

December 8, 2020 Town of Twin Bridges Regular Council Meeting (Via Video Conference)

Council Members in attendance were Jordan High, Nolan Frandsen, Scott Holbrook and Matt Greemore . JB Klyap arrived at 8:30 pm. Also in attendance were Mayor Joe Willauer, Clerk/Treasurer Kristi Millhouse, and Maintenance Supervisor Sam Novich.

Guests: Roger Hutchinson, Nadene Wadsworth (USDA), Shaye Bodine (USDA), Alex Hogel (Madison County Planning Board), Traci Sears (USDA), Bill Kinoshita, Tiffany Lyden (USDA), Jennifer Giem (Twin Bridges Public Library), Jeremiah Theys (Great West Engineering), Mark and Cristy Stonebraker (Mountain Building Center), Lori Harshbarger (Town Attorney).

Mayor Willauer called the meeting to order at 7:05 pm.

Public Comment: Mayor Willauer asked for public comment on non-agenda items. There were no non-agenda items.

Roger Hutchinson Boundary Adjustment (106 E. 9th Ave): Roger Hutchinson requested a boundary adjustment for his property 106 E 9th Ave. Instead of the boundary between lots facing East and West, it would go North and South. The plan is two have to separate lots and he is building two single family dwellings on the two lots. Discussion occurred regarding the boundary adjustment. Matt made a motion to approve the boundary adjustment for Roger Hutchinson at 106 E. 9th Ave. Jordan seconded the motion. Mayor Willauer asked for any further discussion. No discussion. Motion passed with a unanimous vote.

Matt Greemore (313/315 N. Main St) fence application: Matt is looking at putting a small section of fence to close his property off, so people don't drive through it. The property line goes right next to the hotel, but he has moved it in so that Kings Motel can access the building and their crawl spaces. The fence will be a 4ft chain link fence and look just like the current fence that is already there. The property has already been surveyed. Jordan made a motion to approve Matt's fence application. Nolan seconded the motion. Nolan asked if it is on the property line. Yes, the fence actually comes in approximately 2 feet on to Matt's property. Mayor Willauer called for a vote. Matt abstained from the vote. Motion passed with a vote of Nolan – yes, Scott- yes, and Jordan-yes.

Medical Clinic Trees: Discussion occurred regarding the trees at the medical clinic and their plans of planting some flowers and a couple of fruit trees. Jordan made a motion to approve the removal of the pine trees at the medical clinic. Matt seconded the motion. Motion passed with a unanimous vote.

Library Board Members: Jennifer Giem was the representative for the Twin Bridges Public Library and she notified the council that Will Koehler has stepped down from the library board and Ellen Marshall has agreed to take his place on the board. Scott made a motion to approve Ellen Marshall as the new library board member. Matt seconded the motion. Motion passed with a unanimous vote.

Jennifer also commented that the library would like to put a mini-library at the bike camp. It would be a wooden box with books in it. The books can then be shared with people passing through Town. They are looking at putting this together possibly next spring.

Water PER: Kristi reported that the Town is currently looking for matching funds for our TSEP grant that we received for \$15,000 last spring for the Water PER. There are a couple main lines that need to be replaced and so now would be a good time to study the system and see what else needs to be repaired. Matt made a motion to approve the grant application for the Water PER \$15,000 matching funds. Mayor Willauer asked for further discussion. Matt asked when the TSEP grant is up. Kristi answered that we have until July 2021 to do the valuation of maintenance and repairs to the water system. Nolan seconded the motion. Motion passed with a unanimous vote.

Flood Plain DNRC and Great West Engineering: Tiffany Lyden, Nadene Wadsworth, Shaye Bodine, and Traci Sears were all present representing the USDA Flood program. Also in attendance regarding floodplain was Alex Hogel with the Madison County Planning Board. Tiffany Lyden gave the Town a quick update on the Floodplain maps and the steps the Town needs to take to get the information out to the public. Currently they are estimating that the updated flood maps will go into effect 2022.

USDA is encouraging the Town to start sharing this information with the public and they will work with the Town and County to host meetings. They would like to have the Town help send out notices to landowners that will be affected by the new flood mapping. Discussion occurred regarding locations to meet and next steps. Matt commented that he would like to see us find more ways to get the levy certified as it would dramatically change the mapping. Nadene Woodsworth responded to Matt that she had followed up on the request made to the Corp of Engineers to evaluate the Town's levy. They have received the request from Twin Bridges and they are trying to prioritize the funds to study the levy in Twin Bridges. Currently with Covid they are not allowed to travel. As soon as these restrictions are lifted Twin Bridges will have an initial inspection done for certification.

Jeremiah (Great West) commented that the levy is a priority for the community to get accredited and certified. The Town does have a CDBG grant to study the levy and Great West is in the process of looking for matching funds to go with the CDBG grant. If the levy can be certified then there is potential for more houses to be moved out of that flood zone.

Alex asked if there are different categories for levies. Jeremiah commented that there are not specific categories, but there are certain requirements. If the Corp does an initial study of the levy, it may meet their requirements but may not meet FEMA's requirements. FEMA has their own 7 criteria that need to be met. Matt asked if ice jams and surface water play apart in the flood mapping. Ice jams and surface water do not play a part in the flood plain determination.

