Regular City Council Meeting Hebron Community Center August 23, 2022, 7:00 pm

Members of Council present were; Mayor Grant Walth, Council Members; Chester Brandt, Harvey Tibor, James Hong and Steven Dittus. Also present were Auditor Erin McCutchan, City Attorney Scott Solem, City Supervisor Chad Stern, Planning and Zoning committee members Mark Draeb, Ricardo Dominguez and Terry Dakken and visitor Barb Overfield.

Not present: Councilman Michael Coots and Ray Torres.

The special meeting was opened at 7:00 pm.

The Variance application for Charles and Barb Overfield was reviewed. Mark Draeb discussed the criteria that must be met in order to approve the variance. Draeb stated that there are 6 different criteria that must be met and currently the Overfield property only meets 4 of the 6 criteria. Draeb stated that the Planning and Zoning Committee recommends the variance not be granted, however, stating that if certain conditions are met the variance could be approved. Draeb stated that due to the square footage of structures currently on the property they are far above the limit for density. Draeb also stated that if the carport and the roof on the covered deck were removed then the Planning and Zoning Committee would recommend approval of the variance. Upon discussion it was agreed upon to remove the carport and the roof on the deck to meet the criteria upon which the variance could be approved. A motion was made to approve the variance with the conditions of removing the carport and roof from the deck. Tibor/Brandt MCU

The second reading of Ordinance 22-04 Noxious Weeds was held. The revision includes the word grass as it previously had not specified grass, and also includes a revision removing the requirement to send notice by certified mail, rather one notice will be sent to the property owner to continue maintenance throughout the season. A motion was made to approve the second reading. Tibor/Hong MCU

The second reading of Ordinance 22-05 Water Rates was reviewed. Auditor McCutchan stated that she felt the base rate of water should not be increased, rather the surcharge should have the increase to assist in building a fund for future water meter replacement. Upon discussion Council agreed that the water surcharge should be increased rather than the base rate for water. Attorney Solem stated he will make the changes to the Ordinance. A motion was made to approve the second reading of Ordinance 22-05 with the correction to the surcharge rate. Tibor/Hong MCU

Meeting adjourned at 7:31 pm. Tibor/Dittus MCU

These minutes are being published subject to review and revision of the governing board.

| Grant Walth | Mayor | Erin McCutchan | City Auditor |
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