

May 12, 2025, Regular Council Meeting (210 Crofoot St.) 6:00 pm.

Council Members in attendance were Curtis Green, Tammy Todd, Diane Kaatz, and Jan Bowey. Also in attendance were Mayor Robert Stump and Clerk/Treasurer Kristi Millhouse.

Guests: Duncan Hedges (Madison County Sheriff's Office), Cody Marxer (Madison County Planning Board), Ted Woirhaye, Kaylie Thies, Charlie Rossiter, Dennis Holschbach, Russ and Cindy Heward, Mati Bishop (The Madisonian), Claire Leonard, Charlie Rossiter, Jeff Gerth (Sheridan Rural Fire Department), Craig Schrader (Madison County Sheriff's Office), Luke Cordingley, Patricia Wang, Chris Roberts, Janis Hansen, Gina Hodgin, Stephanie Haag, Richard and Beverly Smith, Brett Schriock, Steve Dobb, Rick Hecker, Roman Schlabach, Austin Graber, Jeremy Fadness (WWC Engineering), Rick Remitz (The Crossing Subdivision)

Mayor Stump called the meeting to order at 6:02 pm and opened with the Pledge of Allegiance.

Non-Agenda Items: Mati Bishop from The Madisonian asked what the status of the agreement with the rural fire department was. Mayor Stump responded that we are still working on it.

Consent agenda: Patricia Wang asked what the consent agenda was. Bob stated it is the minutes and the claims. Jan made a motion to approve the consent agenda as submitted. Tammy seconded the motion. No questions or comments. Motion passed with a unanimous vote.

UNFINISHED BUSINESS

Montana Main Street Program: Mayor Stump stated that the Sheridan Community Charitable Foundation (SCCF) have agreed to bring the Montana Main Street Program under their umbrella. They will be the interface between the Town and the State. Diane made a motion to accept the Sheridan Community Charitable Foundation to become responsible for the Montana Main Street program. Jan seconded the motion. Discussion occurred. Motion passed with a unanimous vote.

NEW BUSINESS

Resolution 2025-06 Intent to increase water rates: Bob Stump read the resolution aloud to the public. Patricia Wang asked where the money goes to from water and sewer bills. Mayor Stump answered that water money can only go into the water fund and sewer money goes to the sewer fund. Discussion occurred.

Gina Hodgin asked if the line size ever changed. Residential lines are a ¾ inch line. It only changes if the residents change their line size from the meter to their house.

Luke Cordingley – Read a statement that he wrote.

Claire Leonard asked for clarification that water and sewer are separate funds. That is correct.

Dennis Holschbach– How do future subdivisions play into the infrastructure. Bob talked about the preliminary engineering report, upcoming projects, and funding options.

Jan made a motion to approve the Resolution 2025-06 Intent to increase water rates with a public hearing on June 19, 2025. Diane seconded the motion. No further questions or discussion. Motion passed with a unanimous vote.

Resolution 2025-07 Intent to increase sewer rates: Bob read the resolution to the public. Tammy asked a question regarding dates on Section 6. Brett Schriock asked for clarification on the percentages. Tammy made a motion to approve resolution 2025-07 Intent to increase sewer rates with a public hearing on June 19, 2025. Curtis seconded the motion. No further questions or discussion. Motion passed with a unanimous vote.

Triple Tree Task Order – Sheridan Madison Washington Water Main: Mayor Stump explained what the task order is for. The project is looping the waterline on Madison St south of the Hospital up to Washington to the east side of Washington hooking into the line on Tolson. Diane commented that the reason for picking up this project was because of the hospital and the nursing home. If there was a break in the line, then the two facilities would be without water. It is important to loop the line so there is more than one water supply available for the two facilities. The Town wants to complete the water project before the road project for the Hospital is completed. This would prevent the new asphalt from being torn up at a later date. Diane made a motion to accept the Triple Tree Task Order for the Madison Washington water main. Jan seconded the motion. No further discussion or questions. Motion passed with a unanimous vote.

Madison County Sheriff's Office Aid Agreement: Mayor Stump provided a quick history of the sheriff's office and the Town's past memorandums of understanding (MOU). The Town was paying a seventeen mill levy prior to 2018. In 2018 the Sheriff at that time decided it was not necessary for the towns to pay the seventeen mills, and he could operate the Sheriff's office on the money he was receiving from the County. The current Sheriff is now asking for that money back. Sheriff Duncan Hedges explained that the Montana statute requires that each city/town has a police department or contracts with the County Sheriff's Office. Sheriff Hedges would like to see the seventeen mills re-instated. His office responds to 50 to 60 calls a month in each town.

