

Stevensville Town Council Meeting Minutes for

THURSDAY, SEPTEMBER 28, 2023, 6:30 PM 206 Buck Street, Town Hall

CONDENSED MINTUES

1. Call to Order and Roll Call

Mayor Gibson called the meeting to order. Councilmembers Barker, Brown, Lowell and Michalson were all present.

2. Pledge of Allegiance

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

NONE

4. Approval of Minutes

a. Town Council Meeting Minutes 8/24/2023

Councilmember Michalson: make a motion to approve Town Council Meeting Minutes 8/24/2023.

Councilmember Barker: 2nd.

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

Councilmember Barker: aye

Councilmember Brown: aye.

Councilmember Lowell: aye.

Councilmember Michalson: aye.

Mayor Gibson: passes 4-0

b. Board of Adjustments Meeting Minutes 09/14/2023

Councilmember Michalson: make a motion to approve Board of Adjustments Meeting Minutes 09/14/2023.

Councilmember Barker: 2nd.

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

Councilmember Barker: aye

Councilmember Brown: aye.

Councilmember Lowell: abstain.

Councilmember Michalson: aye.

Mayor Gibson: passes 3-0, 1 abstain.

c. Town Council Meeting Minutes 9/14/2023

Councilmember Barker: make a motion to approve Town Council Meeting Minutes 9/14/2023.

Councilmember Michalson: 2nd.

Councilmember Barker: aye

Councilmember Brown: aye.

Councilmember Lowell: abstain.

Councilmember Michalson: aye.

Mayor Gibson: passes 3-0, 1 abstain.

5. Approval of Bi-Weekly Claims

a. Claims #18589, #18594-#18604

Mayor Gibson: introduced approval of bi-weekly claims #18589, #18594-#18604.

Councilmember Michalson: make a motion to approve #18589, #18594-#18604.

Councilmember Barker: 2nd.

Mayor Gibson: motion and a 2nd. Questions on the claims?

Councilmember Michalson: the lighting on page 5, #18594, Eastside Hwy and 5th Street \$544.60. is there a reason why that is so much almost a tie with Twin Creeks lighting district.

Mayor Gibson: good question, Gina do you know anything.

Gina Crowe, Finance Officer: what was that number again?

Councilmember Michalson: that seems pretty high.

Gina Crowe: I do not know, that is what Northwest Energy had on their bill.

Councilmember Michalson: that is pretty high.

Mayor Gibson: maybe we could have a motion minus that one until we can check it out.

Councilmember Michalson: I make a motion to not pay the Eastside Hwy to 5th Street light for \$544.60.

Councilmember Barker: 2nd.

Councilmember Michalson: until we get clarification as to why it is so high.

Gina Crowe: I will get clarification tomorrow. I will call them tomorrow, if they give me the answer how would you like me to go forward? On the next claim?

Councilmember Michalson: yes.

Councilmember Brown: how are we coming along on the HDR engineering for ARPA.

Mayor Gibson: that is part of the ARPA grant we had that last time. There is a portion of the grant for the engineers to do the design and that is what that is.

Councilmember Brown: where are we at in the project.

Mayor Gibson: the bids are going to be published next week.

Jenelle Berthoud, Town Clerk: the first round of bids is for the Pine and Mission portion of that project will go in the newspaper on October 11th and 25th and I will have a bid opening on November 3rd.

Councilmember Brown: thank you.

Mayor Gibson: anything else, seeing none, Jenelle please take the vote.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Lowell: aye.

Councilmember Michalson: aye.

Mayor Gibson: passes 4-0

6. Unfinished Business

a. Discussion/Decision: Petition for Variance at 218 W 3rd St. Adjusting the Minimum Lot Area and Minimum Dwelling Size

Mayor Gibson: introduce unfinished business a.

Councilmember Michalson: make a motion to approve Petition for Variance at 218 W 3rd St. Adjusting the Minimum Lot Area and Minimum Dwelling Size.

Councilmember Barker: 2nd.

Mayor Gibson: motion and a 2nd. My understanding is that Planning & Zoning met on this and that you are recommending that it be approved.

Councilmember Michalson: Monday night the Planning & Zoning did meet on this. We received a letter from Steve Kruse that said that Mr. Cloud had met and that he had revised the plans for the location and that it does not impede the sewer main, he is going to have the house closer to Mission than to the sewer easement. Mr. Cloud gave his presentation, he moved the location of it and it passed all of the setbacks, it was far enough from the sewer line, and far enough away

from the other home, it met all of the requirements of our Planning & Zoning Board and we voted unanimously to have it come before the council.

Councilmember Michalson: I would like to start by saying that I commend you for bringing this forward the right way, bringing it to town hall, paying your fees, bringing it to a variance and going through the process and more that I sit here, and after talking to George Thomas and Steve Kruse some people do not even come to town hall they just build. Talking to George Thomas he could name two people that just built right over the sewer line. And I want to thank you for that, and number two showing the pictures that you did, it is very small.

