

Stevensville Special Town Council Meeting Minutes

for MONDAY, JUNE 02, 2025, 5:30 PM 206 Buck Street, Town Hall

1. Call to Order and Roll Call

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

2. Pledge of Allegiance

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

Mayor Michalson: I will ask that we keep it civil if you are going to make any despairing remarks towards me, councilmembers or the staff I will have Chief Boe remove you from the chambers.

Jeff Motley: I am really glad to see the water on the park, not sure why they are watering the asphalt with said water.

Craig Thomas: I was into the office a couple of days ago to speak to the finance officer, Andrena directed me to the new location for Gina and that is really well done, I think that it is long overdue.

4. New Business

a. Discussion/Decision: Resolution No. 531a, a Resolution of the Stevensville Town Council Adopting Job Descriptions for the Town of Stevensville

Mayor Michalson: introduced new business item a. Resolution No. 531a, a Resolution of the Stevensville Town Council Adopting Job Descriptions for the Town of Stevensville. As you all know I mentioned this at the last meeting that we had an employee that resigned, we grew up a new job description for the new hire who we would feel would work into the parks manager position, pool role and splash pad which would take some of the burden off the public works director Steve Lassiter.

Councilmember Barker: I make a motion for approval of Resolution No. 531a, a Resolution of the Stevensville Town Council Adopting Job Descriptions for the Town of Stevensville .

Councilmember Smith: 2nd.

Mayor Michalson: motion and a 2nd. Discussion from the council?

Councilmember Brown: thought that I had, as parks manager will this person be overseeing the pool employees.

Stephen Lassiter, Public Works Supervisor: I would say yes at some point.

Gina Crowe: not at this time.

Stephen Lassiter: as this person eases into the position, we are looking for a skilled person that will understand pumps, all of the things, I am pretty much the only one that knows this stuff. He would be able to devote a lot of his time in the summertime to that. I would not say no to supervising lifeguards.

Councilmember Brown: so, then we would have to amend the resolution.

Gina Crowe: I think on the job description is says right now they will not be supervising unless the department grows. So, for now they will just be, hay we have some chemical issues or something like that and he would be under Stephen.

Councilmember Brown: one other thing, I did not see anything in here about turning on the irrigation water, I may have missed it, but I thought that may be one thing that we should think about adding, turning on the irrigation system in the irrigation pump at the outside cemetery. Did I miss it.

Stephen Lassiter: I think in the general it says helping with irrigation.

Councilmember Bragg: moving irrigation lines and maintaining underground irrigation lines.

Councilmember Brown: but it does not say turning them on, running the pump.

Councilmember Bragg: it says control boxes, would that be the same thing.

Mayor Michalson: Any other comments from the council? Any comments from the public?

PUBLIC COMMENT

Nancy Lowell: would this person be required to have a certification because he would be handling the pool.

Mayor Michalson: yes, he would have to get certified like Steve was. For the pool and splash pad.

Nancy Lowell: is that in the job description?

Mayor Michalson: I do not see it, but we can add. Any other comments from the public.

Councilmember Barker: just a quick question can we make a motion to amend the job description, I make a motion to amend the job description to have the certification of pool operator.

Councilmember Smtih: 2nd.

Mayor Michalson: motion and a 2nd. discussion from the council on the amendment. Discussion from the public on the amendment. Seeing none, Jenelle please take the vote.

Councilmember Barker: aye.

Councilmember Bragg: aye.

Councilmember Brown: aye.

Councilmember Smith: aye.

Mayor Michalson: passes 4-0

Councilmember Barker: make a motion to approve Resolution No. 531a, a Resolution of the Stevensville Town Council Adopting Job Descriptions for the Town of Stevensville .

Councilmember Smith: 2nd.

Mayor Michalson: motion and a 2nd. Discussion from the council? Public comment? Seeing none, Jenelle please take the vote.

Councilmember Barker: aye.

Councilmember Bragg: aye.

Councilmember Brown: aye.

Councilmember Smith: aye.

Mayor Michalson: passes 4-0

b. Discussion/Decision: Schedule a C.O.W. Meeting for Stevensville Fire Department Interlocal Agreement

Mayor Michalson: introduced new business item b. : Schedule a C.O.W. Meeting for Stevensville Fire Department Interlocal Agreement. As you know I was on the rural fire meeting, Boe Anderson is willing to come to the C.O.W. meeting to discuss.

