



**Stevensville Public Hearing
Agenda for
THURSDAY, NOVEMBER 14, 2019
6:30 PM**

1. Call to Order and Roll Call
2. Public Hearing
 - a. Proposed changes to Water & Sewer Rate Charges
 - b. Request to vacate, with a utility's easement, the 40-foot Alley running through Block 17, Lots 3 through 18, of the Original Townsite of Stevensville
4. Adjournment

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

PUBLIC NOTICE
STEVENSVILLE TOWN COUNCIL
PUBLIC HEARING
Thursday, November 14, 2019
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Town Council of the Town of Stevensville will hold a public hearing on Thursday, November 14, 2019 at Stevensville Town Hall, 206 Buck Street, Stevensville, Montana, for the purpose of receiving public comment on proposed water and sewer utility rate decreases (indicated below).

The Town currently charges users of its water and sewer system based on an equivalent dwelling unit methodology for imposing its Base Rate, which is based on service connection size. A ¾" service line, which is the standard service for single family residential users, is 1 Equivalent Dwelling Unit (EDU). Current charges are as follows:

Current Water O&M Rate (Effective 11/1/2018)

Water Service Size	Cost per EDU	Multiplier	Base Rate
¾"	\$14.32	1.00	\$14.32
1"	\$14.32	1.79	\$25.63
1.5"	\$14.32	4.00	\$57.28
2"	\$14.32	7.14	\$102.24

Current Sewer O&M Rate (Effective 11/1/2018)

Water Service Size	Cost per EDU	Multiplier	Base Rate
¾"	\$30.68	1.00	\$30.68
1"	\$30.68	1.79	\$54.92
1.5"	\$30.68	4.00	\$122.72
2"	\$30.68	7.14	\$219.05

The Town Council Adopted a series of water and sewer rate increases in 2015. This action increased the rates on November 1st of each year for 5 years. The final increase goes into effect on November 1st, 2019. The new charges will be as follows:

Current Water O&M Rate (Effective 11/1/2019)

Water Service Size	Cost per EDU	Multiplier	Base Rate
¾"	\$14.75	1.00	\$14.75
1"	\$14.75	1.79	\$26.40
1.5"	\$14.75	4.00	\$59.00
2"	\$14.75	7.14	\$105.31

Current Sewer O&M Rate (Effective 11/1/2019)

Water Service Size	Cost per EDU	Multiplier	Base Rate
¾"	\$31.60	1.00	\$31.60
1"	\$31.60	1.79	\$56.56
1.5"	\$31.60	4.00	\$126.40
2"	\$31.60	7.14	\$225.62

In addition to the base monthly rate, the Town charges a rate per 1,000 gallons used over the monthly gallon allowance. The monthly gallon allowance is determined by the size of the water service/meter. A ¾" service line, which is the standard service for single family residential users, is has a monthly gallon allowance of 3,000 gallons per month. The Town charges \$1.85 per 1,000 gallons used over the monthly gallon allowance. The Town is not proposing a change to the monthly gallon allowance charge.

The Town proposes to charge users of its water and sewer systems a monthly charge of \$13.90 per EDU for water service and a monthly charge of \$29.79 per EDU for sewer service. The proposed base rate for the use and availability of the systems is as follows:

Proposed Water O&M Rate (Effective 11/1/2019)

Water Service Size	Cost per EDU	Multiplier	Base Rate
¾"	\$13.90	1.00	\$13.90
1"	\$13.90	1.79	\$24.88
1.5"	\$13.90	4.00	\$55.60
2"	\$13.90	7.14	\$99.25

Proposed Sewer O&M Rate (Effective 11/1/2019)

Water Service Size	Cost per EDU	Multiplier	Base Rate
¾"	\$29.79	1.00	\$29.79
1"	\$29.79	1.79	\$53.32
1.5"	\$29.79	4.00	\$119.16
2"	\$29.79	7.14	\$212.70

For a user with a ¾" service connection using 3,000 gallons of water, the proposed monthly charge represents a decrease of \$1.31 per month over the 11/1/2018 monthly charge or a decrease of \$2.66 per month over the 11/1/2019 monthly charges.

