

STEVENSVILLE TOWN COUNCIL MINUTES
Thursday, January 8th, 2015
7:00 p.m.

Council for the Town of Stevensville came together at Council Chambers, this being the time set for the regularly scheduled meeting of the Town Council. Mayor Mim Mack called the meeting to order at 7:00p.m. Councilpersons Perrin, Holcomb, Crews, and Hunter were all present. There were several members of the public present also.

The Council and all present then rose, faced the flag and recited the Pledge of Allegiance.

Approval of minutes from:

December 11th Public Hearing and Town Council Meeting

Councilperson Holcomb made a motion to approve the December 11th Public Hearing and December 11th Town Council meeting minutes. Councilperson Crews seconded the motion and all voted “aye”. Motion carried 4-0.

Approval of bi-weekly claims:

Council reviewed the biweekly claims presented.

Councilperson Holcomb made a motion to approve the bi-weekly claims as presented. Councilperson Hunter seconded the motion and all voted “aye”. Motion carried 4-0.

Administrative Reports:

Building Dept

Council reviewed Building Inspector Dennis Monroe’s monthly report.

Council inquired about Dennis’s report on the Stevensville Playhouse abatement of unsafe conditions.

Mayor Mim Mack provided a history of this issue and informed the Council that this issue is currently being reviewed by the Town’s Attorney. The Town has not taken any action at this time and is waiting for the Attorney’s review.

Fire

Fire Chief Motley presented the December Fire Department report and the 2014 Annual report.

Streets/Alleys

Streets/Alley Supervisor Ed Sutherlin updated Council on streets/alleys.

Water/Sewer

There was no report given.

Guests:

Councilperson Crews introduced Bonnie Weisbeck as a guest.

Correspondence:

Mayor Mim Mack read a letter from Governor Bullock appointing the Mayor to the Equal Pay for Equal Work Task Force.

Public Comments:

Playhouse Board Director Susan McCauley commented on the Stevensville Playhouse Engineer's preliminary report regarding the safety of the building structure. Susan presented a copy of the Playhouse engineer's preliminary report to the Mayor and Council and informed them the full report will be ready soon. Susan stated that the Playhouse has not ignored this issue, but has a very limited budget.

There was discussion regarding the engagement of the Playhouse engineer.

Gretchen Spiess commented on the Stevensville Playhouse and the testing done on the concrete wall and a survey of the rebar. She stated both test results will be in the full engineering report. She states there has been a lot of false information given out on this issue.

Brian Potton commented on the revisions to the Development Code, specifically the historic district and the cost of insurance for a restored historic building being very high. He advised Council to table this "historic registry" and do some research prior to taking that path.

Unfinished Business:

A. Standing Agenda Item: Water Project

Mayor Mim Mack reported on the final walk through on the well house. He stated there will be some re-seeding around the Vance property in the spring.

B. Standing Agenda Item: Sewer Project

Mayor reported that DEQ has verbally stated they are close to approving the next phase of the sewer project. Mayor will be meeting with HDR next week to see what the bid opening procedures will be and to discuss the reported higher bid prices due to the economy being better.

There was further discussion on the scheduling of this project.

C. Discussion/decision – Second Reading and Adoption of Ordinance No. 154, An Ordinance Amending Chapter 10, Development Code of the Stevensville, Montana Municipal Code – Postponed from the December 11th Council Meeting

Mayor Mim Mack presented Ordinance No. 154 and gave a history on the Development Code revisions and recent inquiries and questions brought forward from the public on section 10-168 - Historic Downtown. He stated he is proposing an amendment of this section for the Council to consider. Mayor then read his proposed amendment into the record.

Councilperson Perrin made a motion to adopt Ordinance No. 154. Councilperson Hunter seconded the motion.

Councilperson Perrin made a motion to amend Section 10-168 of the Development Code to state “All applicants for new development and substantial remodeling of buildings in the area described in this chapter as Historic Downtown shall consider the Secretary of Interior standards for rehabilitation and guidelines for rehabilitating historic buildings and the illustrated guidelines for rehabilitating historic buildings. Applicants shall also consider using the resources of the Stevensville Main Street Association’s design committee during the planning stages of any new development or substantial remodeling of a building”. Councilperson Crews seconded the motion.

Brian Potton inquired about any other changes in the Development Code that the public should know.

Robert Morawic inquired about the amendment wording of “may” vs. “shall”.

Clayton Floyd commented on interpretation of the same wording of “shall” vs. “may”.

There was further discussion regarding this language and the intent and interpretation of such.

Kim French commented if historic downtown is not relevant it should not be in there.

Brian Potton commented on the interpretation and stated the language should be clear for all to follow.

Councilperson Crews made a motion to amend the proposed amendment language by changing the words “shall” to “may”. Councilperson Holcomb seconded the motion.

