, stated homeowners of Rest Haven Drive met with Manager Stearns and City Staff a couple years ago about their rates, and went through great lengths to explain the STEP systems and the pumping of the effluent into the plant. The

latest increase strikes them as unfair, and he read from a letter that was drafted and signed by members of the neighborhood that is appended to the packet on the website.

Karen Larsen, 155 Arielle Way, wondered if any consideration was given to grandfather those who are currently a part of the senior discount program. The loss of the program will be a challenge for many people.

Ron Hauf, 2834 Rest Haven Drive, followed up on Dave Trousdale's comments on the fairness of the wastewater increases. He was involved in putting in the STEP systems for Rest Haven Drive. He points out those on STEP systems have a base rate, then they share in the effluent that goes to the wastewater treatment plant. He asks why the City wants to discriminate against certain sectors as opposed to the City? They pay for the effluent to be taken to the Wastewater Treatment Plant, why should there be any difference? He doesn't think it is fair. He would like somebody to explain to him how they came up with this methodology. Why should they be discriminated against for a \$2-\$3 increase as opposed to \$.25 increase. It is the principle of the issue. He would like to ask the Council to reconsider how to charge everybody, it should be fair and equal.

Tim Babiak, 2767 East Lakeshore Drive, said when the STEP system was put in, it was to be serviced by the City and in 20 years he has never had it serviced by the City. He has had issues with the City with regards to pumping his system and has had to hire an attorney. If the City is going to put in STEP systems, service them, because if something happens, then what? Another attorney.

Kenria Schoepp, 2742 Plaza Road, said she has one bathroom, one kitchen sink, no washing facilities. She just paid \$116.69 this month. She spends no time at the cabin in the winter, and she is billed all winter long for not using any water. It has never gone below \$50. She sees what this is coming to and it is pretty pathetic. She hopes someone can resolve this some way.

Patty Scruggs, 1026 Meadow Lark Lane, said she was following Director Workman's comments, 418 people on the aged based low income, 15 qualify for low income, that means there are 403 that do not qualify. However, the City will make \$171,000 on this increase, that means seniors will average between \$450 and \$500 a year increase with this recommendation. She thinks that is a huge shock for most seniors in Whitefish. We need to have a diverse community, we need to embrace seniors and we need to help them. She asks the Council to consider the seniors, who are asked all of a sudden to have a \$450-\$500 increase per year. Perhaps the Council could consider instead of a 75% discount lower it to 50% or something that is more tolerable for the seniors.

Janet Reynolds, 265 West 6<sup>th</sup> Street, has lived there for four years, and she has paid into the system for four years and yes rates have increased over the four years. She feels the rate increase is highly unfair. She feels it should be a flat rate for everybody.

Alissa LaChance, 1646 East 2<sup>nd</sup> Street, speaks for a lot of young people her age. She lives with 5-6 people, in a four-bedroom home. She thinks the whole system needs to be adjusted, not just the rate increase. The increased rates go in line with how many fixtures are in the home and usually when more people live in a home there is going to be more fixtures. If they don't use any of the fixtures, it is \$90 per month, her water bill is usually \$200-\$300 a month. They don't use excess amounts of water. It seems wrong, something is off and she knows a lot of people her age cannot afford to live here. She said she understands we need to upgrade the system but was that considered when we decided to put in a new City Hall. It seems pretty crummy that such an expensive building is going in and the residents have to pay for this improvement to the water system.

Ron Hauf, 2834 Rest Haven Drive, does commend the City for taking the initiative to put this Wastewater Treatment Plant in, it is certainly needed. He just questions the mathematics, when in the off season he gets a bill for \$80, and in the summer time the bill is \$115. He has seen the rates increase since they took the initiative to put the STEP system in for the good of the lake.

There being no further public comment, Deputy Mayor Hildner closed the Public Hearing and turned the matter over to the Council for their consideration.

Councilor Frandsen asked Director Workman to explain the methodology. Director Workman said all the concerns are covered in the rate study provided in the packet on the website. There are two components to the rate structure, the first covers the cost to maintain all of the distribution and collection elements that are in the system, for example; water mains, water valves, fire hydrants on the water side. On the sewer side there are sewer mains, lift stations, and man holes. Regardless of whether anybody uses any water all of the infrastructure in the ground needs to be maintained and there is a cost associated with that. The next element is the volumetric fee; there is cost associated with producing the water, treating the water and getting the water out into the distribution system. There are costs associated with operating the lift stations to pump from high zone to low zone, and the cost to treat the water to the current standards in the permit. There is still standard septic tank maintenance that goes along with STEP systems, however every time we dispatch a truck to go out to service septic tanks, they are serving 1-2 residence as opposed to several people. In regards to the senior discount, there was an Attorney General ruling from a Bozeman case that is referenced in regards to senior discounts, that is a fairly strong warning to municipalities that are offering a senior discount that they should be phased out. They had been proven to be a form of discrimination towards, not elderly but other customers, and when you look at the industry standard for water and wastewater rates, elderly discounts are pretty few and far between.