All interested persons will be given the opportunity to ask questions and to express their opinions regarding the proposed rate changes.

Questions, comments or more information may be obtained by emailing Town Clerk at clerk@townofstevensville.com or contacting Town Hall at 406-777-5271.

Attest:

Monica Hoffman, Town Clerk

Publish in the Bitterroot Star on October 23, October 30 and November 6, 2019

**NOTICE OF
PUBLIC HEARING
Thursday, November 14, 2019
6:30 p.m.**

NOTICE IS HEREBY GIVEN that the Town of Stevensville Town Council will hold a public hearing on Thursday, November 14, 2019 at 6:30pm to hear and consider public testimony regarding the request to vacate an alley. The Town has received a petition requesting the Town Council to vacate, with a utility's easement, the 40-foot Alley running through Block 17, Lots 3 through 18, of the Original Townsite of Stevensville.

Written comments may be emailed to clerk@townofstevensville.com or submitted in person or mailed to the Clerk of the Town of Stevensville, 206 Buck Street, P.O. Box 30, Stevensville, MT 59870, on or before 5:00 p.m. November 14, 2019 or may be given orally at the hearing scheduled at 6:30 p.m. on November, 14 2019, at Town Hall. Questions may be asked or more information may be obtained by contacting Town Hall at 406-777-5271.

Attest:

Monica Hoffman, Town Clerk

Publish in the Bitterroot Star:
Wednesday, November 6, 2019 and
Wednesday, November 13, 2019

McCormick BLOCK 17
Lots 3, 4, 5 and 17, 18

received
10-10-19

Petition

The undersigned, being the property owners of Block 17, lots 3 through 18, of the Original Townsite of Stevensville, a platted subdivision of Ravalli County, Montana, hereby petition and request the Stevensville Town Council vacate **with utilities easement** the following:

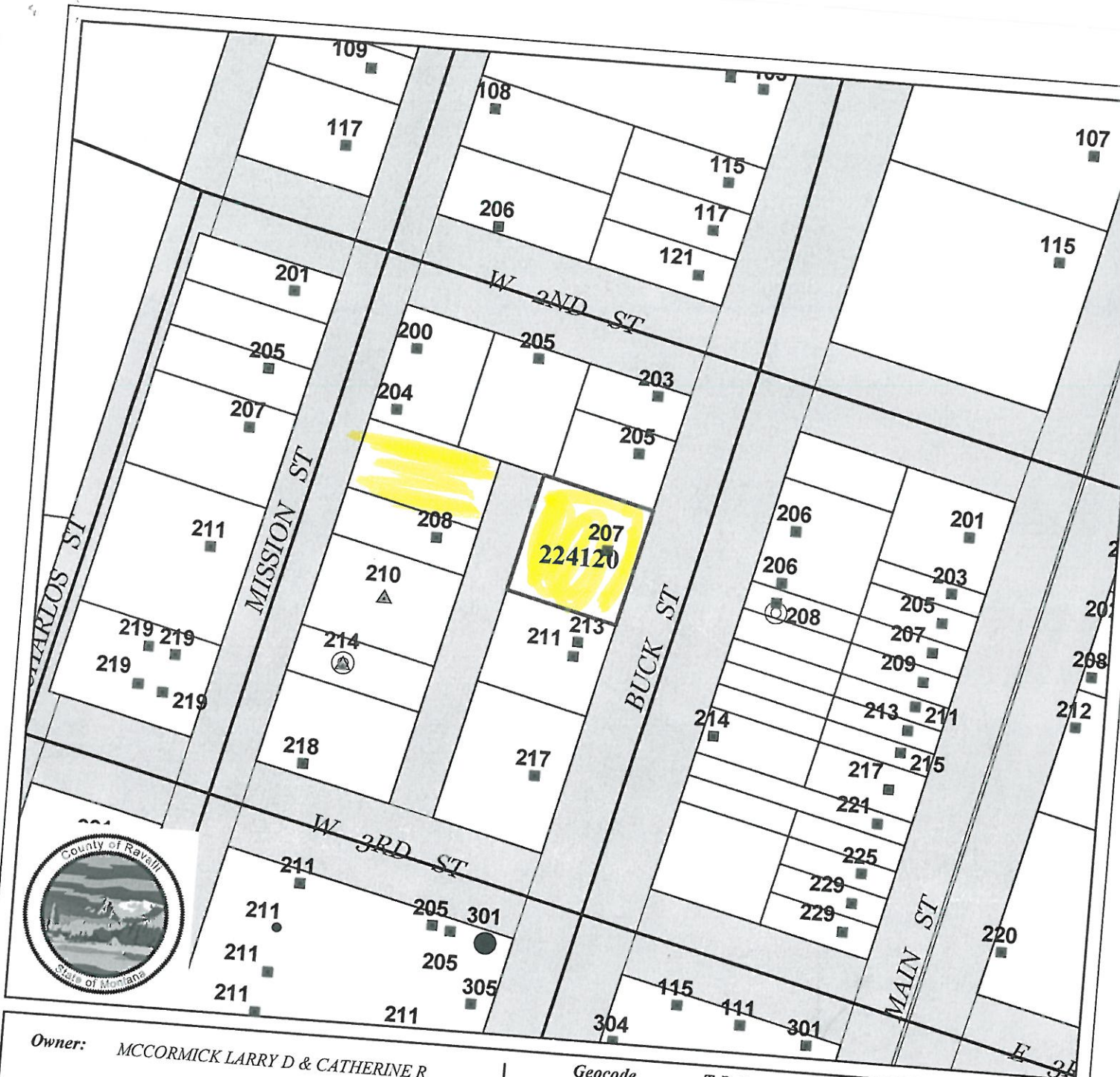
1. The East 20 feet of the Alley running North to South from 2nd Street to 3rd Street; and,
2. The West 20 feet of the Alley running North to South from 2nd Street to 3rd Street.