Councilmember Barker: make a motion to schedule a C.O.W. meeting for June 18th at 5:00 pm.

Councilmember Bragg: 2nd.

Mayor Michalson: motion and a 2nd. Discussion from the council? Public comment?

PUBLIC COMMENT

Chief Motley: I work until 5:00. I will not be able to attend that meeting at 5:00 I think that it would be pretty important that your fire chief attend the meeting that is talking about the interlocal agreement. What is being discussed at this meeting?

Mayor Michalson: they asked me to come to their meeting and talk about all of it.

Chief Motley: once again, I will not be able to attend that meeting.

Councilmember Barker: why is it set in stone for 5:00. I guess my question is what would work for Jeff.

Chief Motley: 5:30 pm

Councilmember Barker: I will amend my motion to schedule a C.O.W. meeting for June 18, 5:30 PM.

Councilmember Bragg: 2nd.

Mayor Michalson: motion and a 2nd. Discussion from the council? Public comment? Seeing none, Jenelle please take the vote.

Councilmember Brown: aye.

Councilmember Barker: aye.

Councilmember Smith: aye.

Councilmember Bragg: aye.

Mayor Michalson: passes 4-0

c. Discussion/Decision: Fuelmaster Fuel Management System Extended Maintenance Agreement Between Syntech Systems, INC and the Town of Stevensville

Mayor Michalson: introduced new business item c. Fuelmaster Fuel Management System Extended Maintenance Agreement Between Syntech Systems, INC and the Town of Stevensville.

Brain Germane, Airport Manager: This is a maintenance agreement with SYNTECH who authorizes the point-of-sale system for the airport. How they function is every time that you call their support line charges you by the hour, they break it down into 15-minute increments, but they charge you \$140.00 per hour. At this point we have accumulated just over \$800.00 in charges to get the system up and running this service agreement is for 6 months that we will be using that tank, they have prorated a one-year agreement down to 6 months for \$850.00. What that they are going to do is apply the charges that we have already accumulated into this; this service agreement will now provide us with unlimited service time as well as parts if there are any parts that fail in the 6-month duration. Everything after the \$850.00 will be for free.

Councilmember Barker: I make a motion to approve Fuelmaster Fuel Management System Extended Maintenance Agreement Between Syntech Systems, INC and the Town of Stevensville.

Councilmember Brown: 2nd.

Mayor Michalson: motion and a 2nd. Discussion from the council?

Councilmember Brown: this agreement is on top of what we have already paid.

Brian Germane: we have not paid anything to them yet; they are holding that bill.

Councilmember Brown: for \$830.00.

Brian Germane: they will retroactively apply those charges to this.

Councilmember Brown: is it in the budget, airport budget, because we just purchased fuel.

Robert Underwood: this is one of those things that will be out of the budget, and we will just have to do a budget amendment. If we don't set this up and sell fuel we won't be generating a revenue.

Councilmember Brown: technically they do not have the money.

Robert Underwood: they have money it is just, if they go over budget, without this they cannot sell fuel.

Councilmember Brown: so, the fuel in the fuel tank now you don't have any way to pump it.

Brian Germane: this is the company that manufactures and services the point of sale. This is a service agreement, in order to get the fuel master pump, set up with CityServices; to get that done, you are on the phone with them constantly and they charge you for that work. We have accumulated \$820.00 so far and if we sign up for a maintenance agreement they will apply this to the \$850.00, plus we will get all future calls for the next 6 months. If we do not sign up for this, nothing changes, we can still sell fuel it is just all future phone calls, whenever we make a price change or anytime that we have a problem with the service and we have to call customer service we will get charged and very likely pay more than the \$850.00.

Councilmember Brown: so, what you are saying is we would only be putting out another \$20.00.

Brian Germane: yes, that is correct. If we sign up for this, we pay what we have accumulated and any future calls or parts. For basically another \$20.00.

Councilmember Brown: but currently it is not in their budget, and they will have to come up \$850.00.

Robert Underwood: once again, they have the money it is just not budgeted to be spent, if they go over budget we would do a budget amendment, at this time it does not appear that they are going to go over budget.

Mayor Michalson: Any other comments from the council. Public comments?

