

**Troy City Council
Work Meeting
Council Chambers
February 16, 2010**

The meeting came to order at 6:30 pm. Present: Mayor Don Banning, Council: Phil Fisher, Fran McCully, and Loretta Jones, and City Clerk Sandra Johnson. Gary Rose excused absent.

GUESTS: Ron Higgins, Con Lee

NEW BUSINESS: Ron Higgins – Higgins would like to put power on his empty lot here in town for a business. Con Lee builds hydro units that are installed on cars and trucks to increase their fuel mileage. He has three semi-trailers that hold all his equipment for his business. He has the 40' coach that his is office and sleeping unit. He has a 300 gallon tank for water. Electric is the biggest issue. He would build a solid fence so the trailers would not be visible from Kootenai Ave. The fence would be eight feet high. Lee explains that he put his shop into semis that are 40 ft, 46 ft, and 48 ft trailers. The business is expected to put 40 hydro units. This year looks pretty good for them. Trailers are insulated so sound is not a factor. Mostly it is electronics. Lee designed the units they sell. Lee has been doing it for 16 years, only doing 6 to 8 units this last year. He has already done 3 so far this year. They do these for lawn mowers to locomotives. He may be able to hire 3 people on a steady basis. Fisher said that with a fence height of 8 feet the semi would still be showing over the fence. He could have the lot cleared in 1 ½ hours if needed. Power would be fed from the alley and be partially underground. They would not need sewer as a port-a-potty would be used. He travels 50-60% of the time. But when he is here, he would need to be close to the work and would stay in the coach. McCully asked Banning if motor homes are under the same ordinance as mobile homes. Banning doesn't think it would be classified the same as what is in the Mobile Home Ordinance. Fisher told his concerns about what the citizens of Troy would say about these units. They are 13.6 ft high. There would need to be a building permit for any fence over 6'. Fisher stated that if they set there as a dead horse he has a concern. It would be storage rather than a business. Higgins stated that trailers are 30 amp, and he would have to talk to Clint Taylor about putting the power in for the business.. Fisher let it be known that he is not against it, but would want a 10' fence or at least an 8' fence. Higgins agreed to do a 10 ft. fence. You would also need to purchase a business license. Could discuss and vote on it at the regular meeting to follow the next day. If it is a go, we can pass it on a contingency basis. Council let Lee know that he will have to have this done before getting the license. Banning will bring this up tomorrow night. Lee said it is a viable business.

WATER METER USAGE: Jerry Strong- Strong was not at the meeting to be heard.

REVIEW MOBILE HOME ORDINANCE NO. 582: It was council's consensus to get a committee to review the ordinance and put down what is acceptable. Section three is not in compliance. Single-wide, older mobile homes are only allowed in trailer courts. McCully doesn't want to see anymore in Troy. Loretta said it would be okay to allow nice looking single-wides Fisher stated that he is not against a smaller Mobile Home, but would only like to see it go back 10 years old or newer. McCully said it could be just a couple people to review this.

AMENDMENT OF RESOLUTION No. 622- BILLING START DATES: It may be that to have the start of the fee for water usage could be set ahead to let homeowners find the leaks and repair them. This will be reviewed.

SAFETY COMMITTEE: Representative from council- Montana Safety Culture Act. Businesses or organizations should have a safety committee that meets quarterly. He suggested one council member, two employees, and one supervisor to meet quarterly to plan safety meetings. Fisher stated that we should be able to come up with a description of their job and so forth. The County gives a gift certificate as a safety award if no accidents.

Proclamation for Dating Violence Awareness: Mayor Banning read the proclamation. Phil Fisher suggested talking with Steins Market and ask to have an insert put in their flyers. Fisher will talk to Howard at Steins to do this. Council's consensus is yes.

DEQ (Catherine LeCours) –March is their last month in the city apartments. The furniture in the apartment will not be taken with her when she vacate the apartment. LeCours wanted to know if the city would want to keep it in the apartment. She is asking \$150. Fisher suggested putting it on the board.

CITY HALL SCHEDULE OF TIME: Fran McCully: She wants eight hours covered with no overtime. Stagger the lunch times in the morning, leaving at 4:30 or 5:00 pm. Their choice of a half hour or hour lunch time. The lunch hour is unpaid. Discussion followed regarding job description and responsibilities. McCully wants a monthly statement of the time spent on each duty.

CONSENT AGENDA: It was Council's consensus to keep agenda items as now presented.

PUBLIC COMMENTS: None

Meeting adjourned 8:45 pm

Donald C. Banning, Mayor

ATTEST:

Sandra Johnson, Clerk