

**PUBLIC HEARING ON THE ADOPTION OF INTERIM ZONING AND SUBDIVISION REGULATIONS**

**MARCH 9, 2015 6:30 p.m.**

**PLEVNA COMMUNITY CENTER**

The public hearing on the Adoption of Interim Zoning, Ordinance No. 49 and Subdivision Regulations, Ordinance No. 48, was called to order by Mayor William Benner at 6:32 p.m.

Alderman present were TC Shelhamer, Ross Gray, Shawn Sander and Gary Thielen. Also present were Faron Henderson, contract planner for Fallon County, Mary Grube, Planner Secretary and Corrine Sander, Wastewater operator. Members of the public present were Cliff Tudor, Vivian Panasuk and Michelle Gray.

Mayor William Benner stated the purpose of the public meeting and opened the floor for discussion.

Faron Henderson suggested implementing mixed use when the final zoning ordinance is completed.

Mary Grube discussed the zoning commission and its recordkeeping responsibilities.

There were no questions or discussion from the public.

Mayor William Benner closed the public meeting at 6:59 p.m.

**REGULAR MEETING OF THE TOWN OF PLEVNA**

**MARCH 9, 2015, 7:00 p.m.**

**PLEVNA COMMUNITY CENTER**

Mayor William Benner opened the regular monthly meeting of the Town of Plevna at 7:00 p.m.

Alderman present were TC Shelhamer, Ross Gray, Shawn Sander and Gary Thielen. Also present were Faron Henderson, contract planner for Fallon County, Mary Grube, Planner Secretary, Corrine Sander, Wastewater operator, Rick Schell, Water operator, Jason Rittal, EPEDC and Ryan Rittal, Stahly Engineering. Members of the public present were Cliff Tudor, Vivian Panasuk, Michelle Gray and Clint Dietz.

The February 9, 2015 minutes were approved with one correction. The Geotechnical Study will TEST three sites, there will be only two actual bores.

**Correspondence:**

- A thank you card from Vivian Panasuk for her retirement party and gift.
- A letter to Patrick Jeppesen sent by Richard Menger, County Sanitarian, on February 18, 2015 regarding the old station on Highway 12. Rich Menger sent a follow up email on March 5, 2015 stating that the town will be receiving a letter from Patrick Jeppesen regarding the old station.

**Public Comment:** none

**Stahly Engineering:** Ryan Rittal

- Ryan presented a punch list of 11 items to be completed in Spring 2015.
  - 1) Re-level Community Center propane tanks. (Diamond J has contacted Gary Lang. They agreed that the tanks would be adjusted to pre- construction condition in the spring when the tanks are as empty as possible).
  - 2) Grade the area between the Fire Hall and smoke house to drain to the southeast.
  - 3) Re-grade adjacent to the Railroad Avenue park. Grade ditch to drain to the east. Re-grade around the fire hydrant at this location to prevent water from traveling down the riser piping.
  - 4) Re-grade areas of the 4J Well Service property. Restore to pre-construction conditions.
  - 5) Re-grade/roll streets and alleys. Add gravel where necessary. Pay special attention to Conser Avenue and Second Street.
  - 6) Bring depression under school spigot (on west side of gym) back up to pre-construction grade.
  - 7) Check/level curb stop risers.
  - 8) Check/level gate valve boxes.
  - 9) Restore grade at the service connection point in Gary Thielen's yard (up against his house).
  - 10) Replace demolished property pin on the Southwest corner of Gary Thielen's property.
  - 11) Fix damaged sidewalk near the old water storage tank.

The council will review this list and add items as needed.

- The condition of the streets in Town was discussed.
  - 1) Phase 1: a bid alternate will be included in the Phase 2 bid – if bids come in with enough funds left over the Phase 1 streets would be finished with a foot of scoria and a foot of road mix.
  - 2) Phase 2: a foot of scoria and a foot of road mix will be included in the bid for street restoration.
- The signs for the alarm lights have been ordered.
- Phase 2 plans are at DEQ for review, Ryan is hoping for a quick turnaround.
- The clerk will start advertising for Phase 2 bids on March 20.
- Ryan will bring a quote for the monument preservation proposal to the next meeting. He requested it be put on the agenda to allow the council to make a decision.
- Ryan, Jason and Willie met with the Fallon County Commissioners on Wed, March 4, 2015. The commissioners gave final approval for Phase 2 funding in the amount of 2.5 million dollars.
- Ryan will email DEQ updates to the town as he receives them.