PUBLIC COMMENTS

Will Rowe: I have some documentation to hand out to you all. I know what is going on with this, the fact is that can not do that. Simple fact is when this started over a year and a half ago I tried to bring this to the town and the town could not afford the insurance and the airport could not afford the insurance. That is how I got involved in the middle of this, no changes can be made to master fuel, the only reason that there is a \$820.00 bill is because I get notified every day through an email or a phone call when someone tries to change the merchant ID out of my name to the towns. That equipment was signed over to me from Hawthorn and we are still dealing with

legal issues, and they are trying to ride this out, not answer and carry this on. I still have an attorney working on this with Hawthorn, it has been a year and a half. It is hard when we have representatives of the town getting into the middle of it. After they were told not to while I was still the manager, you and I had that conversation a few times before I left, and one individual was told to knock it off. I even drafted an email and Jenelle and Gina were witnessed to me working on that email, telling that individual to stay out of it. Then that individual made public comments in 2024 that he was negotiating a deal with Hawthorn, which cost me more money to defend. It is now going to have to go in front of the judge between me and Hawthorn. As you can see what Master Fuel has said, I am the original owner of that system as Tighten Fuels is concerned the branded FBO that I started, there is an \$820.00 bill because someone keeps trying to change the merchant ID and I get notified. So, when he talks to them and they talk to me they are racking up the time. Who is going to pay for that, I am not going to pay the bill when the individual has been told. Since all of this started after I left as the manager, not once was I notified about a change to a lease, change that the town was going after the fuel, I had to do the research on my own. And then talk to an attorney privately. I am not going to threaten anyone, but we know where this is going to head. When I was the manager I tried to fix things up there and I got tired of the good old boys club, and we had other issues and there is a reason why I wrote my resignation letter the way that I did. Then it was publicly read, which we know is a violation, and they knew that from the previous airport manager and Mayor Gibson were told by the town attorney. I would have left peacefully, but I got sick of it, and I have better things to do with my time. Here we are bringing all of this old stuff up again. You can change it, but I was here a few months ago and I told the mayor that you cannot do this. That is my system, I have documentation from Hawthorn I sold fuel out of that system for five months until a week before they went to take it back and I have been fighting for it ever since.

Rich Perry: I am just curious how an individual owns something that the city owns, who gets the money for this. Isn't this money supposed to go to the airport, the city owns the airport and all of its assets. If there is any revenue that is coming in shouldn't it go to the city. I am just confused how an individual can own something that is part of the city.

Robert Underwood: when this whole deal went down between Hawthorn and Will, the town has not received their share of the fuel costs, the town has already lost money.

Will Rowe: the town was given that opportunity when I took it over, that was a conversation that Craig and I had with the airport board and they had the chance to set the fuel rate, it never went on the airport board agenda, that was not my job as the airport manager. The fuel was already there, I did not bring in anymore, the fuel surcharge comes from fuel coming in. if I would have brought in 5,0000 or 10,000 gallons you would have gotten it up front. But since 2007 that never happened, the town and the airport board allowed Choice Aviation sell, and they paid a portion of whatever they wanted to. A check would just show up, there was no oversight. Two individual that stalled it sold out and Hawthorn did not want to service it and that is how I ended up with it, all of these conversations happened prior to me taking it over because it was not in the budget, how do we fill it, how do we pay for the insurance. I would have run it and showed you a profit and how much it would have cost, this is how you mange it. The airport board knew about this, they knew the plan. I was going to run it for a year, show them the profit and losses so that they could budget for it. saying that they lost money is a lie, they were never charging the right amount, there was no oversight, and they were given the chance to fix it, and they did not. Maybe if I would have been notified, everyone knew that I was the owner of that facility and dealing with Hawthorn and we could have had this conversation months ago. But I had to find out through the grapevine, instead of being properly notified. All I was doing was trying to fix the airport and all I did was get back doored by those that represent the town.

Robert Underwood: I will say it again, we lost money.

Brian Germane: I notified Will back in March that CityServices was in fact in negotiations with Hawthorn. The statement saying that you did not get a royalty payment since Will took over, it is that you have not gotten a payment. The idea that we could have adjusted royalty payments is irrelevant to the conversation and what Robert is simply saying is that the town has not received a royalty check since Will took over the tank and Will says it is because he has not purchased any fuel and that is debatable. That is the statement, not that the board screwed something up, there was just not a payment.

