

Regular Town Council Meeting July 11, 2016 6:00 p.m.

Public Hearing July 11, 2016 at 6:00 p.m.

Present: Mayor Tom Shaffer, Councilmen: Mark McLaughlin, Bob Stump, Mike Walter, Paul Kramer, Clerk Ginger Galiger and Curtis Green, PWD.

Mayor Shaffer called the public hearing to order at 6:00 p.m.

Guests: Roger Thompson, Eileen Pearce, Mark and Amanda LaYacona, Ted Woirhaye, Rodney Braaten, Bill Wood, Mike Wetherbee, Stephanie Kruer and Dan McCauley with Great West.

Pledge of Allegiance.

A public meeting was called to finalize the sale of the property located at 103 E. Hamilton Street. The vacant lot is being purchased by Mark and Amanda LaYacona in the amount of \$16,000.00, they will also be responsible for the survey costs. The closing costs are to be shared equally by the Seller and the Buyer. Title insurance will be paid for by the Seller.

Public Comment- none

No comments from the Council.

Mayor Shaffer will put the final proposal to be completed at the August 8, 2016 Council Meeting. Public hearing adjourned at 6:15 p.m.

Town Council Meeting

Mayor Shaffer called the meeting to order at 6:16 p.m.

The minutes from June 22, 2016 Town Council Meeting were reviewed. Paul Kramer moved to accept the previous minutes. Bob Stump seconded. No further discussion. **Mayor Shaffer called the question for council members:** Paul Kramer voting yes, Bob Stump voting yes, Mike Walter voting yes and Mark McLaughlin voted yes. The motion passed.

The financial and delinquent reports were reviewed by the council. Mark McLaughlin moved to accept the reports as presented. Mike Walter seconded. **Mayor Shaffer called the question for council members:** Paul Kramer voting yes, Bob Stump voting yes, Mike Walter voting yes and Mike McLaughlin voted yes. The motion passed.

Department Reports

Fire Department

Ted Woirhaye gave his official notice of retirement from the Sheridan Volunteer Fire Department as Fire Chief, effective September 1, 2016. Many thanks and appreciation from the Town of Sheridan.

Sheriff

Sheriff Roger Thompson reviewed the 50.25 hours the Madison County Sheriff's office spent in Sheridan in the month of June 2016. It included 2 accidents; 2 animal problems; 1 coroner call; 1 disturbance; 1 medical aid; 1 suspicious person; 1 theft; 2 unfound 911 calls; 1 VIN Inspection; 1 vandalism; and 3 welfare checks. Bob Stump also talked about the speeding on Main St. Sheriff Thompson said that they are working on better coverage for this area.

Library

Public Works

Curtis Green informed everyone that The Town of Sheridan has received a Lead Action Level Exceedance Letter from DEQ. The Town of Sheridan is not in violation at this time but there are multiple actions that need to take place. The Town of Sheridan has 60 days to notify the public and we may need to have our engineering firm identify a system to treat the water. Mayor Shaffer did say that we are just over the threshold. Dan McCauley with Great West said that they have helped other communities through this and will help direct us.

Curtis also reported they will be putting Mag Chloride down on all the dirt roads on July 27th, 2016.

Attorney

Boards and Committees

MSIT

Mayor Shaffer reported on the lamp post located next to the Prospector was hit by a truck and damaged. We have received a quote to get the lamp post fixed or replaced. The cost is about \$1700.00.

Park Board

Eileen Pearce reported that the pool is doing well. No problems with the boiler and they have had a lot of people swimming this summer.

Park Board meets this Friday at 8:00 p.m.

Public comment not on the agenda

None

Public comment on the agenda

None

Business before the Council for Consideration

Old Business

1. American Tower final lease proposal agreement

Stephanie Kruer has been negotiating with American Tower and it has been agreed that workers compensation will be obtained by American Tower with the Town being listed as the secondary insured. Stephanie has reviewed the verbiage of the contract and feels her recommended changes have been made

and The Town of Sheridan should sign the lease. The lease agreement will start at \$7500.00 per year for the next 60 months. After that the cost will be prorated with a 3% increase annually. They have been a reputable company and easy to do business with.

2. Resolution 2016-5 Variance request Bowland

The Mayor presented a copy to the Council for review at the last meeting.
No comment.

3. Proposed Main Street/ Mill Street Sign - Glen and Ann Goldthwait

Mayor Shaffer gave an update from MMIA on the proposed sign. The owners of Kindred Spirits will have to obtain liability insurance listing The Town of Sheridan as the secondary insured. The installation of the sign must be done by a professional. This will probably be completed by JDL.
Additional questions on the sign placement.

4. Task order #1 Moore Lane water/ sewer improvements \$6300 for the design cost.

Mayor Shaffer read the letter from Great West stating that a complete design survey, mapping, design and plans for public utility improvements consisting of a water main replacement and a gravity sewer main replacement on Moore Lane.

New Business

1. Subdivision policy regulation update- Great West

Dan from Great West reported that by Montana Law the Town of Sheridan has to have updated policy regulations. The growth policy is also out of date and has not been redone since 2010. There is a CDGB grant for this and it is a 1 to 4 match. If we want to move forward they would put together the grant for us. Mayor Shaffer asked if the library already has a CDGB grant out can we still get one? The answer is no, you can not have 2 open at the same time. The Town of Sheridan will have to wait to take advantage of this grant.

Additional discussion on zoning and subdivisions.

