

**Stevensville Town Council Meeting Minutes for
THURSDAY, APRIL 28, 2022, 7:00 PM 208 Main Street, NVPL**

CONDENSED MINUTES

1. Call to Order and Roll Call

Mayor Gibson called the meeting to order, councilmembers Barker, Brown, Michalson and Wolff.

2. Pledge of Allegiance

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

PUBLIC COMMENT

Craig Thomas: I am the airport board chair, gave public comment about the transition from previous administration and that it has been difficult. I and the board appreciate all of the work that the new administration has put forth. Our airport manager Tim Smead, we appreciate his work. We appreciate, Jenelle and Pam.

4. Approval of Minutes

a. Town Council Meeting Minutes, April 14, 2022

Mayor Gibson: introduced the town council meeting minutes for April 14, 2022

Councilmember Michalson: I make a motion to approve.

Councilmember Barker: 2nd

Mayor Gibson: we have a motion and a 2nd. Any discussion from the council? Councilmember Wolff?

Councilmember Wolff: page 5, get an engineer should say get a surveyor. Then the last sentence, weigh in. Page 9, Cindy Brown is speaking should say asses.

Mayor Gibson: any further discussion? Seeing none. Public comment? Seeing none, Jenelle call for the vote.

Councilmember Barker:

Councilmember Brown:

Councilmember Michalson:

Councilmember Wolff:

Mayor Gibson: 4-0

5. Approval of Bi-Weekly Claims

a. Claims #17652-#17676

Mayor Gibson: introduced bi-weekly claims. Councilmember Barker?

Councilmember Barker: I move to approve #17652-#17676

Councilmember Michalson: 2nd

Mayor Gibson: motion and a 2nd

Councilmember Wolff: 17655 airport past due for labor, \$920.50.

Pam Sosa, Finance Officer: it was a past due expense for work done at the airport

Tim Smead: it was from late November.

Councilmember Wolff: so, it was paid late and that is this charge? Next, 17657, Construct MT, inspections and plan reviews. The first one is \$3051.80 and the second one \$369.75. is this right or vise-versa?

Pam Sosa: Vise-Versa, the first one is building inspections and the second one is plan reviews.

Councilmember Wolff: I assume, all of 17673, are credit card charges?

Pam Sosa: Correct

Councilmember Wolff: this would be 17675, finance charge, I guess that is a late charge?

Pam Sosa: Previous late charge.

Councilmember Barker: page 2, 17664, UV lights? Is that for the sewer plant?

Pam Sosa: yes, the UV lights had to be replaced as part of the sanitation.

Councilmember Barker: the shipping and handling?

Pam Sosa: yes, shipping for the lights themselves.

Councilmember Michalson: 17673, Visa Rocky Mountain Bank, I think that we had a discussion earlier about First Call negotiating a price?

Pam Sosa: it is just each department paying their share.

Mayor Gibson: that renewal of that contract, is coming up in November, there is a three month in and out clause. Any talks will come back to the council.

Pam Sosa: right.

Councilmember Michalson: pool spectrum bill \$49.99, we were going to see about this.

Pam Sosa: that is something that we can discuss with them about some sort of a discount.

Councilmember Michalson: public comment on the claims? Seeing none, Jenelle take the vote.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: 4-0

6. Administrative Reports

NONE

7. Guests

NONE

8. Correspondence

NONE

9. Public Hearings

NONE

10. Unfinished Business

NONE

11. New Business

a. Discussion: Proposed Airport Facilities Project, Presented by Tim Smead Airport Manager

Mayor Gibson: introduced new business item a, discussion item. This is not a resolution, a brief presentation of what they are doing.

Tim Smead: we have a first phase, developer proposal. Tim gave a brief description of proposed projects. It is exciting. I want to see if you guys have any questions.

Mayor Gibson: Tim and the airport board have worked very hard on this, any questions?
Councilmember Barker?

Councilmember Barker: looking at you have the lease duration at 50 years. Why the 50 years?