Mark and Cristy Stonebraker (Mountain Building Center): Town Attorney Lori Harshbarger commented that legally we do not have to post the two pieces of property for bid that the Stonebrakers price possible for the ground that is being discussed. The Council can make the decision to put the ground up to bid and see who else is interested; or they can let Stonebrakers make an offer on the property (buy sell agreement) and accept their offer. The Town would need to get an appraisal on the property or get a brokers opinion on the value of the property.

Matt commented that the two parcels that Mark and Cristy are looking at are very small and he doesn't think anyone would be interested in them. He would like to see what the fair market value and what

the Stonebrakers are willing to pay for it. Mark Stonebraker doesn't have the actual dimensions and asked about a map that would show this. Discussion followed regarding the size of the property. Lori commented that the Town needs to get a fair market value. Buyers would need to get a survey to determine the actual property lines and size.

Jordan made a motion that we enter into negotiations to sell Mark and Cristy Stonebraker the two pieces of properties (bull pen on south side of building and ground behind 3 Rivers Communications on 8th Ave) that they are interested in purchasing. Motion was seconded by JB. No further discussion. Motion passed with a unanimous vote. The Town will get an appraisal/valuation for the two pieces of property that are being discussed. Once the value is determined, the Town will need to enter into a buy sell agreement with Stonebrakers. Stonebrakers will get a survey completed to determine the actual property lines.

Picnic Tables @ Fire Hall Park: Kristi reminded the council that Coree Martin is asking for the Town to pay for the paint for the four picnic tables in the fire hall park. Cost is approximately \$100.00 for paint. Matt made a motion to approve Coree Martin painting the picnic tables up to a cost of \$150. Motion seconded by Jordan. Motion passed with a unanimous vote.

Sheriff's Report: Written Report in packet for council review.

Madison County Planning Report: No written report received.

Library Director's Report: Written Report in packet for council review.

Attorney's Reporting: No Report

Safety Report: Kristi reported that Scott has provided a safety training for the month of December. It is a one page document on Cold Stress. Rick and Kristi have completed it and she is waiting for everyone else including the library to sign off that they reviewed the document.

Mayor's Report: Mayor Willauer commented that he failed to send the link for the housing meeting but he had it on November 30th. There were approximately 8 people that attended the conference call. It was basically a brain storming meeting and the next meeting is at 4:30 on December 21st.

He also reported that there was an Economic Development meeting today and there will be a survey coming out. He would like all of the council to please complete this survey.

Main Street Improvements – Jamie Woods approached Mayor Willauer about improvements on Main Street. Joe will be looking into a master plan for Main Street Improvement.

Matt commented that he thought everything that Mayor Willauer was working on was good, and Joe is moving in the right direction.

Council Attendance – Joe will follow up with this personally, with a phone call to JB.

Maintenance Report: Maintenance Supervisor Sam Novich reported that the tractor blade is going to be purchased with the tractor and the two mowers for the \$45,000. He is not sure how it is being invoiced. Kristi commented that she has already received the invoice and has cut the check for the down payment. It will be mailed off this week. Sam and Rick will be in winter mode and working around the shop for the next couple of months.

Clerk Report: Clerk/Treasurer Kristi Millhouse reported that Denning and Downey has completed the Town's closing for 2020 and we should have our annual financial report by the end of this month. Denning and Downey is currently working on the Audit.

Kristi also commented that Matt and she went and looked at Lori Jones building at 204 S Main Street as a possibility for Town Hall. She is asking \$199,900 for the building and it does include a modular home with it and two outbuildings. One of the outbuildings will need to be torn down. The modular home has a life time estate with it. Tenant pays their own water and power but the property owner pays everything else. Matt commented that he felt the building would meet the needs of the Town and would be a good opportunity for us. The building is larger than what we are currently occupying. Matt commented that there are a handful of things that would need to be taken care of. Mayor Willauer asked if there is an area for a conference hall. Yes, there is a spot that is twice the size of what we are utilizing now. Kristi would have a larger office and there would be a bunch of storage.

Attorney Lori Harshbarger commented that with the way the market is going, the Town should probably act fast on it, so they don't lose out on the building.

Consented Minutes: Matt made a motion to approve the minutes for November 10, 2020 regular council meeting. Jordan seconded the motion. No further discussion. Motion passed with a unanimous vote.

Claims: Matt made a motion to approve electronic claims 89784 to 89788 and checks 21173 to 21191. Payroll electronic checks 89002 to 89030 and 5817 to 5820. Jordan seconded the motion. Motion passed with a unanimous vote.

UB Adjustments: Matt made a motion to approve utility billing adjustments totaling -\$74.03. Jordan seconded the motion. No further discussion. Motion passed with a unanimous vote.

Council Review: No additional review. Joe asked if council would be willing to meet in person and have the public attend via video conference. Council agreed they would prefer this. Next council meeting will be in person with the public attending video call. Next meeting is January 12, 2021.

Matt made a motion to adjourn the meeting at 9:20 pm. Jordan seconded the motion. Motion passed with a unanimous vote.