Dated this 26 day of August, 2019.

Stevensville Block 17 lots 4, 5 & 17, 18 (207 Buck St)

Catherine R. McCormick

Jerry McCornick



Owner: MCCORMICK LARRY D & CATHERINE R
 1133 MERIDIAN RD
 VICTOR, MT 59875-9764

Physical Address: 207 BUCK ST
 STEVENSVILLE, MT 59870

Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY

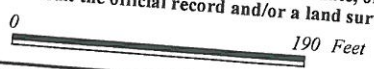
Geocode
 1764-27-1-10-10-0000

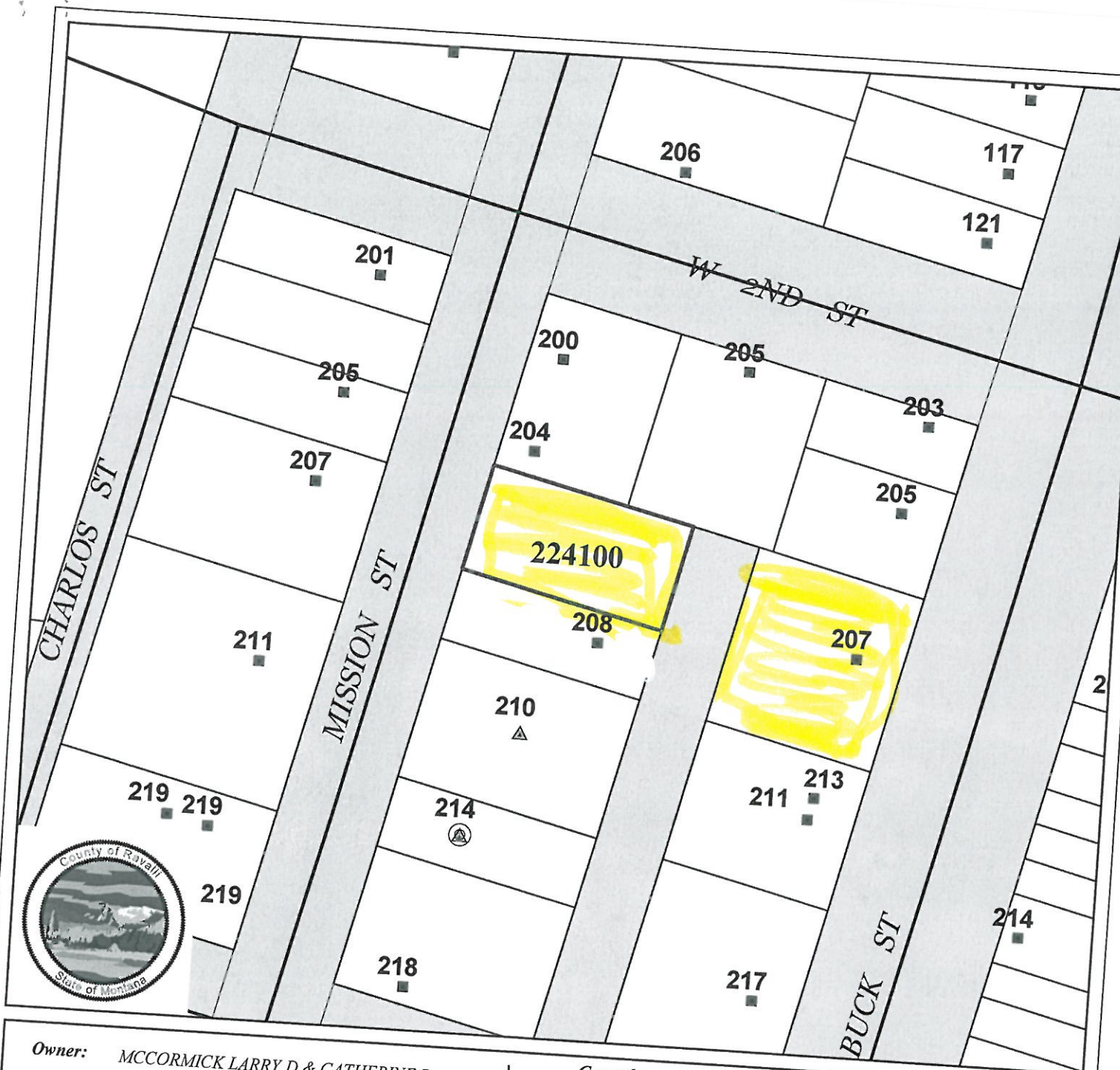
T-R-S

Legal Description
 STEVENSVILLE
 S1-2 LOT 3 LOTS 4 & 5 BLK 17
 .24 AC

Legal Description for Tax-ID: 224120 »»

Information and map may be incomplete, out of date, or inaccurate.
 You should consult the official record and/or a land surveyor.





Owner: MCCORMICK LARRY D & CATHERINE R
 1133 MERIDIAN RD
 VICTOR, MT 59875-9764

Geocode
 1764-27-1-10-03-0000

T-R-S
Legal Description
 STEVENSVILLE
 LOT 17 & S1-2 LOT 18 BLK 17
 20' STREET REDUCED ADJ
 LOTS 16-18 PF #7117
 7,560 SQ FT

Physical Address:

Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY

Legal Description for Tax-ID: 224100 »—>

Information and map may be incomplete, out of date, or inaccurate.
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Kip & Jim Block 17
Lots 11 + 12
218 West 3rd

received
10-10-19

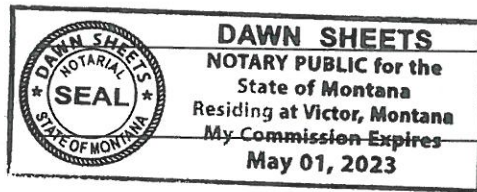
Petition

The undersigned, being the property owners of Block 17, lots 3 through 18, of the Original Townsite of Stevensville, a platted subdivision of Ravalli County, Montana, hereby petition and request the Stevensville Town Council vacate **with utilities easement** the following:

1. The East 20 feet of the Alley running North to South from 2nd Street to 3rd Street; and,
2. The West 20 feet of the Alley running North to South from 2nd Street to 3rd Street.

Dated this 23rd day of August, 2019.

