

Stevensville Town Council Meeting Minutes for

THURSDAY, AUGUST 25, 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, Councilmembers Barker, 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)

4. Approval of Minutes

NONE

5. Approval of Bi-Weekly Claims

a. Claims: #17880-#17899

Councilmember Michalson: make a motion to approve the claims #17880-#17899.

Councilmember Wolff: 2nd.

Mayor Gibson: we have a motion and a 2nd. Council discussion?

Councilmember Barker: Visa charges, tractor rental? \$3335.00, what was this for?

Mayor Gibson: Well, it has happened three times, it happened once it wasn't supposed to happen twice, and it has happened three times, it was for mowing at the airport. He has been put on notice that this will not happen again.

Councilmember Michalson: Councilmember Barker you were not here at the last meeting when this came up, even before the meeting I went in and discussed with Pam and Robert, the airport manager was put on notice to not do it not only that, correct me if I am wrong Robert but we are already over budget as far as tis.

Robert Underwood: they have money in the budget this year, but it was mostly for construction.

Councilmember Michalson I would like to make a motion that we do not approve it, simple fact is that the airport manager was told by the mayor and finance officer to not do anything this is the third time, and I don't think we should continue to let it go on. So, I would like to make a separate motion to not approve the tractor rental for \$3335.00.

Councilmember Barker: 2nd.

Mayor Gibson: there is a motion and a 2nd, is there any public comment? Seeing none, any further discussion? I guess that I would just ask if you passed this motion, we owe them, and they need to be paid. So are we asking the airport manager to pay that bill.

Councilmember Michalson: yes.

Mayor Gibson: further discussion? Jenelle, please take the vote for denying the claim for the tractor rental.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0. And we will let the airport manager know.

Councilmember Michalson: Homebase time clock, I talked to Robert about that earlier today, but could you clarify.

Robert Underwood: that is a program that we use for our employees to clock in and out. It monitors where you are clocking in and out. We have looked at other programs, but we have not found one yet.

Councilmember Michalson: 17888, AFR fee \$75.00. ow close are we to getting that rectified.

Robert Underwood: met with Jennifer last week she needed three things from us and I got one of those to her today, balance on our loans. She is just about to wrap it up.

Mayor Gibson: that was since last April of 2020.

Councilmember Wolff: AWAS report, \$259.82. I will take that to the airport board meeting next month. The reason that I bring it up is that this system is about fixed, it has not been working. As of the airport meeting for August, the airport was not being charged for anything while it was getting repaired.

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

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0.

6. Administrative Reports

NONE

7. Guests

Mayor Gibson: introduced new employee for public works, everything that I have heard from Steve and public works he is a great asset to the town lucky to have him

Stephen Lassiter: New public works employee. Thanks for having me here. I will do that best that I can and thank you for having me on the team.

8. Correspondence

NONE

9. Public Hearings

NONE

10. Unfinished Business

a. Discussion/Decision: Reconsider the Tabled Action, Park Ave. Sewer Main Change Order #1

Mayor Gibson: introduced unfinished business item a.

Councilmember Michalson: make a motion to reconsider the Tabled Action, Park Ave. Sewer Main Change Order #1.

Councilmember Wolff: 2nd.

Mayor Gibson: there is a motion and a 2nd to reconsider the tabled action. Jenelle please take the vote.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0, how would the council like to proceed at this time? This is becoming more complicated all the time, I received an email yesterday afternoon and read it this morning and I think that I sent it to the council regarding a proposal from this group talking about paying for part of it. Another discussion about future hookups. Of course, we could not get that on the agenda, we are going to have to do some more research on that last part of that email that talked about shared income on future hookups I guess I don't know what they are, and I will ask that question and have our attorney review that. I don't know how you want to proceed this time I think that it needs to be clear, obviously we can not take action on this claim regarding the kicking in of \$150,000.00 at this time. I think that we need to be clear, but when this was approved over a year ago some \$240,000.00 it was not in the budget. The \$56,000.00 for the change order is not in the budget. So, I guess I am asking the council how you would like to proceed at this time and then we will go to public comment.

Councilmember Wolff: I feel that this not being in the budget, we should look to table this, and I would like to ask more questions about the community center this evening.

Mayor Gibson: that is fine, so you are making a motion to table it.

Councilmember Michalson: 2nd.

