

## **Regular Town Council Meeting November 9, 2015 6:00 p.m.**

A regular session of the Sheridan Town Council Meeting was called to order by Mayor Tom Shaffer at 6:01 pm. Council members Nick Pairitz, Paul Kramer, Bob Stump, Public Works Director Curtis Green and Clerk Gail Leary were present.

Guests: Sara Dunham, Kendra Horn, Eileen Pearce, Roger Thompson, Abbi Lee, Zoe Lee, Mox Lee, Macel Anderson, Dan Mumme, Tanja Bendon, Isaac Bendon and Karen Talley.

Pledge of Allegiance.

The minutes from November 2, 2015 special council meeting and the regular council meeting November 9, 2015 were reviewed. Paul Kramer moved to accept the previous meeting minutes as presented. Bob Stump seconded. No discussion. **Mayor Shaffer called the question for council members:** Nick Pairitz voting yes, Paul Kramer voting yes and Bob Stump voting yes. The motion passed.

The financial and delinquent reports were reviewed by the council. Nick Pairitz moved to approve the financial and delinquent reports as presented. Paul Kramer seconded. **Mayor Shaffer called the question for council members:** Nick Pairitz voting yes, Paul Kramer voting yes, and Bob Stump voting yes. The motion passed.

### **Department Reports**

#### **Sheriff**

Sheriff Roger Thompson reviewed the 22 calls and 7 traffic stop in Sheridan for the month of October 2015. There were 2 alarm-fire/smoke/medical, 1 animal problem, 1 citizen assist, 2 civil standby, 1 disturbance, 1 juvenile problem, 3 suspicious circumstance, 2 theft, 1 threat/harassment, 3 traffic complaints, 4 unfounded 911, 1 wildlife complaint and 2 civil service. The Madison County Sheriff's office spent 65.5 hours in the Town of Sheridan.

Macel Anderson asked why the stolen banner on Main Street was not reported to the Town? There was an eye witness and replacement cost will be \$250. Discussion.

#### **Public Works**

Curtis reported that the sander is broken down. A rock got into the conveyor belt. A new chain has not been ordered as of today. Mayor Shaffer feels a grate needs to cover the top to prevent this from happening again.

#### **Clerk**

Gail asked the council if they would like to renew the emergency call Blackboard Connect. Discussion. It was decided to table this until December's meeting. Council pay checks or ACH have been processed for the year 11-01-14 through 10-31-15.

### **Boards and Committees**

#### **MSIT**

Main Street Improvement Team has not heard from the Montana Main Street Program whether or not if their request for \$5000 has been granted. It will be used for 6 new garbage receptacles and two bike racks.

One banner was stolen from the lamp post by the car wash. Damage was done to the banner arms and bolts are missing. A letter will be addressed to the Madisionian via the editor and filed with the Sheriff's office.

Work is still being done to facilitate the North Entrance sign. The property the Schulz family donated will work with some effort. If all goes well the sign should be up in the Spring 2016 after the winter thaw.

Christmas Stroll is Friday, December 4, 2015 from 5-8 p.m. Activities include: hayrides, music at RVNB, stores open, craft show, art contest for kids, bingo, and Santa Claus.

The annual meeting will be January 15, 2016 from noon to 4:00 pm at Episcopal Hall. Lunch will be served. The Mayor and council are invited to attend.

### **Public comment not on the agenda**

Karen Talley gave an update on the electronic board that will replace the old marquee at the corner of E. Poppleton Street and Main Street. The funding is coming from a grant, Sheridan School District # 5 and 3 Rivers Communications. Would the Town be able to donate anything towards this project? Discussion.

She also had a question on building duplexes in the city limits. This will be discussed under new business.

### **Public comment on the agenda**

None

### **Business before the Council for Consideration**

#### ***Old Business***

##### ***1. Maddison Meats demolition bids.***

Three bids were received. Smail's \$17,900, JDL \$18,150 (no trucking of debris), and Allhands Excavation \$12,005 inclusive. Tom met with Pete Allhands.

Two bids to disconnect the electrical/gas were received for \$200.00 and \$400.00. It turns out that everything has already been disconnected regarding gas and electric. Discussion.

Mark Layacona will give the Town a letter to relinquish the Town of any responsibility when demolition is done of any cosmetic damage to the rear wall of Jensen Market.

The building is negative for asbestos and DEQ will be notified.

### *2. Skateboard Park Location selection.*

Mayor Tom, Bob Stump and Curtis Green took a walk through the Baseball Field Park to see if there was any available location for a skateboard park. The consensus was it is too isolated and not an option. They then looked at the property located up on the south side of East Crofoot Street next to the new hospital site and Faye Kneeland's property. After considering all the other areas this seems to be the best location. The Mayor said MMIA, our insurance, will be in Town on Dec 2, 2015 and he will review the location and insurance at that time.

Dan Mumme asked for clarification on where this area is? Discussion. Sara Dunham expressed that the whole area should be notified. The Mayor said parking would probably be off of Washington Street. He reassured everyone that we are a long way from all details being worked out. This is not a done deal. Discussion.