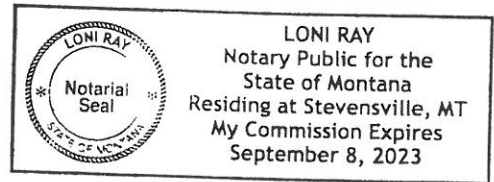
Stevensville, Lots 11+12 Block 17 (218 W. 3rd St.)
Kyp Curtis Kyp Curtis 8-23-2019



ACKNOWLEDGMENT
 State of Montana County of Ravalli
 On this 23rd day of August, 2019.
Kyp Curtis personally appeared before me,
 Who is personally known to me,
 Whose identity I verified on the basis of MT Drivers License
 Whose identity I verified on the oath/affirmation of
 a credible witness, to the signer of the foregoing document, and
 he/she acknowledged that he/she signed it.

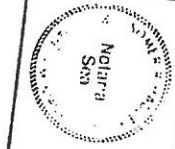
[Signature]
 Notary Signature My Commission Expires May 1 2023

[Signature] for RAY INVESTMENT



INDIVIDUAL ACKNOWLEDGMENT

State of Montana
County of Broadwater } ss.



SOMFR R HADLEY
Notary Public for the
State of Montana
Residing at VICTOR, MT
My Commission Expires
April 25, 2023

On this the 26 day of August, 2019,
before me, Somfr R Hadley,
the undersigned Notary Public, personally appeared
Larry D and Estelma R McConnel
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged that
he/she/they executed it.

WITNESS my hand and official seal.

