

Stevensville Town Council Meeting Minutes

for THURSDAY, AUGUST 11, 2022, 7:00 PM 206 Buck Street, Town Hall

CONDENSED MINUTES

1. Call to Order and Roll Call

Mayor Gibson called the meeting to order. Councilmember Barker was excused. Councilmembers Brown, Michalson and Wolff were all present.

2. Pledge of Allegiance

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

Paul Walters: just purchased a home on Trading Post Lane, just want to introduce myself, myself and my wife we just moved here from Wyoming. We are not here to change the community we are here to be a part of the community.

4. Approval of Minutes

a. Special Town Council Meeting Minutes 07/28/2022

Mayor Gibson: introduced meeting minutes for special town council meeting, 07/28/22.

Councilmember Michalson: make a motion to approve special town council meeting minutes for 7/28/22.

Councilmember Wolff: 2nd.

Mayor Gibson: motion and a 2nd. Public comment? Any further discussion? Councilmember Wolff?

Councilmember Wolff: I did find one incomplete sentence, and it is actually pretty important on page 7, and it is by councilmember Barker, and it is her second comment on that page, this is where councilman Barker said, "I make a motion that the recommendations given to the town council for the fraud examination report." And then we voted, that is incomplete statement. It probably should have said "for the fraud examination report be approved and adopted by the town administration."

Mayor Gibson: any further discussion, seeing none, Jenelle please take the vote.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 3-0

b. Town Council Meeting Minutes 07/28/2022

Mayor Gibson: introduced Town Council Meeting Minutes for 07/28/2022

Councilmember Michalson: I make a motion to approve town council minutes for 07/28/2022.

Councilmember Wolff: 2nd.

Mayor Gibson: motion and a 2nd. Public comment? Further discussion? Seeing none Jenelle call for the vote.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 3-0.

5. Approval of Bi-Weekly Claims

a. Claims #17848-#17879

Mayor Gibson: introduced bi-weekly claims #17848-#17879

Councilmember Wolff: I make a motion that we approve the claims #17848-#17879.

Councilmember Michalson: 2nd

Mayor Gibson: have a motion and a 2nd. Public comment? Further discussion on the claims? Seeing none, Jenelle please take the vote.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 3-0.

6. Administrative Reports

Mayor Gibson: administrative reports are in your packet, if you have any questions, Mr. Kruse and Chief Sosa are here.

a. Airport

b. Building Department

c. Finance

d. Fire Department

e. Police Department

f. Public Works

7. Guests

NONE.

8. Correspondence

NONE.

9. Public Hearings

NONE.

10. Unfinished Business

a. Discussion/Decision: A Motion and a 2nd to Award Morrison-Maierle to complete Master Plan for the Stevensville Airport

Mayor Gibson: introduced unfinished business item a. The only reason that this came up, Jenelle, you can explain it. We passed it.

Jenelle Berthoud, Town Clerk: listening to the audio on that particular item we went straight for a vote, and we did not get a motion and a 2nd for that.

Councilmember Wolff: I make a motion that we award Morrison-Maierle to complete the Master Plan.

Councilmember Michalson: 2nd.

Mayor Gibson: we have a motion and a 2nd. Any discussion? Jenelle, please take the vote.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 3-0.

11. New Business

a. Discussion/Decision: Park Ave. Sewer Main Change Order #1

Mayor Gibson: introduced new business item a. for the councils indulgence I have a recommendation I received an email today; I will read it. This is a little more complicated than the \$56,000 change order. Originally this project was going to happen last fall, it was delayed I believe because of supply issues then it was scheduled for April I received a call from a landowner a week before the project was to start, he stated that he had talked to the previous administration in October with proposed concerns about the sewer line crossing his property in relationship to his water supply. The project was again stopped, and a change order was requested to move the line. Since that time, we have not been able to locate anything in last years budget regarding the \$243,000.00 or where the money was coming from, in other words for this \$56,000.00 change order and the \$243,000.00 to hook up the sewer for this piece of property would be \$300,000. With that in mind I am suggesting that we table for now and post

pone any action until the meeting on the 25th. Currently there is nothing in this year's budget and that is where we are at. We could then take a vote to recon sider our actions tonight if that is what you decide and then schedule for August 25th. This is not about the concept or the idea it is about the money and the taxes payer's money of Stevensville MT. I think this would also give us time to work with the proponents of this project to come up with some other solutions the reconsideration if that is what we do will include the total \$300,000.00. with that if the council would like to do that, I would like to ask for a motion to table and if we have a 2nd I will go to public comment. Motion is to table and that does not mean that it goes away, we would consider this item at the 25th meeting. I think that it is important to understand, we are starting the budget process September 1st and this is not in this years budget.

