

Regular Town Council Meeting February 8, 2021

A regular session of the Sheridan Town Council Meeting was called to order at 6:05 p.m. Mayor Stump, Council members Mike Walter, Rahn Abbott, Corey Theis, Emilie Saylor were present along with Clerk, Ginger Galiger and Duke Gilman, Public Works.

Guests: Stephanie Kruer, Scott Payne, Gary & Doris Hilliker, Joe Willauer, Steve & Joyce Dobb, Elizabeth Covington, Brad Schwend and Julie Jaksha the Regional Director of RC&D was on the call

Pledge

Joe Willauer and Julie Jaksha with Headwaters RC&D came to council to give an annual update at a high level on the programs offered to small local businesses. Brownfields Development Grant, COVID cares funding to help struggling business, full- service loan programs, gap financing, First Friday Campaign, and one on one consulting.

Public Comment Not on the Agenda –

Department Reports

Sheriff – Sheriff Fortner was not present. Mayor Stump briefly reviewed the report, the Department made 4 traffic stops and received 17 calls for service in the month of January 2021.

Library – In December, the Library continued to not host regular meetings due to COVID. They experienced a drop in User Group participation, due to the Twin Library being closed for renovation.

Attorney – Stephanie Kruer provided an update on the violation of Ordinance 118 – 207 Ruby Street. There was no response from the homeowner regarding the demand letter therefore, it appears the Town may act under the provisions of Ordinance 118 to sever and cap the water and sewer line to 207 Ruby Street and place a lien on the real property for the amount of delinquent water user fees.

Fire Department – Rahn Abbott reported for the month of January, the department received one call for mutual aid out of the area. The Rural Department may have secured a water tender out of Helena.

Public Works – Duke Gilman updated the Council on the recent happenings. We have been spending a lot of time on snow removal with this weekend storm. Friday night the #1 lift station went down. An electrician had to be called out as a transformer went down. Peter was able to hard wire it to the blower building while we wait for a new transformer. Bob and Duke have been overhauling the aerators as they both have over 40,000 hours of run time a piece. Duke is scheduled to take the water test for certification on February 24th, in Helena.

Clerk/ Treasurer - Ginger is working on submitting all documents to Amatics CPA for our audit. The audit will be done remotely this year.

Boards and Committees

MSIT –

Parks District Board – Mary Pat Graham was unable to attend but submitted an update for the pool. The leak in the pool still needs to be address. They believe the leak is around the lights, but they cannot confirm that until they are able to drain the pool completely. They are still dealing with boiler problems and may have to consider replacing it. The pizza fund raiser is Saturday, February 13th at the Elementary School. The Pickleball Club completed the necessary paperwork as required by Sheridan/Alder Park & Recreation. A bill was submitted and paid.

Fire Station Association – Meeting postponed until February 25th, 2021.

Public comment on the agenda – None

New Business

1. Comments from neighbors on Brad Schwend's proposed subdivision

Gary Hilliker came to the council tonight with his concerns on Brad Schwend's proposed subdivision that would be developed on the property located behind his house. Gary was first told that Brad would be building 5 homes and now that has changed to 30 units. Gary believes that the town has undergone a wastewater study with Northern Rockies Engineering back in January 2020 in order to accommodate Brad's subdivision. Mayor Stump explained that the wastewater study was initiated after undergoing an

inspection from DEQ on the wastewater capacity. We had to figure out where the original design document numbers came from. The design was approved for 701 services, good for 30 years. We needed to determine a true census, how to determine the inflow and outflow of the system and how Bradley's irrigation system works in order to know the current capacity.

Gary discussed the letter that was sent to the Council and Mayor regarding their opinion that there is a serious conflict of interest with the town using Northern Rockies Engineering to do a study on the current wastewater system capacities determining if more housing units can be added, while the same engineer, Lewis Burton is representing Brad Schwend's subdivision. The Mayor, NRE and Stephanie Kruer have a meeting schedule this Wednesday to discuss the perception of conflict of interest.

Next, Gary discussed the well that is on Brads property which is not supposed to be used. It was dug in error when the previous landowner purchased the property and was told he was not allowed to use it and that it would be condemned. Brad has dug a trench from the well to water his horses and it is not being used for domestic purposes. He has paid the hook-on fee to the town for his future house on the property. When Gary asked Mayor Stump if he were going to tell Brad that he could not use the well, Mayor Stump did not.

Elizabeth Covington also presented to the council tonight the question of what is affordable housing? Elizabeth wants the town to put a specific value as to what is "affordable" housing. She is not in support of the subdivision without a value based on affordable housing. Emilie Saylor spoke up regarding the Affordable Housing Study that was conducted through the Madison County Housing Advisory Board a few years back. With the increased cost of building materials, those numbers have already changed. The study also demonstrated the real need for housing in this area. The Town has had pressure from a few angles.

Brad Schwend is also here tonight to hear any comments and straighten out any misconceptions. He originally purchased the property for his horses. After learning about the need of housing through the growth plan meeting, him and his wife decided that the property would be best used with housing development. Brad is proposing 45 lots, not 30. He would like to build homes that would be affordable for his workers, teachers, health care workers, etc. that are currently in search of housing in Sheridan. Brad is taking the appropriate steps through the Madison County Planning subdivision regulations. There is a preapplication and check list to be submitted. An engineering study is being done to figure out the costs and regardless of the number of lots the cost of the infrastructure is not going to be small. The public will have an opportunity to comment during the public hearing at the County level. Brad explained that his opinion is that affordable housing is approximately \$175 per square foot.

Scott Payne talked about the recent Growth Policy survey that was conducted showing a real housing issue. There is very little room for growth within the town limits, so the growth is taking place all around us, outside of the town. This does not help the tax base in town.