Somfr R Hadley
Signature of Notary Public
Printed Name of Notary Public

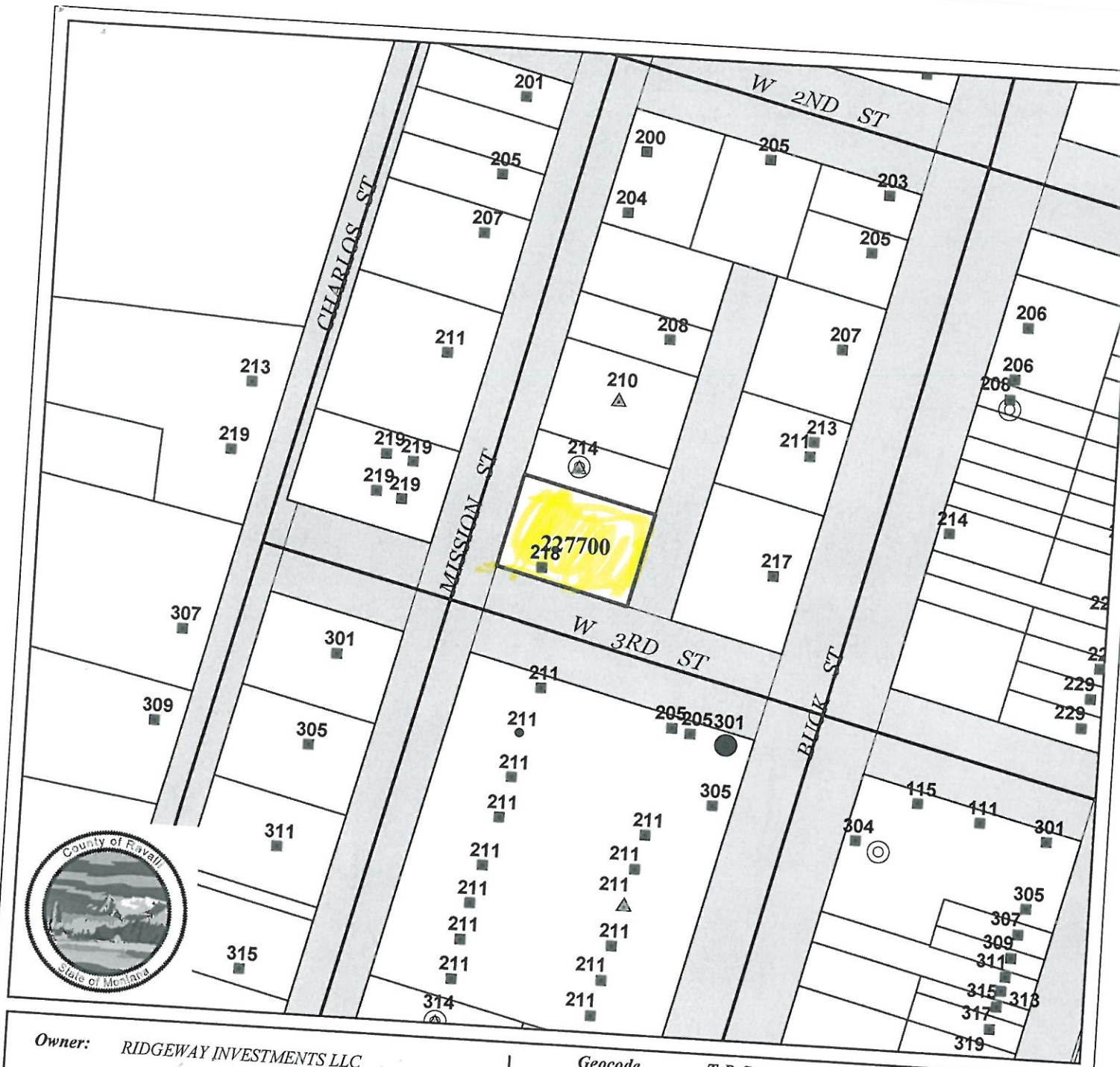
OPTIONAL

Description of Attached Document
Title or Type of Document: Petition
Document Date: August 26, 2019
Number of Pages: 3
Signer(s) Other Than Named Above: _____

RIGHT INSTRUMENT
OF SIGNER AT
Top of thumb here

RIGHT INSTRUMENT
OF SIGNER AT
Top of thumb here

OPTIONAL



Owner: RIDGEWAY INVESTMENTS LLC
 2824 US HIGHWAY 93 N
 VICTOR, MT 59875-9505

Physical Address: 218 W 3RD ST
 STEVENSVILLE, MT 59870

Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY

Geocode 1764-27-1-10-08-0000
T-R-S
Legal Description
 STEVENSVILLE
 LOTS 11 & 12 BLK 17
 20' ST REDUCED PF #7117
 10,080 SQ FT

Legal Description for Tax-ID: 227700 »—→
 Information and map may be incomplete, out of date, or inaccurate.
 You should consult the official record and/or a land surveyor.



Carolyn Block 17 Lots 6, 7, 14, 15
211 & 213 Buck Street

received
10-10-19

Petition

The undersigned, being the property owners of Block 17, lots 3 through 18, of the Original Townsite of Stevensville, a platted subdivision of Ravalli County, Montana, hereby petition and request the Stevensville Town Council vacate **with utilities easement** the following:

1. The East 20 feet of the Alley running North to South from 2nd Street to 3rd Street; and,
