

Stevensville Public Hearing Agenda Minutes

THURSDAY, MARCH 04, 2021 6:30 PM

1. Call to Order and Roll Call

Mayor Dewey introduced the meeting and laid out the ground rules and called the meeting to order.

All councilmembers were present. Councilmembers Devlin, Ludington, Shourd and Vick.

Mayor Dewey: gave an introduction to housekeeping for tonight meeting.

2. Public Comments (Public comment from citizens on items that are not on the agenda)

There were no public comments on items not listed on tonight's agenda.

3. Public Hearings

a. An application for a major subdivision known as Burnt Fork Estates

Mayor Dewey: introduced the public hearing. Mr. Kellogg, sorry John, Ms. Devlin.

Councilmember Devlin: asking to have a five-minute time limit per person tonight, there are a lot of people here tonight and we want to give everyone a chance to say on what they want to speak.

Councilmember Devlin: made the motion

Councilmember Ludington: I 2nd.

Mayor Dewey: it was moved by Ms. Devlin and 2nd by Mr. Ludington to allow a five-minute time limit on public comment this evening to give everyone an opportunity to speak. Is there any council discussion? Any public comment on the five-minute limit?

Steve Gibson: made a public comment about the time limit, because there is only one public in person hearing.

Mayor Dewey: any further public comment? (clapping from the audience) I would ask that you refrain from clapping after each comment. Is there any further public comment on the motion? Hearing none I will call for the vote.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Shourd: aye.

Councilmember Vick: no.

Mayor Dewey: the motion passes 3-1. Okay Mr. Kellogg it is your turn now.

John Kellogg: gave presentation on the Burnt Fork Estates to the council.

Mayor Dewey: had to remind the audience about their behavior. Sir this is your only warning, or you will be asked to leave the room. If we are disorderly in this room, we will adjourn or reschedule.

John Kellogg: continued with his presentation on the Burnt Fork Estates. and addressed the letter from Stevensville Schools. He also addressed the commercial portion of the subdivision. Also addresses the two letters on traffic concerns.

Mayor Dewey: reminded the public to refrain from side bar conversations.

John Kellogg: continued with his presentation on the Burnt Fork Estates and addressed the letter from Stevensville Schools. He also addressed the commercial portion of the subdivision. Also addresses the two letters/handouts on traffic concerns.

Mayor Dewey: questions from the town council? Introduced the staff report that the council has in front of them this evening. Burnt Fork Estates Staff Report, the Planning & Zoning Board went through the staff report, P&Z gave their conditions of approval if the town council wants to approve those. There recommendations were to approve the plat with the conditions that they noted. They also addressed to approval of the C-2 zone change. Those are available for councils and publics review.

PUBLIC COMMENT: 5 MINUTE TIME LIMIT

Mayor Dewey introduced public comment time and a reminder to sign the sign in sheet.

A woman from the audience came up to the podium relinquishing her five minutes to Nancy. Mayor Dewey explained that everyone had five minutes

1. Nancy Kopszywa: 294 Birch Lane, Creekside resident, public comment. Read the letter from Susan Brown, public comment on Burnt Fork Estates (BFE). Also provided the letter to the clerk for public record.
2. Marsha Kalkofen: 287 Birch Lane, Creekside resident, public comment. Continued to read the letter from Susan Brown, public comment on Burnt Fork Estates.
3. Walter McCrumb: 293 Willow Way, Creekside resident, public comment. Continued to read the letter from Susan Brown.
4. Mel Cook: 210 Park Ave, Stevensville resident, public comment. Gave comment to the water and sewer concerns of this subdivision. Also spoke to the commercial district concerns.
5. Bob Michalson: 222 Turner Street, Stevensville resident, public comment. presented a packet to the councilmembers. Spoke to the water and wastewater facilities concerns. Provided the clerk with a copy for public record.
6. Jim Kalkofen: 287 Birch Lane, Creekside resident, public comment. Provided the clerk with a copy of his comments for public record. Addressed the water concerns, access to Middle Burnt Fork, Creekside HOA opposes the traffic.
7. Katherine Flicker: 1116 Cooney Ridge Rd, Florence resident, public comment. Provided comment about the business district in downtown Stevensville. Opposes the commercial district in BFE.