Sheriff Thompson was asked if he had a comment on the skateboard park. He does not think we will have any significant problems. Skateboard parks do not have any negative draw. Visible and busy kids are happy kids.

Kendra Horn, skateboard committee member said that Virginia City has said they could put the Park down there. They would really like this to go in Sheridan but they have waited for some time and would like a decision to be made sooner rather than later so they can proceed with FCCLA.

### *3. American Tower lease agreement*

Mayor Shaffer reviewed the proposed conditional new ground lease offer from American Tower. The conditions would be: an increase in base rate to \$7500/year with a 3% yearly escalation; extend our current lease for additional five years beyond the current expiration date with options to renew for seven additional five year terms. The Towns attorney should review the document before signing.

Nick Pairitz felt we should have a fixed contract and encouraged the council to see what other towers are paying. Discussion.

## **New Business**

### *1. 3419 Hwy 287 water/sewer hook-on.*

1 acre of land located North of Town. A gentleman inquired about a four-plex on the property. At the present time there is a 1" line going to the property. Clarification needs to be made whether this would be 1 or 2 hook-ons? Mayor Shaffer will consult Rural Water and ask them for assistance. A work meeting may need to be done to review the ordinance by the Town council.

### *2. Maddison Meats property line adjustment*

Mark Layacona bought Jensen's Market and plans to do a complete restoration of the building. The plan is for a microbrewery. He would like to acquire 1300 square feet in the back of the building. This still would allow for easy access for the Main Street businesses and MAC's.

The Ruby Valley National Bank has a fairly recent appraisal of the property and the sale of some property may help defray some of the demolition costs for the Town. Discussion.

## **Business before the council for disposition.**

### *1. Maddison Meats demolition bids acceptance*

Paul Kramer motioned to accept Allhand Excavation bid for \$\$12,005 with conditional approval pending receipt of the letter from Mark Layacona relinquishing the Town of any cosmetic damage in the demolition process. Bob Stump seconded. No discussion. **Mayor Shaffer called the question of the council:** Paul Kramer voting yes, Bob Stump voting yes, Nick Pairitz voting yes. The motion passed.

### *2. Skateboard Park Location*

Nick Pairitz motioned to proceed with the site that was discussed on Crofoot Street contingent on the public sewer service and the skateboard committee. Paul Kramer asked about community donations for this project. The committee said that it would be funded by grants and skateboard donors. This is not a Town project. Bob Stump seconded. No discussion. **Mayor Shaffer called the question of the council:** Paul Kramer voting yes, Bob Stump voting yes, Nick Pairitz voting yes. The motion passed.

### *3. 3419 Hwy 287 water/sewer hook-on*

Tabled for Rural Water consult.

### *4. Maddison Meats property line adjustment*

Paul Kramer moved to pursue a lot line adjustment to enable Mr Layacona to purchase some property. Nick Pairitz seconded. No discussion. **Mayor Shaffer called the question of the council:** Paul Kramer voting yes, Bob Stump voting yes, Nick Pairitz voting yes. The motion passed.

### *5. American Tower lease agreement*

Tabled for review by our attorney Stephanie Kruer.

## **Council Report**

Nick gave his resignation from the Town council as he is leaving to pursue a new job. He was thanked for his service and wished the best. Gail will look into what to do with the Town email.

## **Mayors Report**

The cell tower should be live on Thursday, November 12th.

The sewer lift station technical problem has been fixed.

**WARRANTS November 2015**

CURTIS A. GREEN	1866.33
GAIL LEARY	1181.23
THOMAS L. SHAFFER	331.60
WILLIAM TALBOTT	1095.68
DEFERRED COMP	800.00
EFTPS FEDERAL TAX	1672.26
PERS	1257.23
DEPT OF REVENUE	398.00
NICK P. PAIRITZ	46.17
3 RIVERS COMMUNICATION	357.38
AMERICAN EXPRESS	1045.67
DEPT OF LABOR AND INDUSTRY	31.00
ECONO SIGNS	468.76
ENERGY LABORATORIES INC.	20.00
KRUEER LAW FIRM, P.C.	700.00
MADISON COUNTY FINANCE DEPARTMENT	1277.57
NORTH WESTERN ENERGY	152.82
NORTHERN ROCKY MOUNTAIN	200.00
NORTHWESTERN ENERGY-DECORATIVE LIGHTS	81.02
NORTHWESTERN ENGERY-SEWER	1618.27
SHERIDAN AUTO PARTS INC	62.18
TAMI'S CLEANING SERVICE	100.00
THE MADISONIAN LLC	94.00
UTILITY SPECIALTIES INC.	34.15
VERIZON WIRELESS	90.35
WALTER'S ACE HARDWARE	55.41
WEX BANK	378.41
MMIA-HEALTH INS.	1793.28
TOTAL	17208.77

The meeting was adjourned at 7:45 p.m.

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Approved: Tom Shaffer, Mayor

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Attest: Gail Leary, Clerk

