**CITY OF TIOGA**

Planning & Zoning Commission Special Meeting Minutes

November 13, 2015

A meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 6:30 p.m. on Friday, November 13, 2015, at the Tioga City Hall, by Planning & Zoning Commission member Barry Ramberg.

PRESENT: Planning & Zoning Commission Members, Don Zacharias, Eli Auger, Barry Ramberg

ABSENT: President Dan Larson, Planning & Zoning Member Travis Wittman, Deputy Auditor Desiree Hanson

Guest: Wayne Knutson, Trevor Tharaldson

**Modifications/Approval of Agenda:**

**Old Business**

**Building Application (Wastewater Treatment Plant) – City of Tioga** – Ramberg explained to Trevor Tharaldson, a representative from AE2S, that the item was tabled due to no representation and lack of information. Thoraldson stated with the projects being municipality and infrastructure the applications were more of a formality or paper trail as infrastructure does not need a building permit. Ramberg asked Tharaldson if there had been any public input meetings before starting the construction of the plant. Tharaldson did not think there had been any meetings, however the placement of the plant can’t be any other place as it should be close to the Lagoon. Zacharias asked if the plant would pay for itself with selling the purified water. Tharaldson stated the plant would be paid for by the state meaning the surge fund dollars the city had received. Ramberg asked if this plant had the possibility of purifying the water for future sales for industrial use. Tharaldson thought it might be possible for other projects but wasn’t sure for industrial. The building above ground will be 52 feet X 18, with an intake/grinder room, a small electrical room, and the main room is the blower room which will pump air down into the pond. The plant will be positioned on the south end of the lagoons**. After a short discussion was held Zacharias made a motion to approve the construction of the Waste Water Treatment plant, second by Auger. Roll Call: Ages: Zacharias, Auger, Ramberg**

**Building Application (Water Tower) – City of Tioga –** Tharaldson advised a lot of the same things apply from the last application. Some of the questions that were received by the City ahead of time;

1. Was there a public meeting – For this it’s not required by law to have a public meeting and 70% of the cost is a grant from the Water Commission and the other 30% will be covered by the City, if the project would have gone out to citizens it would have been done with special assessment projects. Taraldson stated water/sewer projects cannot technically be protested out only street projects. Ramberg stated it may have made a better relationship with citizens and city if the project would have had a public meeting. Zacharias stated the entire time they were going through the process of choosing a logo, they had ample opportunity to let the citizens know they were going to build a new tower and the location. Ramberg had concerns as to the size of the tower and the location they built it as he stated they built it in a slough and across the road to the north is a clay knob that may have been cheaper than the cost of beefing up the ground and pouring deeper footing and wouldn’t be so close to residents. Wayne Knutson asked if something were to happen and the water tower started to lean would AE2S be responsible. Tharaldson stated the three companies constructing the water tower have insurance and they would be responsible. Knutson expressed his concerns since there is issues with the north water tower and stated regardless if the money come from a grant its still tax payer dollars. Knutson was also wondering about the insurance policy that the companies have and if it would be possible for citizens to see this or if it would take a lawyer to look through it as he thought people may wonder about this. Knutson asked what type of wind it would take to move the tower. Tharaldson stated there is an equation for snow load, wind load, and other items that is 1X what the building codes have for this area. Ramberg asked how deep the footings were for the tower. Tharaldson stated the footings were roughly 12 feet below the street and 35 ½ ‘ radius and 6’ of cement. On the very edges 2 feet of cement and towards the middle it got up to 6 feet. Tharaldson stated this tower would have LED lights which would last longer.
2. Tharaldson stated another question that was asked was whether or not the City would pay for the application and the answer is no as the City would only be paying themselves. Knutson stated another question the people asked is if the cost was in the bid for the building application. Tharaldson stated no as this would just add cost to the city. **Auger made a motion to approve the construction of the water tower, second by Zacharias. Roll Call: Ages: Zacharias, Auger, Ramberg**

**With no further business Auger made a motion to adjourn the meeting at 6:58 pm, second by Zacharias. Roll Call: Auger, Zacharias, Ramberg.**

The next regular meeting of the Planning & Zoning is scheduled for December 16, 2015 at 5:30 p.m., to be held at the Tioga City Hall.

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Barry Ramberg, City Planning & Zoning Commissioner

ATTEST:

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Desiree Hanson, Deputy Auditor