MINUTES OF A REGULAR MEETING

OF THE CAREY CITY COUNCIL

January 15, 2024

**COUNCIL IN ATTENDANCE:** Sara Mecham, Logan Davis, Clayton Mecham, Cody Baird and Alyssa Cenarrusa

**STAFF IN ATTENDANCE:** Kurt Eldredge, Dabny VanHook, Brandi Hennefer and Tess Cenarrusa.

**1. CALL TO ORDER** Meeting was called to order at 7:01 p.m. by Mayor Mecham.

**2. PLEDGE OF ALLEGIANCE** Led by Councilman Davis.

**3. PUBLIC COMMENT** Jennifer Simpson reported on the winners of the light contest

 And the tree decorating contest. 1st place for tree decorating was Carey Elementary,

 2nd place was Carey Home School and 3rd place was Charmaine McPherson family.

 The winner for in town light contest was Rick Mecham, out of town was Rick Peterson

 And the business was Mario Alvarez woodworking. Jennifer thanked everyone who

 Participated and is looking forward to next year.

**4. REPORTS**

 a. Question on staff report. Questions on storage-city purchased a shipping container.

 b. Mayor’s report. The Mayor is looking into a new planner for bigger projects. Brandi

 will handle the smaller applications. The Mayor is working on reorganizing staff

 positions.

**5. APPROVE CONSENT AGENDA ITEMS**- (Action item on all of the listed consent agenda

 items

 a. Minutes pending approval December 18, 2023 Regular City Council Meeting

 b. Finance Report

 i. December 2023 Finance Report.

 ii. Pay the January 2024 bills.

 Logan Davis made a motion to approve the consent agenda items,

 Alyssa Cenarrusa 2nd. Passed.

**6. NEW BUSINESS**

a. Swear in newly elected City Council members. \*Action item

 Mayor Sara Mecham swore in newly elected city councilors, Logan Davis and

 Cody Baird.

 b. Elect Council President. \*Action item

 Council President is elected every 2 years. Clayton Mecham made a motion to

 Nominate Logan Davis; motion died due to lack of 2nd.

 Logan Davis made a motion to nominate Alyssa Cenarrusa, Clayton Mecham 2nd,

 Passed. Mayor Mecham thanked Logan for his time as Council President.

 c. Resolution 2024-01 Planning and Zoning Bylaws. \*Action item

 Brandi reported that this was for correcting grammar in the bylaws and changing the

 Out of city limit commission member to 5 miles instead of 1 mile.

 Alyssa Cenarrusa made a motion to approve Resolution 2024-01 as changed,

 Logan Davis 2nd, passed.

**7. PUBLIC HEARING:**

a. The purpose of the hearing is to consider a 3-lot preliminary plat subdivision on a 5-acre

 parcel in the A/RL zone. The subject property is located at 20 Griffin Loop. Todd and

 Arriel Hill are the owners and applicants. \*Action item

 Ashley Koehler reported that the subdivision was heard at the December 11, 2023

 Planning and zoning commission meeting. The commission recommended for city council

 Approval of the subdivision as it meets criteria, but with the following conditions:1. Include

 A note on the plat explaining that the 25’ wide access easement is to benefit Lot 2A and

 Also Block A, Lot 1 of the 12 High Sparks subdivision, now known as Lot 3 of the Lou-K

 Subdivision and any future development at that location. 2. A 20’ wide public utility

 Easement shall be shown on the plat along the lots’ property line fronting Griffin Loop.

 Council questioned on 4.6 of the subdivision review on streets to allow an access for each

 Proposed lot, this was to keep the address clearer. On 4.7 some of the property lies within

 The floodplain. It was measured from the high watermark and the building envelope

 Setbacks will conform. Applicants will keep everything in the floodplain in a natural

 State. On 4.8 there was not much discussion, as this property is out of the City of Carey

 Water and sewer service area. On 4.13 applicant is not stubbing in utilities. A waiver is

 Required for not doing utilities and we need to clarify why we aren’t requiring them.

 Mayor Mecham opened public comment. Todd Hill is in favor of the subdivision. He

 Reported that you can build in a floodplain with insurance or conditions. They are trying

 To keep the lots affordable. Lot owners would pay for power, they are just continuing

 With what was existing in the previous subdivision. No more public comments.

 Mayor Mecham closed public comment. Mayor Mecham told council they can approve,

 Deny or have conditions.

 Clayton Mecham made a motion to approve the Hill 3-lot preliminary plat

 Subdivision based on the findings that it is in compliance with the subdivision design

 Standards as noted in the staff report if the following conditions are met:

1. Include a note on the plat explaining that the 25’ wide access easement is to benefit

The Lot 2A and also Block A, Lot 1 of the 12 High Sparks subdivision, now known as

Lot 3 of the Lou-K Subdivision and any future development at that location.

1. A 20’ wide public utility easement shall be shown on the plat along the lots’ property

Line fronting Griffin Loop.

 Logan Davis 2nd. Passed.

 b. Continuation of public hearing for Building Code Ordinance 2024-01. \*Action item

 Brandi reported that she went through Blaine County’s building code ordinance and

 Removed everything that said Blaine County and replaced it with City of Carey. Brandi,

 Kenny and Tess went over the building code ordinance and amended it to fit Carey’s needs.

 There was a question on snow load. It has been 50 pounds for years.

 Mayor Mecham opened public comment. No public comment. Mayor Mecham closed

 Public comment.

 Clayton Mecham made a motion to approve Ordinance 2024-01 the Carey

 Building Code Ordinance, Alyssa Cenarrusa 2nd.

 Roll Call Vote: Logan/y, Alyssa/y, Clayton/y, Cody/y Motion passed.

**8. DISCUSSIONS**

a. Airport Hangar-lease to buy option. Mayor Mecham reported that staff became aware

 that a hangar was open to lease or possibly sell. It would be a great storage building to house

 equipment and to make repairs. Staff is getting closer numbers to what it is worth and how

 much it would cost to build one. Have an executive session in February to discuss and

 possibly sell the city lot in Waterford Subdivision to help with financing.

**9. CONSIDERATION OF FUTURE AGENDA ITEMS-**Continuation of townhouse

 ordinance, future cemetery space, code enforcement. Executive Session on airport hangar

 and Waterford lot, 17 Griffin Loop for possible land application for sewer plant.

**11. PUBLIC COMMENT.** Kyle Castle was here for townhomes, was curious where the

 City was going to allow them and when. It is going to be a while before that comes before

 Council again.

**12. ADJOURNMENT.**

Clayton Mecham made a motion to adjourn, Alyssa Cenarrusa 2nd. Passed.

 Meeting adjourned at 8:37 p.m.