

**Special Town Council Meeting, March 25, 2016, 12:00 Noon**

Present: Tom Shaffer, Mike Walter, Paul Kramer, Bob Stump, and Curtis Green

Guests: Marilyn Walter, Bob Fox, Lisa Bowland, Caitlyn Avey, Tom Walter, and Stephanie Kruer

Pledge of Allegiance

Mayor Tom Shaffer called the Special Town Council meeting to order at 12:08 pm to further discuss Ordinance #118 requirements for the seven properties within the town limits that have domestic water wells. Mayor Shaffer thanked everyone for attending. Mayor Shaffer indicated that the Town Council would like to take a step back and formally notify the affected property owners of the Ordinance #118 requirements to connect to the Town's water and/or sewer systems prior to sale of the property. Ordinance #118 requirements have been in place since November 2012 and those requirements have not changed. There is some question as to whether the property owners were aware of the requirements. Sheridan faces the same challenges as all of the incorporated entities in the state and that is the potential for cross contamination between private wells and the municipal water supply. Discussion.

Paul Kramer suggested to Lisa Bowland that she should pursue a claim in small claims court against the previous property owner and the realtor for failure to identify the Ordinance #118 requirement to hook-up to city water prior to the property sale to the Bowlands.

There was a discussion on the costs associated with getting hooked up to the Town's water and sewer infrastructure.

Tom Walter asked for the driving need to hook-up to the Town's infrastructure if there is nothing wrong with the existing well. There was a discussion of cross contamination and the need to support the Town's infrastructure including providing water to fight fires.

Bob Fox discussed his water rights documentation for his domestic well from the Montana DNRC which seemed to contradict the Town's position on domestic wells. There was a discussion of the process underway by Montana to identify and catalog all water rights.

**Business before the Town Council for disposition**

*1. Water/Sewer users with domestic wells*

Mike Walter moved to have the Town's attorney, Stephanie Kruer, to prepare a variance for the Bowland's property at 3419 Highway 287. Paul Kramer seconded the motion. No further discussion. **Mayor Shaffer called the question of the Council.** Mike Walter voting yes, Paul Kramer voting yes, and Bob Stump voting yes. The motion passed.

Paul Kramer moved to have Stephanie Kruer prepare Certified Letters with Return Receipt Requested prepared for the seven affected property owners and to work with the Madison County Clerk and Recorder to flag the said properties with Ordinance #118 requirements in case of a future sale or transfer. Bob Stump seconded. No further discussion. **Mayor Shaffer called the question of the Council.** Mike Walter voting yes, Paul Kramer voting yes, and Bob Stump voting yes. The motion passed.

The meeting adjourned at 1:05 p.m.

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Approved: Tom Shaffer, Mayor

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Attest: Bob Stump, Council Pres.