- The VFD for the well has been reordered. The well pump has a 7.5 HP which was higher than the records in the well house indicate. The new VFD will be able to handle up to 10 HP.
- Jon Peila asked again for a reduction in the retainer the town has withheld. The council is not willing to release any monies until progress is made on the Spring completion list.

**EPEDC:** Jason Rittal

- There will possibly be planning money available after the legislative session. Jason would like to discuss the Sewer Project Preliminary Report at the next meeting. Best case scenario would be a 2018 start date.
- Jason sent the new Census data to the Dept. of Commerce. They will look into the differences after the legislative session.

**Old Business:** none

**New Business:**

- **Interim Zoning – Ordinance No. 49, urgency measure:** motion was made by Ross, seconded by TC to approve Ordinance No. 49, Adoption of Interim Zoning.  
Aye: Ross, TC, Gary and Shawn  
Nay: None  
Abstain: None  
Absent: None  
Carried: 4-0
- **Subdivision Regulations – Ordinance No. 48, first reading:** motion was made by TC, seconded by Shawn to approve the first reading of Ordinance No. 48, Adoption of Subdivision Regulations.  
Aye: Ross, TC, Gary and Shawn  
Nay: None  
Abstain: None  
Absent: None  
Carried: 4-0
- **Petty Cash Fund:** motion was made by Shawn, seconded by Gary to allow the clerk to establish a petty cash fund for the purpose of paying small amounts owed and keeping receipts and balances to show funds expended. All were in favor, motion carried.
- **Appoint Town Attorney:** Darcy Wassmann is interested in the position of Town attorney. Her regular rate is \$165/hr., she will bill the Town \$150/hr. Motion was made by TC, seconded by Ross to appoint Darcy Wassmann as attorney for the Town of Plevna. All were in favor, motion carried.
- **Permit – Seth Wiseman and Hallie Westgard,** request to move 2015 Hart Fusion 16x80 mobile home onto lot north of Mae Bohle's house. Approved by council.

**Clerk Business:**

- Voided check #1283, Direct Electric \$289.65
- Voided check #1285, Fallon County Clerk & Recorder \$7.00
- Clerk will attend WASACT free workshop in Miles City, March 24, 2015. Information to plan for and fund water and sewer projects
- Nicole Benefiel is interested in serving as judge for the Town of Plevna. Before she can begin the ordinances need to be sent to the Montana Supreme Court and the council needs to appoint the person who will issue tickets and send that information to the Supreme Court. The clerk will work on the details of these issues.
- the clerk would like to research a fireproof file cabinet that can also be locked for security.

**Water Report:** Rick Schell

- the chlorine levels have been consistent although some residents did notice one day the levels seemed high.

**Sewer Report:** Corrine Sanders

- Corrine presented the council with information she learned at the METC Spring Water/Wastewater school in Billings on March 3-5, 2015.

**Garbage Report:** Jerry was not able to be at the meeting but called the clerk and reported all is well.

**Approve Claims:** Gary made a motion to approve the claims as presented totaling \$48,931.14 and payroll totaling \$7,471.70, seconded by Shawn, all in favor, motion carried.

Additional February Claims

1299	CT Excavation, Inc.	\$	52.50
1300	Direct Electric LLC		444.69
1301	Energy Lab, Inc.		20.00
1302	G& G Garbage		370.00
1303	Griffith Excavating		472.50
1304	Jodi Miller		100.00
1305	MMCT & FOA		50.00
1306	Montana Records Management		44.00
1307	Stahly Engineering & Associates		45,697.78

Payroll


1308	William Benner		542.10
1309	Ross Gray		452.75
1310	Jerry Maurice		124.32


1311	Jodi Miller	1,337.59
1312	Vivian Panasuk	1,135.44
1313	Corrine Sander	637.51
1314	Shawn Sander	452.75
1315	Rick Schell	713.62
1316	TC Shelhamer	348.33
1317	Gary Thielen	421.95
AD	EFTPS	1,305.34

March Claims

1318	Baker Ace Hardware	13.95
1319	Boss Office Products	11.49
1320	Coral Creek Landfill	67.00
1321	Corrine R Sander	56.13
1322	Country Media Inc.	114.94
1323	G & G Garbage	185.00
1324	Melissa Ploeger	40.00
1325	Mid Rivers Communication	107.13
1326	Montana Dakota Utilities	875.29
1327	Reynolds Market	8.74
1328	T.C. Shelhamer	200.00

Having no further business, Mayor William Benner adjourned the meeting at 7:58 p.m.

  
 Town Clerk – Jodi Miller

  
 Mayor – William E. Benner