Dennis wanted to clarify that Sheridan is a Town not a city. Hedges said the requirement is the same for cities and towns. Jan stated that she looked at her tax bill and it says she is paying for law enforcement on her tax bill. Sheriff Hedges said no that is not correct. The Sheriff's Office is now being run under mills. Jan asked why she would have to pay more in Sheridan for a brawl vs a brawl in Alder. Kristi Millhouse asked how the current \$6.3 million dollar budget was currently being funded. The Sheriff's Office is being funded by mills per the sheriff. Discussion occurred. The MOU needs to be completed by the end of June, or it will go to mediation per the new house bill that was passed during this year's legislative session.

Fireworks: Mayor Stump commented that there is an individual in Town interested in having a Fireworks display at the ballfield on July 4th. It would be a community event. Vendors selling food. The individual would ask for donations to help pay for the fireworks and other items.

Russell Heward garage/shop at 513 Tolson: Russel is looking at building a shop/garage behind the house. Jan provided the council with a description of the project. The setback for the sides is twelve feet instead of ten. It is a 24 x 36-foot building. The setback from the back of the property is five feet. There is concern that the building may sit over water lines. There will be no cement so the structure can be moved. Jan stated that if the building needs to be moved it is at the expense of the homeowner. Discussion occurred regarding covenants and HOA's. Cody Marxer said an HOA must be filed with the State. Covenants can be written on the survey.

Jan made a motion to approve the construction as presented for Russell Heward's property on Tolson Street. Curtis seconded the motion. No further questions or discussion. Motion passed with a unanimous vote.

The Crossings Amended Plat: Cody Marxer - Madison County Planning Board provided the council with information regarding proposed changes to the Crossing Subdivisions. She stated that we are not here tonight to discuss what has been approved or the conditions that were made on the subdivision. All we are here tonight is to determine whether the council wants to go back through the review process as a material change, or can we amend the current conditions as a minor change? Cody explained the steps of a subdivision. First, the developer produces their plan for the subdivision. Second is the meat of the project, which is where we

have the public meetings, reviews, subdivision regs, etc. Sheridan uses the Subdivision Regulations of the County. Once the plat is determined then conditions for the subdivision are determined. The Crossings Subdivision was approved with conditions. The planner has three years to meet those conditions. After meeting the conditions, the planner can submit their plat. The Crossings Subdivision received approval on November 9, 2022. They have until November 9, 2025, to file their plat. The three years allow the developer to make sure they still want to proceed with their original plan and can make changes if needed. The Crossings received approval with twenty-seven conditions. In April, WWC Engineering submitted an amended Plat. This changes the eighteen acres to five residential lots instead of sixty-six lots. We are kicking it back to the council. Is this a material change or not? If the council votes that this is a material change then there will be another public hearing to go through this project, There is discussion of limiting each lot to five houses each so the max would be twenty-five houses.

Jeremy with WWC gave a description of the proposed changes. They are shrinking the subdivision from sixty-six lots to five lots, and it would become a minor subdivision. They would not have had to do environmental studies and nor a public hearing had they done a minor subdivision from the beginning. Cody commented that there would still be a meeting. The feeling is that this is not a material change. We can go through the conditions and make changes.

Rick Remitz commented that this was the most difficult subdivision that he has ever put together. One reason he started this was to provide housing for Sheridan. The intent was to provide cheaper lots so people could afford them.

There will need to be a gravity fed sewer main between lots one and two. If the lots split further, then the new lots can hook to the gravity fed sewer main. There will be no new streets. Dash lines on the proposed plan are easements. There are 20-foot easements for utilities. Lot lines would be in the middle of the dash lines.

Claire asked what happens to the current conditions. Cody stated the conditions do not go away, we just determine what needs to be amended and what no longer applies. If the council decides this is a minor change the council has a public meeting to reflect the changes to those conditions and the project is approved. The only decision at this time for the council to make is if this is a material change or a minor change going from sixty-six to five lots. Look at it as a phase development. The council has the opportunity to be part of each phase. Material change has to be resubmitted and go through the conditions again by the planning board. If it is not a material change then Cody redlines the current conditions and provides a draft to the council for review and then a public meeting.

Discussion occurred regarding subdivision being a minor vs. material change.

Diane made a motion to proceed with the Crossing Subdivision five lot change as a non-material change. Jan seconded the motion. No further discussion or questions. Motion passed with a unanimous vote.

Schlabach/Graber Properties, LLC: Mayor Stump explained what the Schlabach/Graber Properties, LLC is wanting to do. They are looking at purchasing the 61-acre piece of property on the north end of Town that is known as the Schultz property. They have not purchased the property yet but are trying to get approvals in place prior to purchasing so they can determine whether it is feasible to buy the property. The sewer is already to the property. There is only one water hook up where the old gun club was. These gentlemen are looking for approval from the Town to get water under the highway to the property. The boring for the waterline would be south of the Welcome to Sheridan sign as you are coming from Twin Bridges. At this time, the

Schlabach/Graber brothers are looking at building four houses on the property. Discussion occurred. The line going under the highway will be an 8-inch water line. They want four hookups on one property for water and sewer. The property is not being subdivided.