Councilperson Perrin commented on the prior history and intent of keeping a historic downtown and the Stevensville Main Street Association's design committee.

Darlene Grove commented on historic downtown and Fred Thomas's building being a good example.

The vote was called on the amendment to the proposed amendment language. Councilperson Holcomb and Councilperson Crews voted "aye" and Councilperson Perrin and Councilperson Hunter voted "nay". Motion failed 2-2.

Councilperson Crews then made a motion to amend the second sentence of the proposed amendment language changing the word "shall" to "may". Councilperson Holcomb seconded the motion. Councilperson Perrin voted "nay". Councilpersons Holcomb, Crews and Hunter all voted "aye". Motion carried 3-1.

Mayor Mim Mack then read the final amendment language with the change into the record.

The vote was called on the motion to approve the amended language of Section 10-168 and all voted "aye". Motion carried 4-0.

Clayton Floyd thanked Council and Mayor for taking his comments into consideration on eliminating the accessory dwelling units. He stated there was the chart on page 38 still listed accessory dwelling units and should be removed.

Clayton Floyd then commented on language at the top of pg 23, Section 10-174(c) regarding nonconforming structure percentage of 75% vs 50% in MCA.

Councilperson Crews made a motion amend page 38 of the Development Code to remove "accessory dwelling unit" in the chart to be consistent with the elimination of accessory dwelling units. Councilperson Holcomb seconded the motion and all voted "aye". Motion carried 4-0.

Robert Morawic, 411 Mission Street, commented on his recommendation to Council to defeat the Ordinance as there has not been enough public awareness or notice. He presented a copy of his proposed changes to the Ordinance to Council and read them into the record. (Copy is attached to the minutes).

Clayton Floyd commented on C1 zoning and suggested Council address hours of delivery.

There was discussion on public notices of variances Section 10-194(f) and Bob Morawic stated he felt this Ordinance should receive the same notice due to significant changes that most public is not aware of.

Kim French commented on the process of notifying the public on significant issues.

The final vote on Ordinance No. 154 with amendments was called and all voted “aye”. Motion carried 4-0.

Mayor Mim Mack informed Mr. Morawic that his recommended changes submitted will be forwarded to the Planning & Zoning Board for consideration.

Tonya Eckert inquired about notices of hearings.

Mayor called a 5 minute recess.
Meeting reconvened.

New Business:

A. Discussion/decision– Grants to Others Applications for: 1) Stevensville Museum; 2) Stevensville Playhouse; 3) Pantry Partners; 4) Stevensville Clothes Closet; 5) St. Mary’s Mission; 6) Stevensville Senior Center; 7) Genesis House

Mayor Mim Mack reviewed the grant applications.

Councilperson Crews abstained from voting on St. Mary’s Mission due to him being a Mission volunteer.

Council held discussion on what the grant funds were used for last year and the amount of the grant.

Councilperson Crews reported on statistics from the Pantry Partners of food given to families in need and his visit to the Clothes Closet. He highly recommended Council support these local entities.

Councilperson Perrin made a motion to approve the Grants to Others Applications for the above listed non-profits. Councilperson Holcomb seconded the motion and all voted “aye”. Motion carried 4-0. Several citizens thanked Council for the grants.

B. Discussion/decision – Resolution No. 363, A Resolution Providing Annual Funding to the Stevensville Main Street Association

Mayor introduced a letter written by Ben Longbottom recommending the Town continue to support the Stevensville Main Street Association.

Mayor then read Resolution No. 363 into the record.

Councilperson Hunter made a motion to approve Resolution No. 363. Councilperson Perrin seconded the motion.

Councilperson Perrin commented on the start of SMSA, its inception and a history of the tax base.

Bonnie Weisbeck of St. Mary's Mission, read a letter in support of SMSA.

Kate Lutzenhiser, owner of Lutzenhiser Jewelry read a letter in support of SMSA.

Tonya Eckert commented on controversy over giving money to SMSA and inquired about what the grant funds are used for. Both Mayor and SMSA Director Joan Prather responded to her inquiry.

Valley Drug owner Dan Severson commented in support of SMSA. He thanked Mayor and Council and encouraged continued support of SMSA.

Darlene Grove commented in support of SMSA and encouraged Council to continue to offer support.

The vote was called and all voted "aye". Motion carried 4-0.

C. Discussion/decision –Morrison-Maierle Contract Amendment #3 – Airport Environmental Assessment

Mayor reviewed the contract amendment for additional services of Morrison-Maierle to conduct an air quality analysis.

Councilperson Perrin made a motion to approve the Morrison-Mairle Contract amendment #3. Councilperson Crews seconded the motion.

Council held discussion on this analysis helping with questions from the public on the Airport project.

The vote was called and all voted "aye". Motion carried 4-0.

