

Regular Town Council Meeting May 16th, 2022

A regular session of the Sheridan Town Council Meeting was called to order at 6:01 p.m. Mayor Robert Stump, Council members Mike Walter, Rahn Abbott, and Tammy Todd were present along with Clerk, Ginger Galiger and Duke Gilman, Public Works. Z. Wade Hampton was absent tonight.

Guests: Gary & Doris Hilliker, Sandra Love, Sally Schendel, Lon Seidel, Rick Hecker, Curtis Green, Jerry Wolter, Mike & Kristan Lamb, Steve & Joyce Dobb, Cheryl Chisholm, John & Andrea Hammerman, Karen Tally, Mark Cadle, Krista Stiles, Mark McLaughlin, Keith & Susan Petersen, Zachary Thompson, Connie Silveira, Anne Wentz, CJ Bartolomei, Rick King, Tom Roberts, Steve Gilman, Jaclyn Wolf Tayler, Glen Alderman, Jason Hardy, Colleen Guinnane, Bud Leonard, and Rick Hecker.

Pledge

Gary and Doris Hilliker requested to speak about the water and the growth policy.

Gary asked to talk about the water issues on behalf of the concerned citizens in town. Rick Remitz has proposed developing 17 acres with 66 lots and Todd Dahlman has also considered adding 12 new homes on Tolson Lane. The town will need another well. A new storage tank will cost millions. WWC proposed a redundant public well. Is this going to be the contractor's responsibility? There needs to be a lift station in place, who is going to maintain it? Gary believes that the peer review that was done by Robert Pecca & Associates was a conflict of interest and he asked who paid for the study. WWC Engineering paid for the review. There is not enough water for fire suppression. During the time that the water capacity study was being conducted, we were also going through covid, so the numbers are not accurate. He believes we will have to deny any subdivision before we can move forward. The Crossings Subdivision Preliminary Plat passed the sufficiency review today per the County.

Doris Hilliker talked about the Growth Policy that was adopted by the Council in April 2021. (It was actually adopted May 10, 2021). Doris wanted to point out all the mistakes that are in the growth policy and how it was poorly done. The response rate was 35.61% not 11%. The proposed subdivisions are inconsistent to what most citizens want for the town. Some of the goals and objectives from the policy were, 1. Growth not causing adverse impacts 2. A quiet and safe quality of life 3. Infrastructure improvements and 4. Maintaining the character and the culture of Sheridan. She went onto talk about the draught and concern of having fire suppression. We need to throw out any subdivision request.

Public Comment Not on the Agenda

Jaclyn Wulf Taylor stated that the council members are here to protect the people and noted the contention between the public and the council. She asked Mayor Stump if he is behind this subdivision? Bob's response was, "Is the 66 lots the right number?" The plat was just released by the County today. Bob talked about 2 cases of the hospital losing employees due to lack of housing. The sheriff's department would like to have a deputy in each town but can't find a place to live in Sheridan. There are no empty lots for sale, one house for sale and no rentals available. He also talked about the developer has to put in the infrastructure, including the lift station. Who will maintain the lift station upon completion is unknown. The town doesn't want the responsibility of another one. The Town can develop their own conditions after the County approves. Some aspects are very intriguing, such as the tax base to help fix the roads and parks.

Bud Leonard asked if the County Planning Board has made a recommendation yet? Bob said no and discussed the process. The County will make a recommendation prior to it coming to the Council for vote. Bud also asked if the mayor gets a vote in the decision or if it was up to the council. The mayor only votes if there is a tie.

Karen Tally said, "Any subdivision should characterize the Town", and these lots are small. The Council needs to be working with the County and speaking for the Community. With this kind of proposed growth, the parking is going to be a concern.

Keith Peterson said, "I thought we were here to talk about the water." Springs all over or going dry along with wells down on Tuke Lane. Bob stated that "we need to drill a well with or without any growth." Bob

talked about the history of the current wells and why they can't go online. Per DEQ rules, you have to take your biggest well offline – we know with that, we are insufficient in water. Keith would like a mailing sent out to keep everyone up to date to clear the rumors.