Mayor Gibson: there is a motion and a 2nd. Public comment?

PUBLIC COMMENT

Bob Thomas: I am the president for the Stevensville Community Foundation. The bottom line is to finish this it is \$300,000.00 to get this done. We are proposing after some discussion that we will subsidize \$150,000.00 of the cost we ask for the repayment of share because we pay for half of it. We would also understand that it would be beneficial to the city if you can put that funding, your share into next years budget. It is going to take us time to kick into gear, what we are looking for is a commitment and if we can't get that we may just close up shop and move on. We are just frustrated that we had this thing done, and clearly improperly done through things that we have learned from the previous administration. I don't understand the process, what do I do to sit down at the table and discuss this.

Lorraine Roach: committee member, since we have moved forward, we have to know one way or the other sewer or septic. The lot was annexed into the city in 2004. The situation that we are in now is if the sewer main is not extended our only other option is an above ground septic system. Which could cost us over \$100,000.00 either way we are into it \$100,000.00. We would like to move forward with the capital campaign this fall. We have had a number of major donors that would like to see this move forward. We would just not like to be in limbo with the sewer. Cost share is pretty common.

Mayor Gibson: any other comment, I will start with one question. You said that it would take \$3.8 million to do this how much have you raised?

Bob Thomas: Half a million.

Councilmember Wolff: It certainly comes down to the fact that we do not have the money in our budget this year. Why do you think that the community center has failed to be built through the years?

Bob Thomas: the property was bought in 2000. The idea was to bring many things together. At the same time the school needed a couple of music rooms built, and we entered into a land lease with them and in 2005 they decided to go a different direction. The recession played a part and then we decided to look at ways to raise money. We got the entrance approved and the ditch moved. We decided that we had to work on things and in 16/17 we did a name change in 2019 the property is still titled as the FCQ, the Stevensville Community Foundation manages it.

Councilmember Wolff: do you feel that there is good support from the community, Stevensville community?

Bob Thomas: We feel that we do. Just recently we did a survey and it showed interest.

Councilmember Wolff: have any of those organizations in the survey said that they would use the center for specific services of programs.

Bob Thomas: yes, they did.

Councilmember Wolff: I am just curious on what organizations were interested and where they in Stevensville or are we talking outside of this community?

Bob Thomas: pretty much inside this community. Pickle Ball is an interest.

Councilmember Wolff: in your donations is that cash on hand or is some of that pledges?

Bob Thomas: it is a pledge. Conditional pledge.

Councilmember Wolff: is that the whole half million

Bob Thomas: it is the whole half million.

Councilmember Wolff: are you a 501 C3, do you know about the USDA program for community facilities.

Bob Thomas: we are sure trying but it has limits and one of the limits is the income level of this community and the income level is not low enough in this community.

Lorraine Roach: and right now, it is only \$200,000.00 statewide for projects. We would have to spend on environmental and engineering.

Councilmember Wolff: my concern with that is Hamilton offering a lot of services and you have Missoula; I am just wondering how much Stevensville Community Center would attract.

Bob Thomas: I don't know until it is built.

Councilmember Wolff: kind of risky.

Bob Thomas: the risk is certainly out there. Connection with the school is there.

Councilmember Barker: talking about shared connections where this is actually located what other connections are you looking at that could hook up to this?

Bob Thomas: we are the entire corner of middle Burnt Fork and Park.

Councilmember Barker: you are talking shared connections that could hook up to you guys. We have the school at this end.

Bob Thomas: the other side of Park Street. Any time that they would need to hook up to sewer those people across the street would be potential. The school is potential. There are a couple of houses.

Councilmember Brown: my question is, is that sewer line running out to Middle Burnt Fork?

Bob Thomas: that is the plan.

Councilmember Brown: I have not seen any documents.

Bob Thomas: we have seen them, but they define the sewer trunks completely on the west side.

Councilmember Brown: and that line is going to be built at capacity so that those others on Park Street can hook in.

Bob Thomas: I don't think that they want to know I think that they are totally against annexation. They are not excited about the annexation at all. At some point they are going to be pointed to city sewer.

Councilmember Brown: I am not sure, but I think that there is administrative rule that if your septic fails you have to hook up if you are in so many feet of an existing sewer main.

Mayor Gibson: as long as you are in the place of use, that is a water rights issue.

Councilmember Brown: does anyone know how many homes would be hooking up.

