

TOWN OF MANHATTAN
Thursday, March 14, 2024
Regular Meeting
MINUTES

Mayor Traig Howells called the meeting to order in the Town Meeting Room at 207 S. 6th St. at 7:00 P.M. Present were Council Members Ryan Engbretson, Betsy Mancuso, Ryan Miller, and Josh Powell. Also present were Town Attorney Jane Mersen, Town Planner Scott Hazelton, Police Chief Dennis Hengel, Sergeant Austin Owens, Public Works Supervisor Jeff McAllister, and Clerk/Treasurer Pam Humphrey. Fifteen members of the public were present. One member of the public was present by Zoom.

PUBLIC COMMENTS:

Jane Gillette, 32 Riverview Rd, Three Forks: She stated that on March 21 there is a State Infrastructure Town Hall meeting at 11 am.

MASON MOORE FOUNDATION:

Motion- Powell, Second- Mancuso- Vote: Unanimous: Motion passed to approve the allocation of the other half of the cost of the radio.

Dennis Hengel, Chief of Police: He introduced Lt. Peterson from the Mason Moore Foundation Board. Manhattan PD has applied for funds from the Mason Moore Foundation for a taser and radio in the past and has applied for another grant for mobile radios. He stated that this is a good opportunity to get part of a radio paid for as they would need to budget for it next year.

Don Peterson, Mason Moore Foundation Rep: He is a law enforcement advisor for the board. They get from \$100 to \$400,000 requested. Manhattan PD requested a radio and install for \$7400. The Foundation is willing to grant \$3700 toward the radio, so they are asking if the Town will provide the other \$3700. Next Wednesday is the Love Wins fundraiser, which is also where the grants are awarded.

The Council discussed the budget and the possibility of funding the other half of the cost.

MANHATTAN MUSEUM DECISION:

Motion- Miller; Second- Powell; Vote- Aye (Miller, Mancuso, Powell), Nay (Engbretson): Motion passed to deny the Manhattan Museum's request for the Town's financial support.

No public comments.

The Council discussed the benefit of the museum, but do not think it is fair to force it on the taxpayers. The need is real, but it does not fit in the current budget. They suggested encouraging community service for high school kids by volunteering at the museum. The Town does not own the building or contents, so the Town cannot insure them. There are options that need to be explored by the historical society with schools and other Gallatin Valley historical societies. There are a lot of grant opportunities available to them. The museum is not a service like the library.

EXECUTE CONTRACT FOR WRRF PROJECT SCHEDULE 1:

Motion- Mancuso; Second- Powell; Vote- Unanimous: Motion passed to authorize Mayor Howells to sign the Agreement for the Construction Contract.

Matt McGee, TD&H: He stated that this is the last item for the DEQ to approve moving forward with the notice to proceed. The pre-construction meeting is Tuesday the 19th.

Council discussed the items in the contract. The diversion structure was discussed. Engineer presence during the project was discussed. Plant operators and the sewer commissioner are ready to move forward.

Kristen Swenson, Kaiser Ranch: She asked if there will be more efficient ways to monitor the Dita Ditch effluent. She is concerned that there be the need for further communications with the water users on the Dita Ditch.

ORDINANCE NO. 24-003 – OFF STREET PARKING- Second Reading:

Public Hearing

Scott Hazelton, Town Planner: He stated that this is a minor change to tie in the urban camping ordinance with the regulations for off-street parking.

Discussion/Decision

Motion- Powell; Second- Engbretson; Vote- Unanimous: Motion passed to approve Ordinance No. 24.003, an ordinance of the Town Council of the Town of Manhattan, Montana amending Title 10, Section 13 of the Manhattan Municipal Code to comply with Title 7, Section 12 of the Manhattan Municipal Code.

LOT 39 FARMSTEAD – REQUEST FOR 10’ REAR SETBACK:

Motion- Mancuso; Second- Miller; Vote- Unanimous: Motion passed to approve the 10’ rear setback on Lot 39 of the Farmstead.

Scott Hazelton, Town Planner: The Town received a zoning permit application for a Penske Rental facility in the Farmstead. They are asking the Council to grant a 10’ setback as there is no alley.

Nick, Hammond, Headwaters Engineering: He stated that a 20’ setback would reduce the ability to use the property to its full potential. They are proposing an 8’ fence for screening. The current plan is for a temporary structure, with a permanent structure on the same 20’x30’ concrete pad at a later date.

Council discussed the Wooden Shoe and Broadway intersection with increased truck traffic.

CENTENNIAL VILLAGE II PRELIMINARY PLAT EXTENSION:

Motion- Engbretson; Second- Mancuso; Vote- Unanimous: Motion passed to approve the Preliminary Plat Extension for Centennial Village II for a period of three years from today (March 14, 2027) based on the findings of lack of available water and sewer capacity due to the project construction schedule.

Scott Hazelton, Town Planner: The Town received a letter requesting a preliminary plat extension for Centennial Village II. They are asking for a three-year extension instead of a one-year extension. Their reasoning for not moving forward with the development is the lack of sewer and water availability. The development does not have will serve letters for water and sewer. He recommended a one-year extension.

Jane Mersen, Town Attorney: She stated that the state statute indicates that up to three-year extensions are allowed.

Marty Gagnon, Morrison-Maeirle: He stated that there is no way that they will start the project before they get a capacity letter. Three years would be preferable to them.

Bill Leuhrs, Pioneer Crossing: He stated that the water part is dependent on the Schedule 2 part of the sewer project. Three years is a reasonable amount of time. The DNRC holds the water rights, and the Town owns the well. They are waiting for DNRC approval for use of the water by the Town.

Jane Mersen, Town Attorney: She stated that she does not agree that the Town owns the well. We do not have information that the Town accepted the title to the well or land. Council discussed the possible scenarios for starting construction.