Tom Roberts asked, “when can we expect to have the new well delivering water?” Bob answered, “we are waiting to hear if we get the ARPA grant.” Hopefully we can start this fall.

Anne Wentz feels that we need zoning in place to maintain the character of Sheridan.

John Hammerman said, “we need to formulate a strategic plan and hire a hydrologist to study our water.”

Steve Gilman asked, “how do you keep affordable housing affordable.” Is the emergency service prepared for this? They don't have a ladder truck. The way this moves forward will set a precedence for all future growth.

Mark McLaughlin expressed his appreciation for the council and stated, “If I didn't want people moving in, 2/3 of the people present in this room, would not be here. Costs continue to go up and smart growth is important. This is NIMBY, and I don't blame them, nobody wants to see it in their back yard. Legally, how can you tell them no? We will grow, or we die.”

Gary Hilliker also said, “Bob and Candice Mauseth wrote a letter a couple months ago and would like a response from the council members. He also asked why Bob is still working within the capacity of public works?” Mike Walter responded by saying, “this has been a topic for many years, as far as how many employees are needed throughout the year. Bob does anything and everything without receiving pay and he picked up the slack when the public works had no body.” Mark McLaughlin added how fortunate this town is to have Bob and all the responsibilities he takes on.

Mark Cadel said, “The Mayor made himself very available when he came in to ask questions and is grateful, he was able to do that”. Anne Wentz also thanked Bob.

Department Reports

Sheriff – Mayor Stump read the report consisting of 28 calls for the month of April 2022.

Library – The Library started a new art group in February, in order to allow people in the Valley who are interested in art, crafts and writing to make connections and socialize. The group meets the last Friday of each month from 2-4 pm and is being attended by 15-20 each meeting. They also hosted a class on Advanced Directives and state RASS training for three days in April. In May, we will host an online visit with author of Educated by Tara Westover on the 18th at 6 pm and Manga artist Catriona Omdahl, who will display her art from May 16th-23rd, with a reception on the 20th from 3-5 pm.

Effective 7/1/2022, libraries and library boards are excluded from coverage for liability, workers' compensation, and employee benefits in the MMIA programs. We are working on a MOU between the town and the library board as we want to continue using MMIA for the employees at the library. We submitted the Notice of Intent to do so.

Attorney –

Fire Department – Rahn Abbott reported for the fire department. In April, they had a call on 1 grass fire, a controlled burn got out of control. There are a few new new volunteers on the department, and they will receive training from FSTS out of Great Falls. They burned the ditch in front of the cemetery and then they have one more burn to do prior to summer.

Public Works – Duke reported having 2 new grinder pumps installed in the lift stations. RE Miller did some stream bank restorations to stabilize the bank at the ballfield park and also some structure removal from another area on Mill Creek. Bob and Duke have been digging up the underground sprinkler in the park, about 325 feet will need to be replaced. They will begin working on the amphitheater tomorrow.

Clerk Treasurer – The League of Cities and Towns, MMIA and LGC will be traveling around the State for the Municipal Summit. I encourage the Council to attend if they can.

Boards and Committees

Park Board District – Mary Pat Graham submitted a report that we were unable to open.

Sheridan Community Charitable Foundation – were unable to attend.

Public Comment on the Agenda – Curtis Green asked, “how many new connections can the town take on today”? Mayor Stump responded, “zero”.

Old Business

1. Proposal from Clearview Tower Company

Bill Ray is part owner of Clearview Tower Company who put together the offer to buy the lease we currently have with American Tower Company near the dump site. Clearview Tower is offering a lump sum of \$167,500 for a 50- year exclusive easement for the ground space defined in the lease. This year, the town received \$8,955.39. Rahn Abbott mentioned the offer from American Tower a few years ago that the Council turned down and feels that we would be shooting ourselves in the foot by taking the payout. If we had a clear plan today on how we want to spend the money that would be attractive Mike Walter added. Rahn Abbott moves that we decline the offer from Clearview Tower Company. Tammy Todd seconded the motion. **Mayor Stump called the question for the council members.** Rahn Abbott voting yes, Tammy Todd voting yes, and Mike Walter voting yes. The motion passes.

