

TOWN OF WHITEHALL
P. O. BOX 529
WHITEHALL, MT 59759
January 11TH, 2021

The Whitehall Town Council held their regular meeting in the Council Chambers at 207 East Legion Street, Monday, January 11th, 2021.

PRESENT: Council Members: Katy James, Pat Peterson, Roy McBride, Shawn Hoagland, Bill Lanes, Mayor Mary Hensleigh and Treasurer Allissa Christensen.

VISITORS: Lori Young, Ralph and Deb Niedermeyer, Maxine Samuelson, Ed Guza, Sheriff Doolittle, Joe Granvold and Kory Klapan.

Mayor Mary Hensleigh called the Council Meeting to order at 7:00 P.M.

Roll Call was taken. All Council Members were present. Except for Logan Reiff who was excused.

The Pledge of Allegiance was recited.

IV. AGENDA APPROVAL:

Katy made motion to approve the Agenda with Shawn seconding.

THE MOTION PASSED UNANIMOUSLY.

V. APPROVAL OF MINUTES:

Pat motioned to approve the December 14th, 2020 minutes with Roy seconding.

THE MOTION PASSED UNANIMOUSLY.

VI. REPORTS:

Mayor's Report:

Mayor: I just want to wish everybody a happy new year. It has been an unusual month with two holidays and being closed because of COVID-19 numbers. We are happy to be back open and that the COVID-19 numbers are down. Kory and Allissa will let you know what we have been working on in their reports, no need for repetition.

Officer's Reports:

Attorney Report: At this time, I really don't have anything to report and I think that is a good thing for the town. As far as handling the prosecutions we work very efficiently. The sheriff, who I see is here today can talk more about that later. But we have a strong hold on all the prosecutions and everything is normal there so nothing much to report here. It has been a few sessions that I haven't been here so I am happy to be here back in town and to see everyone again.

Clerk / Treasurer's Report: Since our last meeting, I have had court twice on December 16th and January 6th. We have a few new cases that require some attention such as warrant's, phone calls, and paper work. The court books are balanced and up to date. I fixed Ron's computer and set up a new e mail account for him on December 17th. I have worked with Todd several times on December 18th, 29th, January 7th and today over the phone. We have worked on 941's, workman's comp and unemployment quarterlies. Also, we have worked on payroll, bank reconciliations, claims, revenues and clearing checks. I have submitted required forms to the IRS, answered phone calls, submitted W2's, trained Brittney on a few things and helped the fire department with a few things as well and have set up online banking to make my job a little easier.

Public Work's Report:

Kory: Ok so I'll start at the cemetery. We ended up digging three graves. We did fill some of the graves that were sinking approximately 15 and capped them with good black dirt. We did go through one full load of dirt over there and I have got another one coming. I took our monthly samples 1520, our quarterly samples 1520. I did turn in our lead and copper results to the home owners and DEQ. We fixed the fire hydrant at Thriftway. The sewer levels at the lagoon cell 1 is 4.5. cell 2 is 3.5 and 3 is 3.5 so we have tons of room there. I did DMR's 10 920 and we kind a looked at the pivot divots where the divots run in that field, We are going to have to do some work on them this spring they are going to need to be filled in a little bit but they are not horrible. I did jetting on the sewers we did get Rocky Mountain Drive, Patty Cake, all the way to A&W, and all the way to second street. So, now I want to go from the new subdivision up by Skyline and back down this way. I did meet with a different company out of Missoula that's quite a bit cheaper so I think we are going to do a switch there and go with them and get a lot more bang for our buck so, you will have that purchase order to sign tonight so we should be able to get the hole north side of town done and, in his price, that's cleaning up the lift station too. We did finish the shop lights at the shop so we have all the interior lights in and two back exterior lights but I have not done the front yet. We moved all the dirt at the rec complex that was oiled in-between the fields from last summer when we were busy. We are going to haul some concrete from our side- walk project. A few years ago I found some one who will take that so we are going to haul that tomorrow. We plowed and sanded two times. I had nine water re- reads and five locate tickets.