8. Gretchen Spies: 3629 Hwy 93, Stevensville resident and Stevensville business owner, public comment. Provided comment about her business in Stevensville. Opposes the commercial district in BFE.
9. Jeff Alexander: realtor with EXIT Realty, public comment. Provided comment about the sale of the property, Habitat for Humanity member, always looking for affordable building lots. Fire department on a donated lot of land. Commercial lots would be a complement to the downtown area. In favor of BFE. Provided letter to the clerk for public comment.
10. Steve Gibson: 1517 Creekside Dr, Creekside resident, public comment. Provided comment about the BFE development. Concerns about the retention pond. BFE, separate subdivision from Creekside. Concerns with public comment and the number of times it is being provided to the citizens.
11. Tony Norman: 303 Syringa, Creekside resident, public comment. Provided comment about the BFE proposal. Booster pump installed by the homeowner to water his landscaping. Ex-employee telling us that there are going to be problems. Cost, major costs to streets.
12. Lori Luporni: (no address given) public comment. Provided comment on the traffic concerns with Logan and Eastside HWY. Comment about the signage and the number if accidents at this intersection.
13. Leanna Rodabagh: (no address given) Stevensville resident, public comment. Provided comment to the council about the oath that they took as a councilmember. Held a pole on several Facebook sites asking whether they were for, against or had no comment. Provided the clerk with a list of the people that took her Facebook pole.
14. Angela Lyons: public comment for Marylyn Wolf. Provided comment about the BFE subdivision. Provided the letter to the clerk for public record.
15. John Monk: 401 Central Ave., Stevensville resident, public comment. Provided comment to the council about water rights. Stated that the town does not have water rights from the state.
16. Carl Russ: 1717 Creekside Dr. Creekside resident, public comment. Provided comment on the street that the lives on and the concern of traffic. School district concerns. I am totally opposed to it.
17. Pat Gregg: PO Box 404, Florence resident, public comment. at the intersection of Eight Mile and Eastside HWY, Florence. Provided comment to the council about the amount of people on that parcel of land.
18. Von Dailey: 5433 Wildlife Way, Florence resident, public comment. Owns property on Middle Burnt Fork, Public comment. Provided comment to the council about the roadway, easements, water rights. What are the plans for wastewater?
19. Jim Sayer: 1412 Creekside Dr, Creekside resident, public comment. Provided comment about the traffic concerns, Logan Lane, and Middle Burnt Fork Rd.
20. Leonard Johnson: 1508 Creekside Dr, Creekside resident, public comment. Provided comment about the issues not being addressed before this moves forward.
21. Stacie Barker: 104 Winslett. Public comment. Provided comment about water concerns, water tables on Winslett and the impacts of BFE to her home.
22. Pat Johnson: 301 Aspen Trail, Creekside resident. Public comment. Provided comment about an interaction that she had with traffic. Commented on lack of water rights.

23. Karen Graham: 354 Beartooth Dr, Stevensville resident, public comment. Owns a home in Creekside that my sister resides in. Provided comment about high density housing. Concerns about wastewater concerns, traffic problems. School concerns.
24. Nena Williams: 105 College St. Stevensville resident, public comment. Provided comment about the wildlife/habitat, the affects of growth on our wildlife.
25. Peggy Pope: 1321 Creekside Dr, Creekside resident, public comment. Provided comment to not approve the high-density development.

b. The reinstatement of a charge on water and sewer utility bills to fund the Utility Assistance Program and reducing the fee from \$1.52 (old charge) to \$0.40 (new proposed charge)

Mayor Dewey: introduced item (b). to the public. The reason behind this public hearing or how we got here is some time ago the town council established a utility assistance program that would incrementally reduce a water customer who qualified for the program which usually meant a disability or certain age range they are to qualify for certain criteria. Upon qualification they would be enrolled in the program and based on their income they would qualify for either a 25% reduction, a 50% reduction or a 75% reduction in their operation charges on their utility bill did not affect the bond charges on the utility bill. The [previous town council suspended that charge because of an acumination of funds in the account for that program, the program had enough funding that it could sustain itself for about two years, two and a half years before it would run out. That time has come, the funding has run out, there is no longer a balance in that account so in order to continue the program for the roughly 11 individuals that are on that program we need to reinstate the fee that was previously suspend by the way it does not have to be reinstated at the previous \$1.52, we learned our lesson that the \$1.52 was to high and that would accumulate funding much faster than we needed to so the council directed a charge of \$0.40 on each utility bill to cover the program expenses Montana code requires that if water rates are adjusted a public hearing must be held and that is the purpose of tonight's hearing so, same drill as Burnt Fork Estates you will have an opportunity to step to the podium state your name for the record and make your comment.

PUBLIC COMMENT

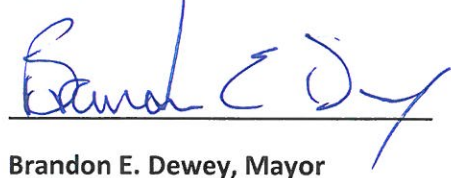
Steve Gibson: asking for clarification on the charge.

Mayor Dewey: clarified the charges to the bill. I will be transparent; we weren't sure if a public hearing was needed because we aren't technically raising water rates, but we are reinstating a charge that was already adopted; to air on the side of caution we thought we would spend some time on the public hearing.

Mayor Dewey: any further comment on the charge of reinstatement of the charge? We will close the public hearing, anything for the good of the order from the council? It is 8:58 pm.

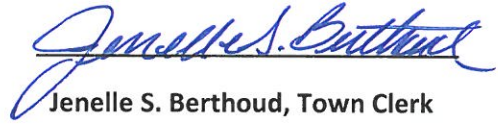
4. Adjournment

APPROVE:

A handwritten signature in blue ink, appearing to read "Brandon E. Dewey", written over a horizontal line.

Brandon E. Dewey, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Jenelle S. Berthoud", written over a horizontal line.

Jenelle S. Berthoud, Town Clerk