Councilor Frandsen asked Director Workman to explain why there are different rate increases for the different areas. Director Workman said there are three different rate classes for sewer; SC1, SC2 and SC3. The standard SC1 customers simply discharge directly to the treatment plant where it is then pumped to the main lift station into the treatment plant, SC2 essentially pumped twice, SC3 pumped three or more times. In addition to those three rate classes, there are rates for the Grinder pump customers that have grinder pumps in their homes that are serviced by the City that go directly into the wastewater system. In addition to that is the STEP systems, and the Big Mountain Sewer District. On the water side, the customers inside city limits that are not in a pressure zone, customers inside city limits that are in a pressure zone, and customers outside the city limits. During the rate study they looked at sewer rate classes and water rate classes and looked at all the expenses that go into servicing those customers individually. Overall Rest Haven is 11.10% increase and the SC class is 26.2%.

City Manager Stearns said the reason for the cost of service study is to make sure there is equity in the billing system. The cost of the service study is intended to relate revenues to the cost to provide the service and therefor try to ensure equity. Rest Haven is out of the City so they have a surcharge on their bill, if they annex they can avoid that surcharge. Right now the total cost of the Wastewater Treatment Plant improvements and funding sources are not far enough along to know the cost and revenue. We have tried to delay and use the lagoon system for as long as possible and trying to build up to avoid these increase shocks. Everyone in the country is facing more stringent water quality standards because we all like a clean Flathead Lake with no algae. There are a lot of other contributors to wastewater or water degradation

but the EPA only regulates cities and industrial users who put a pipe into the river. We carry a bit of the burden for all the other users.

Deputy Mayor Hildner pointed out that this first year is just the first year of the rate structure. If there is grant money available, that number will come down. He would also like to address the fact that we have given the senior citizens (anybody over 65) on their base rate a 75% reduction, he thinks if we are sincere about helping the less fortunate, those that are on fixed income will qualify under the guidelines of LEAP. This will be more justifiable across the board.

Councilor Feury said it doesn't make sense to him we have the fixed cost and the fixed cost covers the infrastructure. He doesn't understand why the volumetric charge should be so much higher? STEP systems pay their own electricity. If base rate covers the cost of the infrastructure, then the volumetric charges should only be a function of additional electricity to move it through the lines or pump stations that is goes through beyond that. He has been on the STEP system for twenty years, and has been pumped once, and had half a dozen service calls. He can't justify in his own head that significant of a difference in the volumetric charges.

Director Workman said there are two criteria used to measure waste strength, Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS). At the Wastewater Treatment Plant, we are tasked to reduce to the most stringent of standards. The waste that comes from STEP tanks is more concentrated than the more typical diluted waste that comes from a home with a grinder pump or a gravity pump. The primary driver in that volumetric cost is the cost to treat the waste that is coming from those systems. There is additional cost to maintain the infrastructure.

Manager Stearns said there was a bit of a complaint about the fact we charge base rates throughout the year. In order to avoid the constant turning on and off of water to avoid the base rate charge, once hooked up customers pay a base rate regardless if the water is on or off. In a city where there is a fairly high turnover rate of people moving out we were turning on and off many people several times throughout the year. That changed a few years ago. He also said the mail notice this year cost the City \$3,400 plus the three legal adds which will take it up to \$5,000. That is not big in the scheme of things, but he would like the Council to understand it. The rate study was \$60,000.

Director Smith said one of the things that came out of the rate study is a rate model, for both the water and wastewater so that as these rates are implemented, each year we can go through what the effects are, what revenue we have generated and what costs we have coming up. The benefit of the rate study has given us a very complex rate model to work with, in the next five years.

**Councilor Frandsen made a motion, second by Councilor Feury to approve Resolution No. 16-50; A Resolution revising water and wastewater service rates and policies.**

Councilor Frandsen said we are still looking to lower the cost of the capital improvement for the Wastewater Treatment Plant, currently estimated at \$17 million, to get a few grants is in our best interest and looking out for the tax payers. The reason why we have to do the Wastewater Treatment Plant is due to the EPA standards. She knows quite a few are facing higher rate increases than others; all she would say is that quite a few others have been footing the bill for those additional costs for some time and that is why we do a water and wastewater study, to understand if we are spreading our costs equally or not. That is part of the reason for

the rising cost, the equitability across the board of making sure we are paying our fair share for the impact we put on the systems. She wishes we could offer a senior rate at a what feels like should be ethical, but what has been recommended to us has been potentially legal challenges down the road. She thinks the only option at this point is a state recognized system for low income standards and hopefully that program will grow in the future to some other standards so that it can be upheld without discrimination. It troubles her the increases are quite significant and for the years to come it is going to be very tough, she understands the predicament a lot of folks are in for the increasing rates. She wishes we would have been planning well before now so that the increases weren't quite steep as they are. We have to start somewhere and we have quite a few years to get there and hopefully it is not as much as what we are looking at.