Councilmember Michalson: I make a motion that we table this and bring it up for reconsideration at the next council meeting.

Councilmember Wolff: 2nd.

Mayor Gibson: with the council's permission I will go to public comment and then come back for discussion if you so desire.

PUBLIC COMMENT:

Bob Thomas: the chair for the community center, I would just like to say thank you for that opportunity to meet with you. There was a contract for \$233,000.00 from the last administration, we don't want to do anything that harms Stevensville or takes away from. We have been working on this for over 20 years. We think that it is worth talking about.

Mayor Gibson: so, you are willing to come back to us with your ideas about the money?

Bob Thomas: yes, we are.

Mayor Gibson: keeping in mind that it is for a place which doesn't exist. At this time, I am not trying to be negative here. Again, there will be questions and we will try to answer. How much money and the plans.

Bob Thomas: we are prepared to negotiate and you all copies of it and the one thing that I wanted to point out we showed the image back from 2005. It shows that facility at 20,000 and that one at that point and time was about a three million project. The last rendering that we did so we could start the process and talk with people and where we wanted to go, that building style was not well received and that is not the building that we are going with. We are trying to work out what is the best building. The brochure is a pretty good history. I would ask for your continued support.

Mayor Gibson: thank you any further comment, the motion is to table and reconsider at the next meeting. I am going to point out one more thing, I have a contract here and it is only signed by the former mayor it is not signed by the contractor. With that is there any further discussion? Councilmember Michalson.

Councilmember Michalson: I also wanted to point out that the contract is null in void if not signed by a finance officer.

Mayor Gibson: we are not talking about the contractor here.

Councilmember Brown: I was trying to go through it, I did notice that the contract was not signed completely, the notice to start work was to be done in April and completed within 30 days, no work has been done. A couple questions and maybe somebody can fill me in or something. This is a city/county boundary the people on the other side of Park Street are in the county.

Mayor Gibson: that is correct,

Councilmember Brown: I was just wondering if there were any plans to get the county to, (pause), with the change order and the original plans.

Mayor Gibson: what happened was in the previous administration there was a person requested to be annexed that was on Park paid the money to be annexed and he was annexed the rest of the people as you said are not in the city we learned later, Mr. Kruse and I, in that resolution that the town now owns Park Street from Middle Burnt Fork to the school. To answer your questions the county has nothing to do with it. If that length of town was to decide to annex it would be up to town if they wanted to annex any of their property or not. That is not my desire, I have been contacted by those people on the other side of the street and they had concerns about that because they have water for irrigation and that is a whole other issue and does not have to do with town.

Councilmember Brown: because I was wondering if their septic systems begin to fail, and that sewer line is in there if there was going to any kind of a permit that town will allow those people to hook up.

Mayor Gibson: it is up to the county. Septic system not the water, if someone requests to hook up to water, they pay.

Councilmember Brown: I was wondering if it would be the same way with the sewer for these people.

Mayor Gibson: they do not have to because they are not annexed. The gentleman that was annexed, I am not going to say his name, found a sewer line connection at the back of his property so he no longer needs sewer.

Councilmember Wolff: I do have a questions for Mr. Thomas, this rendering most recent rendering that you are not quite happy with for the civic center, is this the same square footage as the previous?

Bob Thomas: it was 18,000 square feet.

Councilmember Wolff: so, it is 2,000 square feet less?

Bob Thomas: the budget that we have in place is for a 10,000 square foot and paired it back because of cost.

