

## **October 11, 2022, Regular Council Meeting**

Council Members in attendance were Scott Holbrook, Jordan High, Nolan Frandsen and Matt Greemore. Mayor Patty Hayes and Council Member JB Klyap were absent. Also in attendance was Clerk/Treasurer Kristi Millhouse and Maintenance Supervisor Sam Novich.

Guests: Lori Harshbarger (Town Attorney), Dan McCauley (Great West Engineering), Landon Dybdal (Ruby Valley Medical Center), Karen Talley, Pat Bradley (Madison County Planning Board), Steve Janzen (TB School)

President Matt Greemore opened the meeting with Pledge of Allegiance at 7:04 pm.

**Public Comment:** Non- Agenda Items – no comments

### **New Business:**

**Ordinance 2022-01 Storage Units (First Reading):** Lori commented that on paragraph 3 page one ‘materials poses and’ the ‘and’ should be an. Scott does not like the section Cargo/Shipping Containers – Permitted locations. Feels like it is for zoning, and we do not have any zoning in Town. Clerk/Treasurer Kristi Millhouse commented that it would be better that it stays in as the Town is going to have to start doing some zoning. Discussion occurred. Attorney Lori Harshbarger agreed that the cargo shipping containers – permitted locations should stay in the ordinance but recommended that definitions should be added to this section of the ordinance. Jordan made a motion to approve the first reading of Ordinance 2022-01. Nolan seconded the motion. Motion passed with a unanimous vote. Set work meeting for October 20<sup>th</sup> at 7:00 pm to make changes to Ordinance 2022-01.

**Great West Engineering:** Dan McCauley of Great West Engineering gave the council and update on current projects and funding. The CDBG Grant for the water project was submitted last week. The ARPA Minimum Allocation Grant was submitted today. Dan also reported that as the legislative session is getting ready to start that someone from the Town will be asked to come speak to the representatives.

The stormdrain project is wrapped up. Great West is completing final paperwork that is submitted to the state. The Town’s portion is complete.

The Sewer Preliminary Engineer Report (PER) is in progress. Great West has completed the monitoring. They will start the final preparation of the Sewer PER which should be ready for review and public meetings in January.

Kristi completed the Growth Policy grant application and will submit this week.

Dan also reported that the on-call contract with Great West Engineering is up for renewal in December. The Town needs to go through the procurement process of hiring an engineer. Great West will send some templates to Kristi, and she can send out the paper and gather the info that the Town needs to pick their engineer.

Kristi talked to Dan about improvements to Town Hall. Dan wanted to get an idea as to what the Town wants done. If it is structural and minor stuff, then Great West can help otherwise the Town will need to hire an architect. An architect is more ingress/egress and rules and regulations. Discussion occurred regarding areas that need to be done for the remodel. Bathrooms need to be brought up to ADA compliance as well as the entry way. Fire department needs tall doors. Second door added and move the Town office and conference area around. Jordan commented that he thought we should get an architect to use space more efficient. Dan said he can get an Architect, but they are expensive. Great West will lead the project and then if we need more, we can get an architect involved. Dan will put together a scope of work and costs for plans for the next council meeting.

Council President Matt Greemore asked if the council were ok with moving the school boundary adjustment up so that Steve Janzen could get back to the school for the school board meeting. Council was ok with that.

**Boundary Adjustment TB School:** Steve Janzen representative of the Twin Bridges School explained that the school is wanting to make two square lots out of the property they own on Third Ave. Lots are currently two long skinny lots. Want to change them as square lots. Property has been surveyed and they now need the Town’s final approval. Maintenance Supervisor Sam Novich commented that they will also have to flop their utilities and grant an easement for one of the lots as it will not have access to the water and sewer. Matt Greemore commented that the school will need to build a utilities corridor for the water, sewer, and gas lines and have it recorded with the County in case the school decides to sell the property. Sam also commented that if they need to dig up the road then they will have to repair it at their expense. Scott made a motion to

approve the boundary adjustment with the easement for a utility corridor. Jordan seconded the motion. Motion passed with a unanimous vote.

**Building Application: Ed and Patty Hayes (216 S. Main St)** – Nolan made a motion to approve the building application for Ed and Patty Hayes. Jordan seconded the motion. Motion passed with a unanimous vote.

**Allen Patterson (217 S Main St)** – Council reviewed the application. Nolan made a motion to approve the building application for Allen Patterson. Jordan seconded the motion. Motion approved with a unanimous vote.

**Fence Application: Ben Reed (210 S Main St.)** – Scott made a motion to approve the fence application for Ben Reed. Jordan seconded the motion. Motion passed with a unanimous vote.

**Boundary Adjustment Twin Bridges Medical Clinic:** Landon Dybdal of the Ruby Valley Medical Center presented the boundary adjustment that the Medical Clinic is asking for. They are moving the property boundary over to within five feet of the County building. It is moving approximately ten feet so they could have more space for the new building. Jordan asked about the Bank and how they are exiting their drive up. The Bank is going to go behind the clinic. Matt commented that the clinic will have to give the bank and easement to drive back there. Kristi also commented to please make sure that they are not driving on Leslie Adams property. There is only approximately twenty feet that is Town property. Scott made a motion to approve the boundary adjustment for the Medical Clinic. Jordan seconded the motion. Motion passed with a unanimous vote.

**Scada System:** Kristi reported that John Nash provided the Town with his numbers for the Scada system. Kristi and Sam spoke with John today about the bid as they were afraid that it was over the original cost that was approved for the system because of the WIN911 Software. John stated that this software was not necessary at this time. The Town could purchase VNC Viewer for \$49 a year. We can add the Win911 later if we get items updated (pumps, wells, etc.) and need more security. Kristi and Sam told John to please move forward with the computer purchased so we can move forward with the update since it was already approved and budgeted for. They did not order the Win911 software because of the extra cost. The old computer has finally crashed this past week.