**The motion passed unanimously.**

Deputy Mayor Hildner thanked everyone for coming in, it is important that the Council hear from the residents even though answers may not be the ones they hoped to hear.

**8) COMMUNICATIONS FROM CITY MANAGER (CD 1:35:26)**

**a) Written report enclosed with the packet. Questions from Mayor or Council? (p. 297)**

-None

**b) Other items arising between August 31<sup>st</sup> and September 6<sup>th</sup>**

Manager Stearns sent out an email to the Mayor and Council trying to schedule the next tour of the City Hall Parking Structure, he has heard from a number but if the rest could respond he will get a date set.

**9) COMMUNICATIONS FROM MAYOR AND CITY COUNCILORS (CD 1:36:22)**

**a) Letter from Bruce and Susan Tate requesting reconsideration of annexing one of their lots, #TR4, in the annexation of West Lakeshore properties done via Resolution No. 16-30 (p. 300)**

Councilor Sweeney addressed Mr. Tate's concern. He said on a personal level if there was any way for him to figure out how we could logically and equitably de-annex his property, he would like to do it. He can't see one and he apologizes for that.

Deputy Mayor Hildner also appreciates the effort Mr. Tate has put in and his consideration and discussion with Council. As Councilor Sweeney pointed out, Council made that decision. Mr. Tate asked if the Council knows of any other lot on the lake that is permanently unbuildable. He said he thinks he might have the only one, it is unique, and is a crippled lot. Councilor Frandsen said she has thought quite a bit about it, but she keeps coming back to, unbuildable is unbuildable and there are several lots within the City that are unbuildable. So to apply that logic across the board leaves us with property that is in city limits that is unbuildable, therefore when annexing she would have to apply that same logic.

Mr. Tate said it is ironical with the value of the lot and he will argue the value down over time. There is no way that lot is worth \$276,000. Deputy Mayor Hildner said that would be an issue between him and the appraiser during the reappraisal. Mr. Tate will be looking at other efforts.

Council Comments

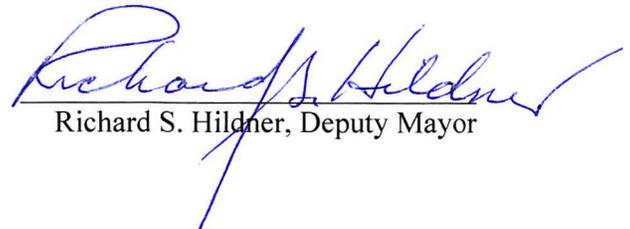
Councilor Williams said Councilor Frandsen spoke towards the water and wastewater rates very eloquently and she wanted to state she is concerned about pricing people out of Whitefish. We need to start looking at long-term financial solutions and planning for projects in the future, and try to figure out where our priorities will be set forth in front of us. We need to make sure we can keep the people in this town who embody its greatness and its genuine character. She can feel the pension and she knows a lot of other people stemming from ages 20-85 can start to feel that pension. If we can find ways to help them out in the future and find ways to make some sustainable long term financial planning within the city and recognize our immediate priorities and goals, we need to start focusing on that. She also encourages everyone to continue looking for outside funding solutions for years to come.

Councilor Frandsen reminded everybody of the Meet and Greet September 15<sup>th</sup> at Casey from 7 to 8:30 pm for the upcoming City Manager candidates. She encourages everyone to show up and ask questions of these potential City Manager candidates and meet them and tell us what you think.

Deputy Mayor Hildner echoed Councilor Frandsen's comment regarding the Meet and Greet for the City Manager candidates. He also reminded the Council who have not given their interview questions to Sherri to do so as soon as possible.

**10) ADJOURNMENT** (Resolution 08-10 establishes 11:00 p.m. as end of meeting unless extended to 11:30 by majority)

Deputy Mayor adjourned the meeting at 8:51 pm.

  
Richard S. Hildner, Deputy Mayor

Attest:

  
Michelle Howke, City Clerk

PUBLIC HEARINGS

PLEASE SIGN IN TO SPEAK ON A SPECIFIC PUBLIC HEARING 9-6-2016

NAME AND ADDRESS	7a)CUP- 26 O'Brien Ave/2nd residence Babcock	7b)Ord. 16-__;Rezone Parcel A,B & C COS 20226;A,B & D COS 20213	7c) Res. 16-__ ; Revising water & wastewater service rates and policy	
✓ Karen Larsen Karen Larsen, 155 Annette Way WF		X		
✓ Ron Haag			X	
✓ DAVID FREUSDALE 2165 RESTAURANT DR			X	
✓ Kim Bahiah			X	
✓ KENNIA SCHOEPP			X	
✓ Mike Nowke			X	

Please return to Michelle

\* CUP=Conditional Use Permit