Will Rowe: it is not debatable, I never ordered fuel, when I took over from Hawthorn there was almost 8,000 gallons they should have already paid for it, you give your royalty when the fuel is pumped into the tank that is when you get your royalty that is how it is set up, to turn that around on me and say that I never paid a royalty and then Hawthorn came up and took out 5,500 gallons when we started this fight. If I

would have bought fuel you would have automatically got your royalty from the fuel provider.

Bob Michalson: how does the bad fuel play into it Will.

Will Rowe: that is going to come up later on, that fuel sat up there for a year and now you have to go through the purging process, there are a lot of issues with that system that are going to come to light the further that we go down the road. I will warn that town that if that systems issues are not fixed you are going to assume a whole lot of liability if something happens up there. You and I had a conversation (mayor) before this happened. I gave you a heads up on the insurance and how much it was going to cost, do you remember me telling you about the system and its issues that was a professional courtesy, if someone puts fuel in their plane and then crashes who is liable. I was working with Titan to get that fixed, we needed a list to see how to get that tank fixed.

Craig Thomas:

Jenelle Berthoud: through a records request.

Craig Thomas: Jenelle can you provide me with the lease that Will has on the tank.

Jenelle Berthoud: yes, I can do that.

Craig Thomas: can you provide me the one that was approved by the board?

Jenelle Berthoud: through a records request, I can do that.

Craig Thomas: can you provide me the daily inspections of the fuel while Will owned the tank.

Jenelle Berthoud: through a records request, I personally would not have that, but I can look for it through a records request, but I cannot guarantee that I have that.

Rich Perry: it is my understanding that the fuel has to be inspected daily, you can't go like you do at a gas station, it has to be checked every day to make sure that it is up to standards make sure the tank does not have foreign objects, you can't pull over on the side of the road if something goes wrong, so it is a daily inspection and I have watched how they do it there should be a record to show these inspections, if we haven't then we are in violation, it has to be inspected daily. There should be records some where that this is being done.

Mayor Michalson: who inspects that daily?

Brian Germane: The manager.

Will Rowe: the owner of the tank inspects the fuel; I am glad that these two issues got brought up especially on public record. Before I was the manager and Choice was selling the fuel there was no accountability from previous airport managers or the town. If there would have been before I took over somebody would have looked into the fact that no one had a lease on that facility since 2007 nobody paid the town, Choice paid a business license in 2007 for \$250.00 no user fee and no lease. There was no oversight into any of that until I took over. I talked to Robin quite often at Hawthorn about her QC checks, and they were performing them weekly and all we got was word of mouth. If you want to get out of the rabbit hole of the lease right now, sure all of this happened with Hawthorn when this thing stopped running fuel. It was presented to the town, the town did not want to sell fuel, the town did not know how to handle the liability, and it was not in the budget. There was a decision that was made right then and there because I got an email that they were signing this all over. I was inheriting this mess individually. I was not going to let nearly 8,000 gallons of fuel sit up there under my name after I had talked to Mountain Air and put insurance on this without a signed lease. And we all know how long it takes to get a lease for the airport; you have to take it to the board and then it has to get recommended to the council, I am not going to sit on 8,000 gallons of fuel with no insurance on it, that is business suicide. We had this conversation in the office; previous mayor and I had a conversation with Jenelle. Tyler drew up the lease, Block 4 Lot 1. I gave them money for it, the only one that has ever given money on that. And I got insurance on it so that the town would not be liable.

Mayor Michalson: did that lease come before the council?

Will Rowe: we did not have time; I was going to have 8,000 gallons of fuel sitting in there uninsured. If someone would have run into that tank the next day they would take me to court, what would the town do? We had a discussion the day that happened. If you want to talk about contracts and the council we can do this all day long. If you really look into Ordinance 141 I can make a bunch of people loose their lease. There is only about 10% of that airport that is following their contract. I can bring up someone that has T-hangers up there that has tenants, that is a sublease, that has to come in front of the council. Really want to push that down that road, I don't think we want to go there, I know what is wrong with those lease, I tried to fix those leases and got push back from the town. Kind of sounds like economic discrimination to me. I like you Criag, but a couple of years ago when I was the manager we had a conversation right after I took this over from Hawthorn, Craig is the one that told me about the term honorary disposal when they tired to take this lease back. That in itself is mine, we can rectify the lease issue that is just going to

be a negotiation, we could also bring up leases being contracts. We can open up a can of worms, but I think that we can set up a separate conversation between me, the council, Greg and my legal counsel and we just hammer this out on our own, peacefully. We all know why I took that, I sat here as the manager and gave fuel reports to the council everybody in the administration and the airport board new I had that lease and no one was concerned then because I was using my own money to fix the problem, but now that the town wants it for themselves it is an issue.