## **OLD BUSINESS**

**Town Hall:** Lori has a buy sell agreement for the Church of Christ building across the street. Kristi will have Patty sign and get back to Lori.

**Ordinance 2022-02 Air BNB:** Something that Lori needs to review, and we will go over again on October 20<sup>th</sup>. Second reading in November.

## **REPORTS**

**Sheriff's Report:** Written report received and reviewed by council.

**Madison County Planning Board:** Pat Bradley was present for the planning board and provided the following report to the Town.

Recent development proposals to the Planning Board have been highly attended by local resident citizens, many of whom are objecting to the impact of over-development. Their objections are many: overcrowding of quiet neighborhoods, costs of infrastructure, changing Montana's way of life, wildlife conflict, etc.

The Crossings, a 66+ residential complex on 18 acres withing the Town of Sheridan was approved by the Planning Board after two meetings to hear all the objections. The development was approved with some twenty-four conditions provided to protect the water, sewer, transportation, roads. The development is now within the province and decisions of the Town of Sheridan authorities.

Shadow Ridge a fifty-five single family residential lot proposal, 3.5 miles from downtown Ennis, was approved over many residents' objections. It is located on HWY 287 across from the Pioneer Subdivision, and in direct path of a Pronghorn herd migration route. It is a resubmittal of a previously reviewed and approved preliminary plat which was not completed due to economic conditions in 2007. Concerns about traffic on HWY 287, wildlife, crowding, and steep terrains associated with drainage, water supply (all individual wells and sewers). With previous plat approval and adequate conditions, the Planning Board recommended approval to the Commissioners.

Mile Creek Ranch and RV Park and Resort asks to divide 118.5 acres into two lots, one 55-acre Residential lot and 62.5-acre campground/RV lot consisting of 150 RV spaces in three phases. Location is four miles south of US HWY 287N and MTHWY 87 Cameron, en-route to Raynold's Pass and Henry's Lake. Local residents greatly object to this proposal, citing mostly traffic and congestion. Hearings will continue.

Big Sky Moonlight Basin continues to expand, now adding a walk-to Observatory.

The Board finalized and the Commissioners approved Resolution to adopt new Planning Board By-Laws. With so much growth and legislative changes, the document's update is important.

A new Planning Director, Connie Dietrich, will take her position in November. A Board position For Virginia City is open and should be filled shortly.

The 67<sup>th</sup> Legislature made several adjustments to Planning and Subdivision statutes and many more are expected in the 68<sup>th</sup>. Affordable housing has become a problem as we all know right here at home. A Governor's Task Force has been created and the news reports tell of many changes to current laws, many of which are questionable, so be on watch for this. With immigration trend to Montana, Twin Bridges remains our same town.

**Library Director's Report:** Written Report Received and reviewed by council.

**Attorney's Report:** Attorney Lori Harshbarger reported that the bull pen does not need to be advertised for Doug Stonebreaker to purchase the ground. Lori will get the buy sell agreement for \$35,000 put together.

**Mayor's Report:** No Report.

**Maintenance Report:** Discussion occurred regarding moving stuff out of the bull pen and security for it at the shop. Sam will draw up plans again for the lean-to and a fenced area for the items in the bull pen.

Maintenance Sam Novich reported last week that they finished the signage of Madison St., the slow down for dust signs and the new material. He is going to put some more cement barriers on a couple of the corners, so individuals quit hitting the signs. Matt asked what they did with the remainder of the material that was sitting on the school's lot off Third Ave. It was hauled over to the shop to be used in other areas. 630 cubic yards was hauled in for Madison Street. They did not have enough to do the dump road with this new material. The dump road will have to be redone as it is already becoming washboard, which he expected. Rick or Sam will continue to grade it as it gets bad until they can get some new material to repair it. Sam also reported that they Town had to pay Lasich's their royalty which was \$785 for the crushed material that was hauled out for Madison St. When the County starts crushing this winter/spring we will have them crush 630 cy to reimburse the county.

The dump road is already starting to get washboard which is what he expected. They will have to continue to grade as it gets bad.

Last week Sam went to Continuing Ed in West Yellowstone. The Lead and Copper ruling was discussed and what it will require for the Town in the upcoming survey. We have the information starting in 2010 when we did the meters but will need to collect the information for each property location after the hookup. We have pictures for everything that was done in 2010. Galvanized lines in a house – figure them as copper or lead lines. Do the whole inventory. Town can do or do we hire a third person. Matt asked would be better to send out a survey and ask the questions. Everything needs to be documented and have proof. Discussion occurred.

Grass has started to grow over by the school on 9<sup>th</sup> Ave. Sam and Rick set sprinklers up today to get it to grow more over the next couple of weeks as the weather is supposed to be nice.

They will be flushing fire hydrants and sewer lines. Working on the winterization right now. Once that is caught up Rick and Sam will do the water tower shop roof.

**Clerk's Report:** Nothing to report as everything was reported in other areas.

**Claims:** Nolan made a motion to approve claims 89727 to 89729 and 21759 to 21783 and payroll checks 88353 to 88363. Jordan seconded the motion. Motion passed with a unanimous vote.

**Minutes:** Scott made a motion to approve the minutes from September 13, 2022. Jordan seconded the motion. Motion passed with a unanimous vote.

Meeting adjourned at 8:50 pm.

ATTEST:

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Kristi Millhouse, Twin Bridges Clerk/Treasurer

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Patricia Hayes, Mayor