Jan made a motion to approve Schlabach-Graber Properties, LLC to fund the boring under the highway and installing an eight inch water line to the corner of the property close to the Welcome to Sheridan sign and the Town of Sheridan agrees to install 4 water hookups (3 off of the new line and 1 off of the old line) and allow four sewer hookups with approval from Madison County Sanitation. Diane seconded the motion. No comments. Motion passed with a unanimous vote.

BOARDS AND COMMITTEES

Park District Board: No Report

Sheridan Charitable Community Foundation (SCCF): Kaylie Theis reported that the SCCF agreed to do the Main Street Program. They also worked on a tree grant which will need the Town's signature. Bob will put the approval of the tree grant on the agenda for the special meeting for the week of May 26th.

Kaylie stated that the SCCF is planning a cleanup day along the creek at the Baseball Field. Northside of creek along the fence and the downed trees. It will be June 22nd at 8:00 am. She will also contact Northwestern Energy for volunteers.

During Sheridan Days, Bill Lev is doing a history presentation. It will be Saturday, July 19, 2025. The time has not been determined yet.

Zoning Committee: Jan reported for the zoning committee. They are having a work meeting at 1:00 pm on May 13, 2025. The zoning committee will be going over an early draft of the zoning plan that they will be looking at definitions. If anyone is interested, they are still looking for a member.

Local Government Study Commission: Tammy reported on behalf of the Local Government Study Commission. The Informational Forum that the study commission hosted had up to ten people attend the meeting. They are hoping to increase public participation. The timetable for the commission was posted in The Madisonian. The current form of government is council and mayor with the option to review every 10 years.

REPORTS

Sheriff's Report: Sheriff Duncan Hedges gave his report on calls that they responded to for the month of April.

Library Report: No report

Attorney: No Report

Fire Department: Jeff Gerth reported on behalf of the fire department. They responded to four calls in Towns. Rural had one call which was grass burning out of control at Peterson Ranch. He is picking a date for a ribbon cutting/open house of the new building. The fire department will be doing breakfast on Saturday during Sheridan Days.

The fire department is also working on getting trees for the Northside of the property and getting grass planted. The hope is to keep people off of the sewer system.

Public Works: Curtis reported on behalf of public works. They are busy weed eating, spraying, and mowing the lawn.

Clerk/Treasurer Report: Kristi reported that she has been working with Infosend to have the water/sewer bills ready for this month. We will send a letter regarding the rates with this billing.

She has also been working on the preliminary budget and the water/sewer ordinance. Kristi and the mayor reviewed the water/sewer ordinance. Curtis will receive it upon his return, followed by the remaining council members. Bob commented that everything has been minor changes so far.

The preliminary budget will be approved at the June meeting so we can start our fiscal year with something and then we wait for the information to calculate mills from the Department of Revenue. At that time, we will be able to finish the budget by September and submit it to the State on October 1.

Council Reports: Council will be attending the League Summit on June 20th.

Mayors Report: Bob reported that after he visited with the Sheriff's Office last week, he left Jordan Allhands a message to have her be our town judge as the Sheriff will not enforce ordinances without a judge. He is waiting for a call back.

He finished sorting through all of the old files that were stored out in the storage garage behind Town Hall. It took approximately four weeks to go through all of the files. He had to pull permanent documents and determine what we could shred. The shredder comes on June 1st.

Mayor Stump reported that the school is looking at leveling out the current football field and putting in a track. The school came to the Town and asked if they would be willing to help in survey costs to find the pins. Curtis and he found all of the pins, so they do not need a surveyor to find them. The property that is behind the school that the Town owns was the property the Town was going to give to affordable housing. The Town owns property that is in the school's way, and it makes more sense for the school to swap a piece of their ground for the Town's ground. He talked to Jason Hardy today about a land swap/boundary adjustment for them to take our piece that is in line with football field and the elementary. Everything north would be the schools, and the Town would take everything from the center line to Crofoot, which would be beneficial for housing. Discussion Occurred.

Construction on the football field and track will start June 2nd. Already have an excavation company lined up. They want to have the football field ready by the time football starts.

The Town will be having a special meeting to approve the land swap since it is not on the agenda.

Adjournment: Tammy made a motion to adjourn the meeting at 9:45 pm. Jan seconded the motion. Motion passed with a unanimous vote.

ATTEST:

Signatures on file

Kristi Millhouse, Clerk/Treasurer

Robert Stump, Mayor