2. Opening of the sealed bids for surplus items

We received 12 bids on the surplus items. The FMC tire machine went to John Glenn for \$501.50. Dale Smail got the fuel tank for \$255.00 and the pallet jack for \$255.00. Sheridan School District No. 5 got the truck lift for \$1110.00.

3. School property land exchange

Principal Wetherbee and Bill Wood came to ask if the Town of Sheridan would be in favor for a land swap. The piece of property is located on the corner of Poppleton and Washington St. They are requesting this so the school could build a track around the football field. There was discussion on the school leasing the ground but that would leave the liability to the Town. Mayor Shaffer also brought up who would pay for the cost of the boundary adjustments. Mr. Wetherbee is going to present this to the school board.

4. Notice to affected land owners Ordinance 118

Stephanie Kruer has reviewed the letter and felt the wording was good and the Town of Sheridan could move forward. Mark McLaughlin asked about the letter only addressing the water but not the sewer. It was discussed by council that the letter should be amended to include the homes not hooked up to the sewer.

Business before the council for disposition.

1. Subdivision regulations update with Great West

TABLED

2. Open sealed bids for surplus items

Mark McLaughlin moved to accept the offers of the items up for bid. Bob Stump seconded. No Discussion. **Mayor Shaffer called the question of the council:** Mike Walter voting yes, Paul Kramer voting yes, Bob Stump voting yes and Mike McLaughlin voted yes. The motion passed.

3. American Tower Final Proposal

Paul Kramer moved that we accept the final lease proposal agreement with American Towers. Mike seconded. No Discussion. **Mayor Shaffer called the question of the council:** Mike Walter voting yes, Paul Kramer voting yes, Bob Stump voting yes and Mike McLaughlin voted yes. The motion passed

4. Resolution 2016-5 Variance request Bowland

Bob Stump moved to approve the variance request as presented. Mike Walter seconded. No Discussion **Mayor Shaffer called the question of the council:** Mike Walter voting yes, Paul Kramer voting yes, Bob Stump voting yes and Mike McLaughlin voted yes. The motion passed

5. Task order #1 for Moore Lane water/sewer improvements \$6,300 for the design cost

Paul Kramer moved to accept task order #1 for the design costs for the water/sewer project on Moore Lane. Mark McLaughlin seconded. No Discussion. **Mayor Shaffer called the question of the council:** Mike Walter voting yes, Paul Kramer voting yes Bob Stump voting yes and Mark McLaughlin voted yes . The motion passed. This Task Order has been agreed to and signed.

6. School Property Land Exchange

Paul Kramer moved to explore the options based on the legalities and have a survey of the property done. Mike Walter seconded. Discussion. Stephanie Kruer is going to look into the legalities of the council being able to make the decision to trade city park land and or boundary adjustments.

Mayor Shaffer called the question of the council: Mike Walter voting yes, Paul Kramer voting yes, Bob Stump voting yes and McLaughlin voted yes . The motion passed.

7. Notice to affected land owners Ordinance 118

Bob Stump motioned to have a new letter prepared to address both the water and the sewer. Mark McLaughlin seconded it. No discussion. **Mayor Shaffer called the question of the council:** Mike

Walter voting yes, Paul Kramer voting yes, Bob Stump voting yes and McLaughlin voted yes . The motion passed.

Council Report

Mike Walter asked about the tree in the park and if it was going to be cut down and removed prior to Sheridan Days. Mark McLaughlin expressed additional concerns with the zoning and subdivisions.

Mayor's Report

The house on Water Street was built as a single home but is now a duplex. Mayor Shaffer talked to the owner today about having to pay for a second hook up. The owners are asking if they could make payments spread over a couple of years. It has been used as a rental for approximately 65 day a year. If the Town puts the meter pits in and he wants to hook up to the Towns water, the fees will have to be paid in full. If the Town goes forward with the project, it should be complete by April or May of 2018 and that would give the new owners approximately 24 months to pay the fees.

Warrants July 2016

GINGER GALIGER	2339.42
CURTIS A. GREEN	2158.26
GAIL LEARY	98.46
THOMAS L. SHAFFER	331.20
WILLIAM TALBOTT	1176.79
MICHAEL E. ZIELINSKI	1007.28
DEFFERED COMP	200.00
EFTPS FEDERAL TAX	3222.93
PERS	1639.90
DEPT OF REVENUE	468.00
THERESA BROWN	71.56
3 RIVERS COMMUNICATION	255.19
BLACK MOUNTAIN SOFTWARE, INC.	6216.00
ENERGY LABORATORIES INC.	20.00
NORTHWESTERN ENERGY-DECORATIVE LIGHTS	46.58
NORTHWESTERN ENGERY-SEWER	1964.95
VERIZON WIRELESS	173.39
3 RIVERS COMMUNICATIONS (L)	128.04
CITI CARDS	15.45
HEADWATERS RC & D AREA, INC	345.27
MONTANA STATE LIBRARY	1823.12
NORTH WESTERN ENERGY	145.70
NORTHWESTERN ENGERY-SEWER	9.60
OVERDRIVE, INC	798.00
POSTMASTER	507.00
MADISON COUNTY FINANCE DEPARTMENT	1277.57
NORTHWESTERN ENERGY	4871.46
WILLIAM BRANT	50.17
JOSEPH NOTTINGHAM	186.66
MMIA-HEALTH INS	2037.04
TOTAL	33584.99

The meeting was adjourned at 8:14 p.m.

Approved: Tom Shaffer, Mayor

Attest: Ginger Galiger, Clerk