Fire Chief's Report: Since our last meeting, we had 28 total calls, 9 wrecks, 6 fires, 7 canceled pages, 1 wreck in town, 2 fires and 2 gas calls. We are going to be starting fire fighter one training in February so we are always looking for new members to join up we could use the help. On the grant we kind of got thrown a curve ball on that it was supposed to open in December. Now its January, January 6th is the first date so we had to have all our calls from 2020 entered in a different system and that was pretty hard to do but we got a lot of guys involved this last week and now that is done. I have got to get a little more budget work done and get a budget turned in. I got that from Allissa and she has been helping me out a lot so I really appreciate her. Hopefully we will get the grant stuff finished up this week and then we will know. I talked to Roy last week and some of the figures Roy I gave you are now wrong again the bit I turned in for SCBA'S is the best I got for what we used was \$10,195.00. The most FEMA is going to give us is like \$7800.00 that's the only thing different because I just got that email at like six o clock tonight. So, we have used some of our budget and I am not really sure what it is going to take to fulfill this grant process. I would like the board to look at if we can get some of it back you know this is all benefiting you guys and I don't feel I should have to run off a \$ 2000.00- or \$ 3000.00-dollar budget at the end of the year so If that is something you all would look at and consider, I know where we are at, I just don't know how much the 10% match is but, it could knock us down to a couple thousand dollars until July and that's just not going to cut it. We are saving a ton of money if we do get the grant for the radios and the SCBA'S but I may need a little more money in my budget and that's all I got.

Sherriff's report:

No report.

Committee / Board Reports:

Planning Board:

Lori: See minutes in packet.

Recreational Complex Board:

No meeting.

Pool Board:

No meeting.

Trees, Parks and Cemetery:

No meeting.

Water/Sewer/Garbage and Streets/Alley/Sidewalks:

Katy: We had our meeting on the 4th of January. We had to discuss the water treatment project on our agenda. Kory invited Jason to the meeting to give us an update on that. Another thing that was brought up was to possibly work on a grant for curb stop locates and consideration for future budget of the well at the Rec Complex. Kory advised us that the 2019 audit has been completed now they are in the review process. The AFR is done now we need to work on the 2020 AFR. And that was pretty much it we did not have any complaints or adjustments to deal with. Same with the streets, alley's, and sidewalks we had a small agenda we discussed the BARSAA. We had a spread sheet for the budget that was for 3 years. The

main question on that was can funds be transferred from one project to another after a project has been done? So we are waiting on an answer on that and take to Jason about a drainage issue. That's pretty much it.

T.I.F.F.:

No meeting.

CTAC:

No meeting.

VII. Public Comment:

Maxine Samuelson: I live in ward 3. Ok, on December 20th I guess there was an event going on. Because everything was cancelled before Christmas because of this Covid stuff. Steve Wagner got in touch with a bunch of people and we had singing, snacks, there were some beverages and then we had something called a blessing tree. There were some blessings that were left over and I have no idea what are in these envelopes. The idea was to pick a number off the blessing tree then, go inside the building and get the corresponding envelope. I am certain there are people who are having trouble paying their town bill. There are 3 envelopes I don't know how much is in them you might want to open them now you might not. There has been some with \$20 in them and some with \$100 in them you know something that will help out people in need.

Mayor: Well, that's just wonderful. How many delinquent water bill accounts do we have Allissa?

Allissa: A million. I am just kidding, I do not know off the top of my head.

Mayor: Ok well we will just divide it equally. There is \$40 dollars every little bit helps, Here is another \$20 dollars for a total of \$60 and here is \$100 for a total of \$160.00 dollars. That is very generous and very nice Maxine thank you very much.

VIII. Consent Agenda:

Ridge Line Sports / business license application/ 401 East Legion/ approved

Planning Board:

Ralph and Deb Niedermeyer/ New Structure / 320 N Division st/ approved

Business License

Ridge Line Sports / business license application/ 401 East Legion/ approved

Fire Department

Carrie Kondratuk

No discussion. Roy motion and Katy seconded. Motion carries.

Roy motioned to discuss all consent agenda's separately with Katy seconding.

Mayor: Ok we will start with ridgeline sports is there a motion? Katy motioned to approve and Shawn second the motion.

Attorney Ed Guza: I have a question, what is their business?

Mayor: It's a sports shop.

MOTION PASSED UNANIMOSLY.

Mayor: Ok, Ralph and Deb Neidermeyer new structure. Is there a motion to discuss?

Shawn motioned to discuss and Roy seconded the motion.

Shawn: Ok it was brought to my attention if we do this, that according to our town Ordinances, we have to do a Variance on the permanent foundation at a thousand square feet.

Mayor: Ok yes, we have to do a Variance but it is not a permanent foundation.

Shawn: Right but, it is supposed to be on a permanent foundation, right?

Pat: No.

Lori: If it is on a permanent foundation it has to be a thousand square feet.

Pat: But it is a tiny home what they call a portable home. But it would be hooked up to town water, sewer, electricity, fully completed and fully operational as a full home.