Tim Smead: the normal is usually between 20-30 years. A 50-year term is not uncommon, it is a large investment for them, the FAA doesn't want us to go beyond 50 years.

Councilmember Brown: how many leases will the one person have?

Tim Smead: this is a development; they want to do some for sale as well.

Councilmember Brown: so, they will be sub-leasing them?

Tim Smead: correct. Some of them would be sub-let and that would be great, especially for the amount of calls I get each week.

Councilmember Brown: so, this is going to be one person.

Tim Smead: they would be an entity.

Councilmember Brown: an entity having 10 leases?

Tim Smead: this is more than that.

Mayor Gibson: please go through the chair.

Councilmember Brown: Mr. Mayor. Is there anything in our ordinance that says a person can only have so many leases, second of all are the leases going to become record before they start construction.

Mayor Gibson: this is just a presentation; this is just to update the council.

Tim Smead: this is just an update. We only have one chance to get it right and we are talking it through now.

Councilmember Brown: just curious about construction and mechanics loans.

Tim Smead: I can't speak to that in regard to that.

Councilmember Brown: that is why I am asking if they would actually have the lease in place before construction.

Tim Smead: it is under review.

Mayor Gibson: all of these decisions would come before the council. Is there any public comment? Seeing none, thank you Tim. This is one thing down the road that legal will look at. Councilmember Barker?

Councilmember Barker: is Morris & ~~Merely~~ ^{Maierle} going to take this over again? are they going to be the main contractors?

Tim Smead: this is not a town funded project, they are only the engineers for the town. The only part that they will be working with us on that is the master plan.

Mayor Gibson: is there any public comment?

PUBLIC COMMENT

Craig Thomas: Morris and ~~Merely~~ ^{Maierle} is the towns engineer, the developers will use their own engineer. What we are trying to do is put together a package to bring to council. This is a big project for our airport. This is a pretty fantastic opportunity for our airport.

Mayor Gibson: thank you, any further discussion on the presentation.

Councilmember Brown: is the so much per square foot going to be on the proposal, or is that under discussion as well?

Tim Smead: that is under discussion as well.

Mayor Gibson: thank you Tim.

12. Executive Report

Mayor Gibson: I think that we are going to be able to get out of the GoDaddy contract, as we look at going with the state system for email, which could possibly save us up to \$3000.00 per year. We will save \$7000.00 not having Target Solutions. We will save \$23,000.00 not having My Sidewalk. Staff is looking every day on how to be more efficient.

13. Town Council Comments

Councilmember Michalson: as Pam and office knows there have been a lot of calls for picking up leaves and I have been quite busy with that. The point that I want to make is that each and every one of these people is so pleased with this council, they don't see a council who is spending lots of money. they see a staff that is friendly, and they see a council that is trying to recure a lot of money that was spent by the last administration. You should all be proud of that.

Mayor Gibson: thank you, Councilmember Barker.

Councilmember Barker: last night the Farmers Market group got together and cleaned up 3rd Street so that it is ready for next Saturday.

Councilmember Wolff: there is an incredibly important meeting that is going to be held on May 12, 2022, at 2:30, upstairs. County Commissioners meeting room. The Commissions will review Burnt Fork Estates and their access to Logan and Middle Burnt Fork Road. The development has now doubled in size from the original application. Please attend or call the Commissioner's office.

Mayor Gibson: thank you, Jenelle we will be posting that on the town website. I don't think that the county posts it until the 5th of May, when they do that, we will post on the website.

14. Board Reports

Councilmember Michalson: yes, on Monday night the Planning and Zoning Board met, and we worked on the Subdivision Regulations, and we are on the last chapter. May 11, 2022, 5:30 will be the next meeting.

Councilmember Wolff: Airport Board and the Airport Manager Tim Smead have met and have worked hard. Changes will be coming to the council in the near future.

15. Adjournment

APPROVE:



Steve Gibson, Mayor

ATTEST:



Jenelle S. Berthoud, Town Clerk