

## AMSTERDAM-CHURCHILL PLANNING GROUP

Minutes of April 26, 2011 Meeting

ATTENDEES: Walt Sales, Gail Weidenaar, Warren Vaughan, Jim Potts, Brendon Beyers

### BUSINESS:

- Introductions
- Quorum was met? Yes
- Excused absences: Tim Van Dam & Cindy Elliot
- Minutes approved for 4/12/2011 meeting, as corrected
- COMMITTEE REPORTS:
  - **Jim Potts / Sewer & Water:** Jim will visit with Carly from the Chronicle tomorrow (April 27<sup>th</sup>) about doing story for the paper on the problems smaller communities in Gallatin County are facing in regards to their sewer systems. A story will appear in next Sunday's edition, May 1<sup>st</sup>. Jim will also be meeting with the District tomorrow (Wednesday, April 27<sup>th</sup>), and an RDA representative will be there too. HKM is also dealing with funding packages and options (i.e. hooking into Manhattan's system vs. upgrading the existing one here). A meeting will be held with the mayor of Manhattan, Tony Haag, to discuss this further. Warren also brought up the issue of the potential problems of subsidizing developers with a new sewage system. In theory, developers could move in and take advantage of an upgraded or new system without contributing anything to it. Jim discussed, in general terms, how the line to Manhattan would work. Warren also talked about flow issues with the Manhattan system. Right now, they have to shut down their plant at night because flows are not high enough. They had been counting on a lot of new development in town, but so far, that hasn't happened. Walt brought up the issue of the State's (DEQ) concerns, and how a time extension may need to be applied for—things could get dragged out for a while. However, if it's decided to work with Manhattan, it will need to happen quickly.
  - **Warren Vaughan / Web Site:** Warren's been in contact once again with Reese via e-mail, and received a response from him right away. He revised the site immediately (things got "lost in the cracks"), and he (Reese) was not aware of it. We also discussed generally the domain name (accpg.org).
  - **Gail Weidenaar / Treasurer's Report:** Nothing much to report this time around. The mailing for the kid's survey will have a bill coming due soon, now that the surveys have gone out. The school kids are really getting behind the project and doing their part, and responses are already coming back in.
  - **Warren Vaughan / Sidewalk Project:** New news: The County Commission has voted to donate gravel from the county pit for the sidewalk project, but don't want to haul it. The gravel could be used for the bed of the sidewalk, as well as for aggregate in the concrete (it would need to be delivered from the county pit to a Redi-mix plant, however). The good news is that this gravel donation comes right off of the top of our match amount. Warren also talked

with Larry Watson, who told him “design is key” with our sidewalk project. Some other important issues with the project are:

- If we can get \$1,500 together, it would be a big step forward.
- Engineering can be done with that (also utilizing a matching grant).
- The State will be the hold-up time-wise.
- This can make the match a lot lower.

Wayne at CTA Architects mentioned during the April 12<sup>th</sup> meeting that he attended that their engineers *might* consider doing the work, *if* things come to a complete standstill with the present set-up. *Only* then would they possibly step in to help out. Our group will probably need to raise around \$800 in order to get the grant match. We already have approximately \$800 from a neighborhood association group to go towards this as well. There is a deadline for all of this at the end of May, 2011, so time is of the essence. The group then discussed contacting area business via a letter asking for donations to raise the remaining \$800 needed. We kicked around names of businesses in the area and Gail recorded what we came up with. She will draft a letter that will be sent to the businesses, and get it to the group members via e-mail for review and comment. Warren also mentioned that we can “chunk” up the work overall with the sidewalk project, if that ultimately helps get things underway quicker.

- **Warren Vaughan / Ecton Ranch:** Warren passed out copies of the revised provisions, followed by a general discussion of the changes (i.e. the PUD became a “Master Plan”). Various items were discussed, such as putting a limit on accessory buildings (three per lot), height restrictions for the first row of houses along Churchill Road, and an outlet on the southern end of the property. We also discussed a timeline for hearings, and late June or early July were mentioned as possible target dates. A 45-day notice is required for any hearings. We also talked about getting this portion of the provisions completed, “putting it on the shelf” for the summer, and get things ‘out there’ again in the fall. As well, Jack and Rita Vandermolen’s property comes into play with all of this—80% of their piece would be covered under this document. This needs to be on the agenda for the next meeting, with the anticipation of comments on the Ecton property.

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**OTHER BUSINESS:**

- No other topics were brought up.

**NEXT MEETING:** Tuesday, May 10th, 2011, at 7:00 P.M., at the Amsterdam-Churchill Bank’s Community Room. (Note: Mark your calendars—we also have the community room booked two weeks later on Tuesday, May 24th, at 7:00 P.M.)

**MEETING ADJOURNED**