Mayor Gibson: any further discussion? Seeing none, reminder of what we are voting on here, this is a motion to table with the intent to put it on the 25th agenda to reconsider further actions, Jenelle please take the vote.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 3-0.

b. Discussion/Decision: Contract Between Town of Stevensville and Robert Underwood to perform Financial Duties

Mayor Gibson: introduced new business item b. this is part, one month. This is a recommendation made at our last council meeting. Pam is in here nights and weekends we are trying to catch up on the fact that for two years nothing was reported on the financials, we are getting fined. As part of the budget process, we have to take care of that, again that is what this is, same price, same guy, same place.

Councilmember Wolff: I make a motion that we contract with Robert Underwood for another 30 days, August 12, 2022.

Councilmember Michalson: 2nd.

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

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 3-0.

12. Town Council Comments

Councilmember Michalson: I got an email back from Renee Lemon from the commerce department Monday and they have agreed to give our subdivision regulations that we worked on from the Planning & Zoning to them and they are going to look over it and give us a timeline and when it will come back to us, I think she said about a week and a half. Also, today I reached out to the company that did the Hamilton Growth Policy and told them that we are putting out an RFP for services for our growth policy here. She wanted to see the documentation and I forwarded that to Jenelle.

Councilmember Wolff: I was at the Stevensville Airport Board Meeting on Tuesday night it was a lengthy meeting; it was in discussion of the airport improvement partnership program which is something that the town council is reviewing as to whether there is a possible sale or lease, private and public partnership on the airport. It was just going over those things and looking at them, it still has to be reviewed more. Discussed tenant hanger lease status. There have been some people concerned about the sale. The gravel pit was brought up and the county is interested. A fuel farm up at the airport, partners that are interested in building that. There is a lot of information that came out of this meeting. I would encourage residents to attend the airport board meetings and in the future some of the town's acronyms will be, there will be a description.

Councilmember Brown: I would like to inform the council and the mayor that I will be out of town starting the 18th and try to be back by the 25th but there is no guarantee.

13. Board Reports

14. Executive Report

Mayor Gibson: we are going to be pretty busy with the budget so I have told the airport manager that there will not be anything on the agenda about the airport. About the lease, I have glanced at it, keep in mind if either were to happen probably five years, so that would be for the next person. Jenelle, correct me if I am wrong. The RFP has gone out for the audit.

Jenelle Berthoud: they will be posted on the Town's website, 5:00 pm on August 16th the newspaper on the 17th and the 24th for that notice and bids are due back by September 15th by 5:00 pm.

Mayor Gibson: there is an RFP for the tech support, IT. We have posted the part time finance officer; on the growth policy we are doing an RFP on that.

Jenelle Berthoud: same date on that, 15th.

Mayor Gibson: we have \$10,000 for that if we use it by December 15th, for the commerce. So, if it was \$15,000, we would pay \$5,000. We are going to start the preliminary budget the 25th we are going to do the levies and the lighting districts because they have to be Regina the clerk by the 26th. Then on September 1st and September 8th we are going to start the preliminary budget. We had to delay it to get the correct revenue estimates. I am making a request that, what we are going to do differently is show the revenue and the spending, department heads will be here to answer any questions. What I am asking is these people do work in the daytime too, to start these two meetings at 6:00 pm. just those two budget meetings, we don't want to be here until 10 at night. I hope that we can get through this, and we have to have this into the state for the 25th.

Councilmember Michalson: the 25th.


Mayor Gibson: the 25th is levies and lighting districts.

Councilmember Michalson: and that is the same as the next council meeting. We should probably put the request on the agenda and formally pass that.

Mayor Gibson: our intent is, Pam is working on that, and I think we are close. The levies are a little complicated and we will get our mills and they increased a little bit so that means that our revenue has increased a little bit. My intent is to recommend that we do not raise taxes. On the lighting districts I think that we are okay, there have been increase on all them I don't think that we are going to have to increase the lighting.

15. Adjournment

APPROVED:

A handwritten signature in black ink, appearing to be "Steve Gibson", written over a horizontal line.

Steve Gibson, Mayor

ATTEST:

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

Jenelle S. Berthoud, Town Clerk