Deb: Just to let you know when it is completed on the site it is going to be 720 square feet. Because its going to have two lofts built up in it because there will be two working areas. One is a he man cave and the other is a she cave. But that is our separation in this so when it is completed it will be 720 square feet.

Shawn: Where is this coming from?

Deb: We are getting it thru Premier Portable Buildings, they actually built our tiny home in South Carolina that we sold and so we know the quality of there work. And this is called a premier lofted barn cabin. That means we are paying more money to have better construction, we have upgraded the window's to be double paned, we have upgraded the outside of the building and upgraded the flooring in the building, so this is our retirement home. The color in the color copies is what we intend to paint the old garage that is on the property as well. Hopefully within the next three years we hope to buy the property from Ellen Wagner. We are currently in negotiations with her.

Bill: So, this is the property across from the elementary school?

Deb: Yes.

Pat: Part of the agreement as well is that the camper that is there now can be stored there but no one will be staying in it.

Deb: correct.

Lori: This particular property has I believe two hookups for trailer houses to be there and we have had issues in the past, This property has been rented to people living in RV's and multiple RV's at once so, I really think this would benefit the town to clean it up and lock in that property as a rental so we don't have multiple RV's on the property.

Roy: So, do we have to pass a Ordinance to do a Variance? How do we do that?

Mayor: No, we just have to make a motion for the Variance.

Shawn: I am still not clear on our Ordinances, so you're saying if its not on a permanent foundation its not a thousand square feet?

Mayor: The way I understand it is if it is on a permanent foundation it has to be a thousand square feet or more.

Shawn: But there is no minimum?

Mayor: No. Not in the Ordinances, there is not.

Bill: So, this is not a mobile trailer or anything like that?

Lori: They are having it custom built.

Mayor: I don't know if anyone watches HG tv, but it is a custom-built home and they just load it on a flat bed and move it. If they want to ever leave Whitehall, they can move it then.

Shawn: Did you say it is going on a block foundation with footings?

Ralph: Yes, it will be just like a mobile home set up.

Deb: And it will be skirted.

Ed: So, what we are talking about is a manufactured home that has been built off site and it will be placed on a permanent foundation.

Mayor: No.

Inaudible discussion between Ed and Lori.

Deb: To ease your mind about why it is not being put on a permanent foundation, it is because we are trying to purchase the property but we are doing it this way just in case we can not purchase it and need to move it.

Shawn: Yes, I understand that I was just asking.

Ed: Thank you for giving me that time to review this. So, in the ordnance it speaks very clearly as to what's aloud 11.04 60 of the zoning districts it says if it is not described with in the within the following uses in a residential district it would not be allowed. So, on the face of it because it is not a thousand square feet and it is not placed on a permanent foundation it is not allowed. So, the question is does the council wish to grant a variance to allow this to be placed on this lot? Which it appears the council has that power to do that under 11.00.050 of our ordnances.

Mayor: So, the motion would be to allow the Variance to be done on the property.

Pat: Motioned to approve. With Katy seconded it.

Bill: I just wanted to bring up the thought of will this help the property. I have heard tonight about many problems with it, this would improve the property from my understanding.

Roy: I would also like to put in there that if within three years it is not put on a permanent foundation that we readdress this and possibly they have to move it.

Mary the Mayor: Pat do you want to amend your motion?

Pat: I agree with that to say there is a three-year time limit.

THE MOTION PASSED UNANIMOUSLY.

IX. PRESENTATIONS

Jason Crawford with Triple Tree Engineering/ Water treatment plant update/ see attached video.

Sherriff Craig Doolittle/ Law enforcement contract/ see attached video.

X. Unfinished Business

None.

XI. New Business:

- A. Discuss Sheriffs Contract.
Discussion continues see recording.
- B. Discuss and council determination on P.E.R.S. Retirement plans or other available options for Town employees. See attached letter in council packet.

Roy made a motion to approve P.E.R.S. retirement for full time employees with Shawn seconding.

MOTION PASSED UNANIMOUSLY.

XII. BILL/ CLAIM APPROVAL LIST TO BE SIGNED BY ALL COUNCIL MEMBERS

Pat motioned to approve bill claims with Shawn seconding the motion.

MOTION PASSED UNANIMOUSLY.

XIII. Adjourn:

Roy made a motion to adjourn with Shawn seconding the motion.

MOTION PASSED UNANIMOUSLY.

Mayor Mary Hensleigh

Date

Town Clerk Treasurer

Date