Councilmember Brown: the lot is going to remain in the same ownership, it is not going to be split.

Jim Cloud: I do own two lots, one is built on and there is a separate lot, the reason for the variance was to split the lots and give the most room. Then the sewer line came up and now we have moved it. We don't meet the required house size. Brad Pollman said it very well, the first house he built, he built it for \$89,000 built the same house now and it is \$450,000. Hence why this is 640 square feet it is a manufactured home it has been hooked up to utilities in the past, not here in the city, but this family has lived in it, and they are in a bad position, and I am trying to help them out and help them find a place to live. We will attempt to sell them that lot when we get everything done and help out with the construction costs.

Councilmember Michalson: could you show the council those pictures that you showed to the Planning & Zoning Board.

Jim Cloud: this is actually the back of the house; I could not get to the other side because it is up against the trees on my lot. That is 640 square feet.

Victoria, homeowner: 2 bedroom, a full bathroom, full laundry room, and then living and kitchen and two lofts.

Jim Cloud: I believe that this is the future of housing in Stevensville. This is the picture of the lot where it is going to go. We are going to have larger setbacks than most of the lots. I think that this is affordable housing unless things change.

Mayor Gibson: we have a motion and a 2nd. Any further discussion on it?

Councilmember Brown: so just a question, the plans will meet the building inspector, correct?

Jenelle Berthoud: the slab will be put in as a building permit, and then they will also go through Steve Kruse and public works when they go to hook up their water and sewer hookups for that spot.

Jim Cloud: we have to do a full foundation; we have to do a hook up and pay for the different city utilities.

Mayor Gibson: anything else? Seeing none, Jenelle please take the vote.

Councilmember Barker: aye

Councilmember Brown: aye.

Councilmember Lowell: aye.

Councilmember Michalson: aye.

Mayor Gibson: passes 4-0

b. Discussion/Decision: Approve Letter to Montana Department of Transportation Regarding Traffic Safety Concerns

Mayor Gibson: introduced unfinished business item b.

Councilmember Lowell: make a motion to approve the letter to the Montana Department of transportation about safety concerns.

Councilmember Michalson: 2nd.

Mayor Gibson: motion and a 2nd. Any other discussion? Seeing none, Jenelle please take the vote.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Lowell: aye.

Councilmember Michalson: aye.

Mayor Gibson: passes 4-0

7. New Business

a. Informational: Scarecrow Festival Additional Street Closure, W 3rd. Street

Mayor Gibson: introduced new business item a.

Jenelle Berthoud: I can explain anything if there are questions.

Councilmember Barker: just one clarity on the application permit they say that it is closed from 9-9, we still have market going on that day.

Jenelle Berthoud: that is on the opposite side of the street. East 3rd will remain as originally proposed and West 3rd where you are at, you all spoke, and the stage being posted at the north side of the street, small stage.

b. Discussion/Decision: Resolution No. 512a, a Resolution Amending the Time of Town Council Meetings for the Stevensville Town Council

Mayor Gibson: introduced new business item b.

Councilmember Michalson: make a motion to approve Resolution No. 512a, a Resolution Amending the Time of Town Council Meetings for the Stevensville Town Council.

Councilmember Barker: 2nd.

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

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Lowell: no.

Councilmember Michalson: aye

Mayor Gibson: passes 3-1

8. Board Reports

Councilmember Barker: Park Board met on Tuesday evening. Discussed the library situation, a lot of the green space would be lost and there are a lot of people using that area. Stephen Lasiter came and said that he sees an influx in the number of people using the park. Beautification of Main Street, sidewalk grates around the trees. Stephen also talked to an arborist type person about the trees and how we need to irrigate them to keep them healthy. About 20-25 trees down Main Street, and if we were to put grates in it would be close to \$300.00 per tree. Have it on a list of things that we would like to see done, but funds are an issue. Talked in open discussion about River Park and how we want to be able to bring that back to life. Things need to be cleaned up down there and with a little cleaning we could have a nice park down there. We decided on monthly meeting dates and be more consistent.

Councilmember Michalson: Planning & Zoning Board met on Monday, approved the variance for Mr. Cloud and also approved Daniel Revell as the chairman.

9. Town Council Comments

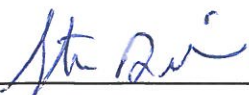
NONE

10. Executive Report

Mayor Gibson: start the budget October 12th, we are going to be okay, pretty tight. Next year will be tighter. With that we are adjourned.

11. Adjournment

APPROVE:



Steve Gibson, Mayor

ATTEST:



Jenelle S. Berthoud, Town Clerk