Mayor Gibson: right now, it is none because they are not annexed in.

Councilmember Brown: but in the future, I live over in that area I know that there is a trailer park.

Steve Kruse: 4 pieces of property, Netzly property is in the town limits.

Councilmember Michalson: my belief is that obviously we do not have the money in the budget this year and if we try to get the set amount for next year, we will have to dissolve this and start over. We don't want to put JJ Excavation hold for another year.

Mayor Gibson: right, if this does not move forward, we do owe them some money.

Steve Kruse: just under \$6,000.00

Bob Thomas: cancellation fees?

Steve Kruse: not that I know of.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0 to table, I personally not against the concept. There is no way that myself or the council can commit to next years budget. I don't think that any of us can make a commitment.

11. New Business

a. Discussion/Decision: Per Council Rules, Requesting a Change to Town Council Meeting Times for 9/1/22 and 9/8/2022

Mayor Gibson: introduced new business item a. Change to 6:00 pm. it is only for the budget meetings.

Councilmember Michalson: I make a motion to change per council rules change the times for 9/1/22 and 9/8/2022 to 6:00 pm.

Councilmember Wolff: 2nd.

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

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0.

b. Discussion/Decision: Resolution No. 507, Resolution Establishing Mill Levies for the Town of Stevensville FY 22/23

Mayor Gibson: introduced new business item b. We have to have these to the county clerk by tomorrow. Robert Underwood, correct me if I am wrong you have in the packet. Correct me if I am wrong, but for the town of Stevensville not the county I would guess looking at this for the town 1% increase.

Councilmember Wolff: I make would like to approve Resolution No. 507 establishing mill levies for the Town of Stevensville.

Councilmember Barker: 2nd.

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

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0.

c. Discussion/Decision: Resolution No. 508, Resolution Establishing Lighting District Taxes for the Town of Stevensville FY 22/23

Mayor Gibson: introduced new business item c.

Councilmember Michalson: I make a motion to approve resolution no 508, a resolution establishing lighting district taxes for the town of Stevensville.

Councilmember Barker: 2nd

Mayor Gibson: I have a motion and a 2nd, before we move forward, this is a tax, this is not a fee and people that live in the lighting districts are listed. It is a tax bill that you pay for the lights on your streets. As most of Stevensville know in the last three years, they have been increased every year. What we are proposing here is that most of everybody's is going down.

Robert Underwood: we assess each lighting district we take the fund balance at the end of the year and tells us how much is left in each fund we take that balance, and we take the amount that we are spending on electricity in each district, and we subtract that out and this year we have added a 25% increase for electricity and then we have to have a 25% reserve. If the fund has enough money in it then you don't go up. A lot of the funds will be a lot less than last year.

Mayor Gibson: in these time, it is not a lot, but every amount counts I am just happy that we could do this. We don't know what it is going to be next year, but. This comes on your tax bill.

Councilmember Michalson: could you tell me what Peterson Lighting District was last year.

Mayor Gibson: I thought that it was around \$200.00 per house.

Robert Underwood: lighting districts are based on size of their lots and others are based on the number of houses. Accounting does the calculations. Last year the assessment on them was \$4,000-\$5,000.

Councilmember Michalson: I would just like to state that Peterson going from \$200.00 to zero is a good savings.

Mayor Gibson: there are some places that are by the size of lot, and some are by the lot. Not sure how that happened.

Councilmember Barker: so, what is this going to do by not paying on it.

Mayor Gibson: we just have to do it over next year.

Robert Underwood: Peterson is based on the lot; the average last year was \$200.00. That was last year, and they have enough. Creekside was also based on their numbers.

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

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Michalson: aye.

Councilmember Wolff: aye.

Mayor Gibson: passes 4-0

12. Town Council Comments

NONE

13. Board Reports

NONE

14. Executive Report

Mayor Gibson: we start the budget process on the 1st we will have all of the revenue and then on the 8th we will go through the expenditures. We will start, only two major increases is salaries, and we are going to ask across the board .75 per hour. Increase for utilities and gas. Other than that, no major changes then the standard things. BARSAs money for Spring Street. ARPA grant will not be in the budget but will come back. Pretty much is going to be for water storage and fix the leaks.

15. Adjournment

APPROVE:



Steve Gibson, Mayor

ATTEST:



Jenelle S. Berthoud, Town Clerk