D. Discussion/decision– Land Lease Contract between the Town of Stevensville and Charter Communications

Councilperson Crews stated he will abstain from voting on this item due to his current employment with Charter Communications.

Mayor Mim Mack presented the land lease contract and negotiations, increasing the monthly lease from previous \$200/mo to \$1000/mo for the next 5 years.

Councilperson Holcomb made a motion to approve the Land Lease Contract between the Town of Stevensville and Charter Communications.

Councilperson Perrin seconded the motion. Councilpersons Perrin, Holcomb and Hunter all voted “aye”. Councilperson Crews abstained. Motion carried 3-0.

E. Discussion/decision – Amendment of Contract between Town of Stevensville and Ravalli County Recycling

Mayor Mim Mack reviewed the contract approved at the previous Council meeting and informed Council the language in the contract regarding ownership of the container was incorrect. He then reviewed an amendment correcting language of item #6 of the contract to reflect RCR taking ownership of the container after 47 months, not the Town as currently stated.

He also recommended Council consider a second amendment on the Service Contract item #8 to state “A separate service contract will be signed in addition to this contract. The weekly pickup charge will be negotiated and set at the time of service and will not be part of the contract, as this amount may change due to volume. Those RCR service charges already are in place for Stevensville, are \$18 per pickup including the first cu. yard of recyclables, and \$7 per cu. yard thereafter”.

Mayor asked that Council consider and approve both amendments.

Councilperson Perrin made a motion to approve the amendment of the Contract between the Town of Stevensville and Ravalli County Recycling. Councilperson Hunter seconded the motion.

Council held discussion on the expected/estimated yardage and recycling being another service to the citizens of Stevensville.

Michael Sharkey inquired if the Town has a location site for the containers. Mayor commented there is a public site on Town property, but he is working on a better location.

Victoria Howell commented in support of the Town offering recycling.

Tonya Eckert commented on cost of the recycling to the Town and ownership of the container if RCR goes out of business.

The vote was called and all voted “aye”. Motion carried 4-0.

F. Discussion/decision – First Reading Ordinance No. 155, An Ordinance Adopting Revised Building and Technical Codes as Adopted and Required by the State of Montana by Amending Chapter 6 of the Stevensville, Montana Municipal Code

Mayor introduced Ordinance No. 155.

Councilperson Crews made a motion to approve Ordinance No 155 on the first reading and set a public hearing and second reading on January 22nd. Councilperson Holcomb seconded the motion. Council held discussion on noticing the public. The vote was called and all voted “aye”. Motion carried 4-0.

G. Discussion/decision – Mayor’s Appointment of Council Members to Boards as follows:

- Councilperson Hunter – Planning & Zoning Board
- Councilperson Holcomb – Park Board
- Councilperson Crews – Airport Board
- Councilperson Perrin – TIFD Board & Stevensville Main Street Assn Board

Councilperson Holcomb made a motion to approve the Mayor’s appointments of Council members to Boards as listed above. Councilperson Hunter seconded the motion and all voted “aye”. Motion carried 4-0.

Executive Report:

Mayor Mim Mack gave an update on:

- 1) His attendance at the MMIA Mayor’s Executive Conference in April
- 2) Discussions of consolidation of Rural Fire Service with Stevensville Fire Service or the possibility of contracting with Rural Fire Service. Mayor will bring this back to Council at a later date.
- 3) Fireman’s Relief Assn proposal to include Rural Firefighters to the Town Firefighter’s retirement plan. Mayor is anticipating submitting a proposal to Council in the next few months and stated there have been long standing inequities on this issue.

Town Council Comments:

Councilperson Perrin inquired about the status water rights. Mayor stated he has not received new information as of this date.

Councilperson Crews reminded everyone of the Ravalli County Emergency Training scheduled Wednesday night at 7pm. It was noted that this training will replace the January COW meetings regularly held on Thursday. He then inquired about the status of the proposed Town Personnel Policy.

Mayor will submit a list of COW items for future meetings.

Council requested a tour of the Water/Sewer facilities. Mayor will schedule the tour with Water/Sewer Supervisor George Thomas.

Board Reports

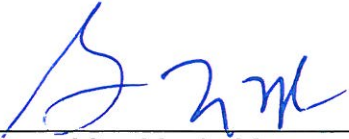
Councilperson Hunter reported on the Ad Hoc Executive Compensation Committee meeting and stated their next meeting will be on January 21st.

Councilperson Crews commented on the upcoming Airport Board meeting next Tuesday at Town Hall and on Founders Day meeting earlier on the same day.

Mayor commented on his appreciation to Council and the public’s work on the Development Code.

Meeting adjourned at 10:00 p.m.

APPROVE:



Gene Mim Mack, Mayor

ATTEST:



Stacy Bartlett, Town Clerk