New Business

1. Commitment of Enterprise Funds for the ARPA Minimum Allocation Grant Application

We would like to submit the ARPA Minimum Allocation Grant Application to build a 500-foot redundant well with 150 feet of well screening. The town is requesting \$145,051.45 in Minimum Allocation Grant funds, along with \$174,348.04 of our Local Fiscal Recovery funds and a commitment of \$47,218.51 out of our enterprise funds. This well is intended to be a redundant well to well #3 and in the same proximity. It can be tied into well #2 to get to the manifold building. The question was asked, why not make it a replacement well instead of a redundant well? That well may still be used to irrigate the parks. Discussion. Mike Walter moves to proceed with the application and the commitment of funds. Rahn Abbott seconded the motion. Rahn Abbott asked, “does this well going forward depend on the approval of the ARPA funds?” Bob answered, “yes”. No further questions. **Mayor Stump called the question for the council members.** Rahn Abbott voting yes, Tammy Todd voting yes and Mike Walter voting yes. The motion passes.

2. Revised MOU with Madison County for their ARPA funding

The Auditor said that the first agreement was insufficient and felt it was necessary to cover the County. Attorney Stephanie Kruer is also reviewing the revised MOU. Rahn Abbott moves to approve the MOU with Madison County. Tammy Todd seconded the motion. **Mayor Stump called the question for the council members.** Rahn Abbott voting yes, Mike Walter voting yes and Tammy Todd voting yes. The motion passes.

3. Pledged Securities

Mayor Stump read the report for March 31, 2022 and analysis reflects that there are sufficient amount of pledged securities to the Town of Sheridan. Mike Walter moves that we accept the pledged securities. Rahn Abbott seconded the motion. **Mayor Stump called the question for the council members.** Rahn Abbott voting yes, Tammy Todd voting yes and Mike Walter voting yes. The motion passes.

Consent Agenda Items

The payroll checks 88542 – 88552 and claim checks 17369 -17406 along with the minutes from April 11th, 2022 were reviewed. Mike Walter asked about the progress with the new boiler and the issues that the pool is having hiring life- guards for the season. Rahn Abbott moves to approve the minutes from April 11th and the paid claims. Mike Walter seconded the motion. **Mayor Stump called the question for the council members.** The motion passed unanimously.

The financial and utility delinquent reports were reviewed, with 3 shut off notices this month. Rahn Abbott moves to approve the financial and utility delinquent reports as presented. Tammy Todd seconded the motion. **Mayor Stump called the question for the council members.** The motion passed unanimously.

Council Report – Mike Walter said that the school bond was done 2 years ago, and it was suggested to him that the town increases taxes to be able to pave the roads. Could we get an estimate for the street in front of the school? We have been saving BaRSAA funds (special fuel tax) and that money will have to be spent next fiscal year. Discussion on the streets. Rahn Abbott stated, “nobody wants tax increase but when you look at the growth policy, what people want takes money. Tammy Todd was approached about the deer in town. Someone else is against the annexation of the Dahlman’s proposal due to the traffic on Tolson Lane, flight path to the hospital and his view of the mountains. Todd Dahlman has not applied to annex yet. Mike Walter recalls the flight study has been done and there are some requirements as far as 2 story homes on the west side of the property. It was designated the run-off lot when it was originally designed per the covenants. Mike Walter had talked to Dean Waltee with the fish and game, and he does not have time to work on a deer plan. Discussion

Mayor’s Report - Nothing further to report

Rahn Abbott moved to adjourn tonight’s meeting. Tammy Todd seconded the motion. **Mayor Stump called the question for the council members.** The motion passed unanimously.
Adjourned 8:53 p.m.

Approved: Mayor Robert C. Stump

Attested: Clerk Ginger Galiger