2. Approve Clayton Barr's Boundary Adjustment at 3405 Hwy 287

Clayton Barr purchased 2 lots and built a house on one lot. He is requesting approval of a boundary adjustment as he prepares to sell the house and build a second home next to it. Discussion on the water service lines to a second home. The 2 homes will share a 3/4" service line with a T and separate curb stops so they don't have to dig under the highway to hook up the service. The boundary adjustment has no effect on the town. Corey Theis moves to accept the boundary adjustment on Clayton Barr's land. Rahn Abbott seconded the motion. **Mayor Stump called the question for the council members.** The motion passes unanimously.

3. Pledged Securities for the 4th quarter

Mayor Stump read the pledged security report as of December 31, 2020, the analysis indicates sufficient amounts for securities pledged for the 4th quarter. Emilie Saylor moves to approve the pledged securities for the 4th quarter. Mike Walter seconded the motion. **Mayor Stump called the question for the council members.** The motion passed unanimously.

4. SRF Draw Request

The final pay request from SRF A is \$3,531 and SRF B \$3,552. This will reimburse Mungas for the \$5,000 retainage fee and 2 remaining invoices to Great West Engineering. Mike Walter moves to approve the SRF draw request and Rahn Abbott seconded the motion. **Mayor Stump called the question for the council members.** The motion passes unanimously.

5. Northern Rockies Engineering Proposed Task Orders

Mayor Stump explained the proposed task orders with Northern Rockies Engineering

a. Wastewater pump and motor investigation- We need to find out if we are using the correct pumps as we have had continuous issues.

b. Wastewater collection system investigation- This task refers to the sewer lining project for the remaining lines that have not been examined with camera and look at what else needs to be lined. Proper lining will help with infiltration and increase capacity.

c. Wastewater monitoring system- Putting proper flow meters on the lift station is a good investment for growth and development with DEQ.

Mayor Stump had some questions and changes to make with NRE during their meeting tomorrow so these tasks will be reviewed at next months' meeting. Mike Walter moves to TABLE Northern Rockies Engineering's proposed task orders. Emilie Sayler seconded the motion. **Mayor Stump called the question for the council members.** The motion was approved to TABLE, unanimously.

6. Lease Agreement for the Ruby Valley Swimming Pool

The lease agreement for the Ruby Valley Swimming Pool is the same as last year. The town has put \$7000 in the budget the last couple years to help support the pool. The town also helps with the lawn care and trash pickup. Mike Walter moves to approve the lease agreement with the Ruby Valley Swimming Pool. Corey Theis seconded the motion. **Mayor Stump called the question for the council members.** The motion passes unanimously.

The minutes from January 11th were reviewed. Corey Theis moves to accept the minutes from January 11th and Mike Walter seconded the motion. **Mayor Stump called the question for the council members.** The motion passes unanimously.

The financials and delinquent utility reports were reviewed. Mike Walter moves to approve the monthly financials and delinquent utility reports for January. Emilie Sayler seconded the motion. No further questions. **Mayor Stump called the question for the council members.** The motion passes unanimously.

Councils Report

Corey Theis is currently building a house outside of town and plans on moving in June 2021. He wanted to notify the council in advance so they could actively be looking for another council member.

Emilie Sayler appreciates seeing so many people are out helping their neighbors with snow removal.

Mayor's Report

Nothing further to report on.

Corey Theis moves to adjourn tonight's meeting. Emilie Sayler seconded the motion. **Mayor Stump called the question for the council members.** The motion passes unanimously.

Meeting adjourned 8:42 p.m.

Warrants February 2021

GINGER GALIGER	\$2,569.86
DUKE GILMAN	\$3,042.25
ROBERT C. STUMP	\$2,857.55
WILLIAM TALBOTT	\$1,450.05
DEFERRED COMP	\$100.00
EFTPS	\$1,605.78
PERS	\$1,607.98
DEPT OF REVENUE	\$560.00
3 RIVERS COMMUNICATION	\$228.17
AERZEN USA CORP	\$184.52
BEACON BUSINESS CENTER	\$15.95
KENWORTHY ELECTRIC, INC.	\$249.66
MONTANA RAIL LINK INC.	\$100.00
NORTHWEST PIPE FITTINGS,INC	\$53.04
NORTHWESTERN ENERGY-DECORATIVE LI	\$93.05
NORTHWESTERN ENGERY-SEWER	\$73.65

ROBERT STUMP	\$197.97
SHERIDAN AUTO PARTS INC	\$275.32
UTILITIES UNDERGROUND LOCATION CE	\$10.92
WALTER'S ACE HARDWARE	\$111.98
WALTER'S FAMILY FOODS	\$7.18
WEX BANK	\$218.38
3 RIVERS COMMUNICATIONS (L)	\$94.47
CITI CARDS	\$747.37
ENERGY LABORATORIES INC.	\$94.00
KRUEER LAW FIRM, P.C.	\$650.00
MONTANA RURAL WATER SYSTEMS, INC	\$300.00
NORTH WESTERN ENERGY	\$276.00
NORTHERN ROCKIES ENGINEERING, INC	\$8,067.00
NORTHWESTERN ENERGY	\$552.14
NORTHWESTERN ENGERY-SEWER	\$1,203.86
TAMI BURNEY	\$120.00
YELLOWSTONE WATER WORKS	\$961.18
ENERGY LABORATORIES INC.	\$22.00
L. N. CURTIS & SONS	\$680.00
POSTMASTER	\$199.00
ROBERT STUMP	\$620.93
VERIZON WIRELESS	\$265.96
MMIA	\$79.00
INS. MT MUNICIPAL INTERLOCAL	\$1,477.15
	\$32,023.32

Approved: Mayor Robert Stump

Attested: Clerk Ginger Galiger