WEST GALLATIN REGIONAL PLANNING COUNCIL:

Motion- Miller; Second- Engbretson; Vote- unanimous: Motion passed to table the Regional Planning Council and refer it back to the Planning board to see if they will be involved.

Scott Hazelton, Town Planner: He went back and looked at the work that would need to be done. He offered 3 options for Scopes of Services. He feels that there is a benefit to getting with these partners for the long term. The County is involved and drafted the MOA for the triangle area. The Planning Board discussed it and are in favor.

Council discussed that if the Planning board attends and gives updates, the information sharing would be sufficient.

Steffan Simpkins, 211 Valley, Planning Board member: He stated that he understands, but doesn't think that there will be volunteers to do it from the Planning Board.

PLANNERS REPORT:

Scott Hazelton, Town Planner: He informed the Council that he will be leaving to attend Law School in Oregon. His last day is August 1st in person. He is offering to set aside hours. After the current planning activities are done, the planning items will most likely just be reviews. The Gallatin County land use map planning is happening currently. The County will review applications. The map will not extend into Manhattan's planning jurisdiction. The Town can go to the Envision Gallatin website to be involved.

The Council directed Hazelton to give them a proposal for part-time work for the Town.

GALLATIN DROUGHT & DELUGE ADAPTIVE MANAGEMENT PLAN SUPPORT LETTER:

Motion- Engbretson; Second- Mancuso; Vote- Unanimous: Motion passed to deny a letter of support from the Town of Manhattan.

Kristen Swenson, Kaiser Ranch: She stated that she is also concerned about the rights of water users in Gallatin County and is unsure how this would affect those rights. She is concerned that the water users have not been included in the start of this program. She feels that this is politically motivated. Land use in the Gallatin Valley is changing.

Council discussion included that this is unclear on the direction of the program. They may have not included enough of the water users in the conversation. The stakeholders that have been provided to the plan managers have not been contacted.

GALLATIN COUNTY DUI COURT SUPPORT LETTER:

Motion- Mancuso; Second- Powell; Vote- Unanimous: Motion passed to approve a letter of support from the Town of Manhattan signed by the Mayor.

RESOLUTION NO. 24-006 – HB355 INFRASTRUCTURE PRIORITY LIST:

Public Hearing

No public comments.

Discussion/Decision

Motion- Mancuso; Second- Powell; Vote- Unanimous: Motion passed to approve Resolution No. 24-006, a resolution of the Town Council of the Town of Manhattan, Montana recommending a funding priority list of repair and maintenance projects as written pursuant to State-Local Infrastructure Partnership Act (HB 355) Funding and submitting it to the Montana Department of Commerce.

The Council discussed the projects and the costs of the projects. The projects would be budgeted into the coming fiscal year.

IMPACT FEE ADVISORY COMMITTEE:

Motion- Miller; Second- Mancuso; Vote- Unanimous: Motion passed to make the impact fee committee be a five-member committee.

Motion- Miller; Second- Mancuso; Vote- unanimous: Motion passed to approve the mayoral approval of Bob Dellinger (CPA), Bill Leuhrs (development community), Gabe Smith (development community), and Warren Wright, with the addition of one more member to be appointed at a later date.

Bill Leuhrs, Pioneer Crossing: He volunteered to be a development representative.

Gabe Smith, 321 E Fulton: He stated that he works with Brandon Yung and was recommended by him, and he is happy to also be involved.

Mayor Howells indicated that he talked to Bob Dellinger to fill the CPA position. He stated that Warren Wright has also volunteered.

TOWN PROFESSIONAL POLICY COMMITTEE:

Mancuso, Powell, Humphrey, Hengel, McAllister, and Howells will be on the committee to prepare a policy regarding communication with the Town professionals.

COMMISSIONER'S REPORTS:

Water Commissioner Mancuso: A contractor will clean and repair the water tank this spring. Inspections were done in September by Public Works. Wells are in park and are online. The Water department crew is going to MT Rural Water Conference.

Park Commissioner Engbretson: Park Board members met with Jeff to come up with a watering plan. They will aid in the location and installation of the play equipment. The Rink will be coming out soon.

Street Commissioner Miller: The crew is updating the infrastructure with technology with GIS. They will be grading streets after the frost comes out. The flood watch program is starting now. Street sweeping will start soon. They will be flushing hydrants next month.

Sewer Commissioner Powell: The project construction is moving forward. The glycol issue is mitigated and resolved.

MAYOR'S REPORT:

- It is the 10-year anniversary of the flood. Public works has a flood watch program and is vigilant and proactive.
- Gopher control is underway, signage will inform the public.
- The Town got a letter from the DEQ commending Todd and how he handled the glycol issue.
- Lead/copper water line survey is underway, refer to the letter from the Town.

CONSENT AGENDA:

Motion- Mancuso; Second- Powell; Vote- Unanimous: Motion passed to approve the Consent Agenda.

Town Licenses: Stacker Handyman Services, LLC, Sublime Electric, and Candor Electric LLC/SBC.

Kennel License Application: Morgan and Shawna Taylor, 106 N 2nd


Chicken Coop Application: Timothy Canning, 212 S 6th St

Approval of Minutes: Regular Meeting minutes from February 15, 2024.

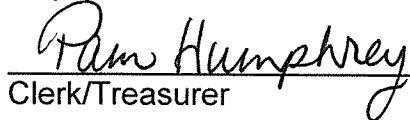
Claims: Dated 02/16/24 – 03/14/24 totaling \$200,865.08.

ADJOURN:

Motion- Mancuso; Second- Powell; Vote- Unanimous: Motion passed to adjourn the meeting.



Mayor



Clerk/Treasurer