

November 12, 2024, Public Hearing and Regular Town Council Meeting at Sheridan Senior Center (210 E. Crofoot)

Attendees: Jan Bowey, Tammy Todd, Curtis Green, Diane Kaatz, Mayor Bob Stump, Public Works Director Matt Cavalieri, and Clerk/Treasurer Jennifer Meacham.

Guests: Jim Jarvis, Sheri Jarvis, Karen Talley, Ann Good, Stephanie Haag, Dave Haag, Barrie Crandell, Claire Leonard, Michael Douglas, Lon Seidel, Sharon Berry, Kay Colwell, and Doris Fischer.

Zoom Attendees: Shawn Higley (WWC), Tom G, and Anne Wentz

Mayor Bob Stump called the meeting to order at 6:02pm and the Pledge of Allegiance was recited.

Public Hearing

Floodplain Second Hearing: Bob spoke about the floodplain ordinance. For property owners to be able to get flood insurance the ordinance needs to be in effect by December 20, 2024. There are not many places in town where the floodplain impacts, and those property owners have been notified. With no further questions Bob read Resolution 2024-8 An Ordinance Establishing Updated Town of Sheridan Floodplain Hazard Management Regulations and Repealing Ordinance No 7-102. With no further questions or discussion, the Public Hearing was closed at 6:19pm.

Regular Town Council Meeting

Public Comment (Non-Agenda Items): Bob asked for any comments from the public for non-agenda items. There were no comments.

Madison County Affordable Housing Program Presentation: Jim Jarvis the Madison County Housing Coordinator discussed affordable housing within Sheridan and Madison County. The Madison County Advisory Board produced a housing needs assessment a few months ago and is available on the county website. Jim is working on making the needs assessment an actionable program. The county advisory board is looking at different approaches. The first is the housing authority approach, which the county sets land aside and goes after funding and they build and own the home. The next would be a non-profit approach like Shermont Manor Housing, which is run by Action Inc. A land trust is the last approach Jim spoke about and believes it is appropriate for Madison County. The land trust is a non-profit organization that acquires land, and the land is then set aside forever for affordable housing.

He gave some examples of available Sheridan property around the Public School and the Hospital. These properties would be good for small homes or duplexes. There was discussion on how much growth Sheridan needs and why. The town needs more affordable housing to maintain school and hospital employment needs. The state has possible funding with the Montana Coal Endowment Program (MCEP) which has low-interest rate loans. There are other properties, state owned and privately owned land, that could also be used for affordable housing.

Consent Agenda:

- a. **Claims approval:** Jan moves to approve the claims as presented. The motion was seconded by Tammy. Call to vote, Diane-yes, Curtis-yes, Tammy-yes, and Jan- yes. All in favor of the motion. The motion carried
- b. **Minutes Approval-** Jan moved to approve the October 15, 2024, minutes as amended and October 30 and November 2, 2024, minutes as submitted. The motion was seconded by Diane. Bob called for a vote: Diane-yes, Curtis-yes, Tammy-yes, and Jan-yes. All in favor of the motion. The motion carried.

New business:

- a. **Pool Liner Project Contract:** Natara was the only bidder. The bid price will be honored through December 13, 2024. Work will begin mid-August 2025 when the pool will be closed to drain it. The pool liner project will be done in September 2025. There will be additions to the contract that was submitted to the Park District Board. Payment will be split into thirds. The agreement needs to go through legal review. Bob would like to have MMIA look it over before it is signed also. Diane moves to table the approval/non-approval of the pool liner project contract for the December meeting with the understanding of having a contract that is ready to be signed if approved that night. The motion was seconded by Curtis. Jan-yes, Tammy-yes, Diane-yes, and Curtis-yes. All in favor of the motion. The motion carried.
- b. **Water/sewer Billing Status:** Bob is looking for a write off on line 1 of \$334.21, they have moved out of town and Bob has tried to contact them with no response. There has been a reduction in the past due payments. Currently there is approximately \$13,000 in 90 day past due bills compared to last month of approximately \$15,000. Bob would like to post a letter on the properties for past due payments. Jan moved to ask the mayor to post a letter to the 10 past due bills identified on the list. The motion was seconded by Diane. Jan amended the motion to include the write-off on line 1. The motion was seconded by Curtis. With no further questions, Bob called for a vote for the amended motion. Diane-yes, Curtis-yes, Tammy-yes, and Jan-yes. All in favor of the amended motion. The amended motion carried. Vote for the original motion: Jan-yes, Tammy-yes, Curtis-yes, and Diane-yes. All in favor of the motion. The original motion carried
- c. **Planning/Zoning Commission Bylaws:** There was a discussion concerning the bylaws from the council and guests. There were prior changes to Article VI. Meetings mostly concerning the order of business at regular meetings. There needs to be a number order change due to there being two Article X's. Curtis motioned to approve the amended by laws for the Zoning Commission. The motion was seconded by Tammy. Tammy-yes, Jan-yes, Diane-yes, and Curtis-yes. All in favor of the motion. The motion carried.
- d. **Contract with WWC for Floodplain Technical Support:** Bob is unsure of how much work there might be for Shawn Higley at WWC. There was a discussion about inoperable vehicles being within the floodplain. If the vehicles are already there, they are grandfathered but if they are moved, they are no longer grandfathered, even if it moves an inch. A change in article 13 from Wyoming to Montana. The contract ought to be reviewed by legal and council for advice. Diane moved to accept and approve the Master Service Agreement and Work Order No 1 with WWC on the provision that it passes with muster with legal. The motion was seconded by Jan. All in favor of the motion. The motion carried.
- e. **Adopt Ordinance No. 125 Floodplain Hazard Management Regulations:** With no discussion Tammy moved to adopt Ordinance No 125 and Resolution 2024-8, An Ordinance Establishing Updated Town of Sheridan Floodplain Hazard Management Regulations and Repealing Ordinance No 7-102. The motion was seconded by Curtis. Curtis-yes, Diane-yes, Jan-yes, and Tammy-yes. All in favor of the motion. The motion carried.
- f. **Purchase Used Fire Truck:** The Town of Sheridan at the moment does not currently have a structure fire truck. The structure truck was taken out of service by the Sheridan Fire Department as unsafe, was stripped of the equipment and brought to Helena to be sold. Currently looking at a 1993 fire truck in Wisconsin. Bob found grants through FEMA that allows purchase of emergency response vehicles. It is a grant program with a 5% match. Bob contacted a person in town to pursue writing the FEMA grant. If there was an insurance inspection and the town not having a structure fire truck could get penalized and potential increase in homeowner insurance rates. There was discussion about purchasing the truck in Wisconsin and going after the grant. Diane moved that we approve the purchase of the used fire truck in Wisconsin for \$15,000 and \$5,000 delivery contingent on the Rural Fire District approval of the fire truck at the rural fire meeting on

Thursday November 14, 2024. The motion was seconded by Jan. All in favor of the motion. The motion carried.

Reports:

- a. **Sheriff:** Deputy Austin Marsh reported there were 53 total calls for service, 15 civil calls, and 3 ambulance transports.
- b. **Library:** No report
- c. **Attorney:** No report
- d. **Fire Dept:** Jennifer read the fire dept report. Fire mutual aid call with Alder, 4 calls for smoke, and 1 call for smoke and CO alarm. Jan submitted written questions to the fire chief for two months which remain unanswered.
- e. **Public Works:** Matt reported on the purchase of a 2014 John Deere backhoe and traded the town's 1980 Ford backhoe. With the trade in of the Ford backhoe, the John Deere cost \$42,500. Public Works have been winterizing around the town, blowing out the sprinklers. Looking to recoup money from old vehicles sitting around. Bob added that Curtis has been volunteering his time cleaning up the leaves at the parks around town.
- f. **Clerk/Treasurer:** Jennifer reported that she is working on the 23-24 Fiscal Year audit. Got clerk's calendar finished so there are no late reports or fees. Quarterly reports were filed to include 941 to the IRS, unemployment insurance, and workman's compensation.
- g. **Financial:** No report
- h. **Council:** Tammy spoke with Ed Guza in Bozeman to become the new town attorney. Tammy would like to have it listed on December's agenda. Jan, Curtis and Diane had nothing to report.
- i. **Mayor:** Still working on water/sewer billing and readings. The quarterly report for ARPA funding will be done. The report has been sent and need to get the spreadsheet updated. Next report will be due in January 2025.

Boards and Committees:

- a. **Main Street Improvement Team (MSIT):** MSIT have been discussing what to do for the Christmas stroll. On the 23rd the banners on Main Street will be changed and they would like to get some High School students to help. They are making plans to go forward and will come to the council with different ideas. They are willing to assist with the movement of the signpost.
- b. **Park District Board:** None
- c. **Sheridan Community Charitable Foundation (SCCF):** Tammy read the report. The concrete pad for the pavilion is finished, and some dirt work needs to be done around it. December 2nd is the next Bingo at 6pm at the Stockman, and December 6th is the Christmas stroll at 5pm on Main Street.
- d. **Zoning Commission:** Thursday there will be a Zoning education meeting held at the Sheridan Senior Center at 10:30am to 2:30pm for a question/answer session and an evening power point presentation at 6:30pm with Dylan Pipinich from WGM Group. Next zoning commission meeting will be held on December 2nd at 6:30pm at the Senior Center.

Council Review: The next regularly scheduled Council meeting will be Monday, December 9, 2024, at 6pm.

Tammy moves to adjourn the meeting at 9:11pm. Jan seconded the motion. All in favor of the motion. The motion carried.

Respectfully submitted by:

Jennifer Meacham
Clerk/Treasurer