Robert Underwood: what we are talking about right now is the agreement between the fuel master and the town so that we do not have to pay any more. All of this other stuff is outside what is being discussed tonight. It is my understanding that Hawthorn and CityServices, they have sold that, we are dealing with CityServices now. For some reason he actually owns that, and the judge says that we are only out \$30.00 if we continue down this line we are going to have more expenses.

Mayor Michalson: yes, the agenda item is for the extended maintance agreement only. All of the other stuff can be decided by Will and Greg and their attorney.

Will Rowe: we wont talk about the maintance issue, I pay for the maintance contract, it is up in the air who owns it. Hawthorn did not even have the right to sell it to CityServices that was instigated by Rich Perry, that is documented 09/10/2024 airport board meeting that you were present for. Two months after we told Rich Perry to stay the hell out it because it was a private business matter. That was under your watch and that is irritating. How can you put a maintance contract on something that you are not even sure that you own. I don't know why you would want to put 5,000 gallons of fuel in something that you may not own. What did that cost, \$21,000? Who is going to pump that out now. This is a mess, since we all knew who the owners were, and we were going back and forth how did we get to this point.

Mayor Michalson: we were going on the guidance of our town attorney.

Will Rowe: when was I notified in this?

Mayor Michalson: I believe that he sent your attorney.

Greg Overstreet: that is correct, May 20th.

Will Rowe: yeah, May 20th just a few days ago.

Greg Overstreet: 10 or 12 days ago.

Will Rowe: that is a couple of weeks, this has been in the works for months. You can pay for a maintance contract, but you can see by the email that I handed you they

cannot make any changes and will not make any changes to the credit card reader without my authorization because Master Fuel has me as the last person to pump fuel out of it and I am the legal owner.

Councilmember Barker: how did this all come about with personal property on something that the town owned in the first place. Where did it come from?

Will Rowe: the town did not own it.

Councilmember Barker: so, the personal property, how did that tank come along.

Jenelle Berthoud: we need to remember what our agenda item is tonight, and we are discussing things outside of the agenda item, I just want to remind you of that. Thank you.

Councilmember Brown: I would like the advice of the town attorney, right there(pointed to Greg). His advice on this, should it be tabled or go forward. Because it sounds to me that we have a bigger mess up there than we originally thought.

Greg Overstreet: I do not give attorney client advice in public because it is confidential you can waive it or not. To table something I think that is a core town council thing I am not elected. How this works, people don't understand that my role is to answer questions, and I like that to go through the mayor so that it is one person and keeps cost down and I can react to stuff but I do not proactively roam around and be a legal auditor and drill down into things, I answer questions.

Councilmember Barker: I need to rescind my motion, the original motion and make a motion to table the Fuel Master Agreement between Syntech and the town of Stevensville.

Councilmember Smith: 2nd

Mayor Michalson: motion and a 2nd to table. Discussion from the council? Public comment?

PUBLIC COMMENT

Nancy Lowell: I am wondering why the auditor did not find this when he did the audit last year, if he did I did not see anything audited on the airport, that is the first thing that they would do, go through the leases, property and property taxes.

Mayor Michalson: any other comments from the public? Seeing none, Jenelle please take the vote.

Councilmember Smith: aye.

Councilmember Barker: aye.

Councilmember Brown: aye.

Councilmember Bragg: aye.

Mayor Michalson: motion passes 4-0

5. Adjournment

Councilmember Brown: I move that we adjourn.

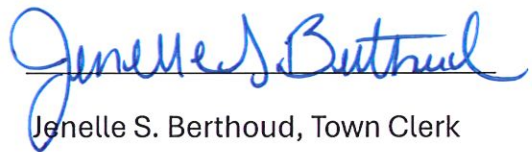
Councilmember Smith: 2nd.

APPROVE:

A handwritten signature in black ink, appearing to read "Bob Michalson", written over a horizontal line.

Bob Michalson, Mayor

ATTEST:

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

Jenelle S. Berthoud, Town Clerk