2. The West 20 feet of the Alley running North to South from 2nd Street to 3rd Street.

Dated this 26th day of August, 2019.

Block 17
Stevensville Lots 6, 7 and 14, 15 (211 Buck St)

Carolyn May Mickens

INDIVIDUAL ACKNOWLEDGMENT

State of Montana } ss.
County of Sanballi

On this the 25 day of August, 2019,
before me, Somer R Hadley
Name of Notary Public

the undersigned Notary Public, personally appeared
Candya Gray Mickens
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged that
he/she/they executed it.

WITNESS my hand and official seal.

SOMER R HADLEY
Notary Public for the
State of Montana
Residing at VICTOR, MT
My Commission Expires
April 25, 2023



Somer R Hadley
Signature of Notary Public
Printed Name of Notary Public

OPTIONAL

RIGHT THUMBPRINT OF SIGNER #1 Top of thumb here	RIGHT THUMBPRINT OF SIGNER #2 Top of thumb here
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Description of Attached Document

Title or Type of Document: Petition

Document Date: August 26, 2019 Number of Pages: 4

Signer(s) Other Than Named Above:

- OPTIONAL -



Owner: MICKENS CAROLYN MAY
 PO BOX 653
 HAMILTON, MT 59840-0653

Physical Address: 211 BUCK ST
 STEVENSVILLE, MT 59870

Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY

Geocode
 1764-27-1-10-02-0000

T-R-S

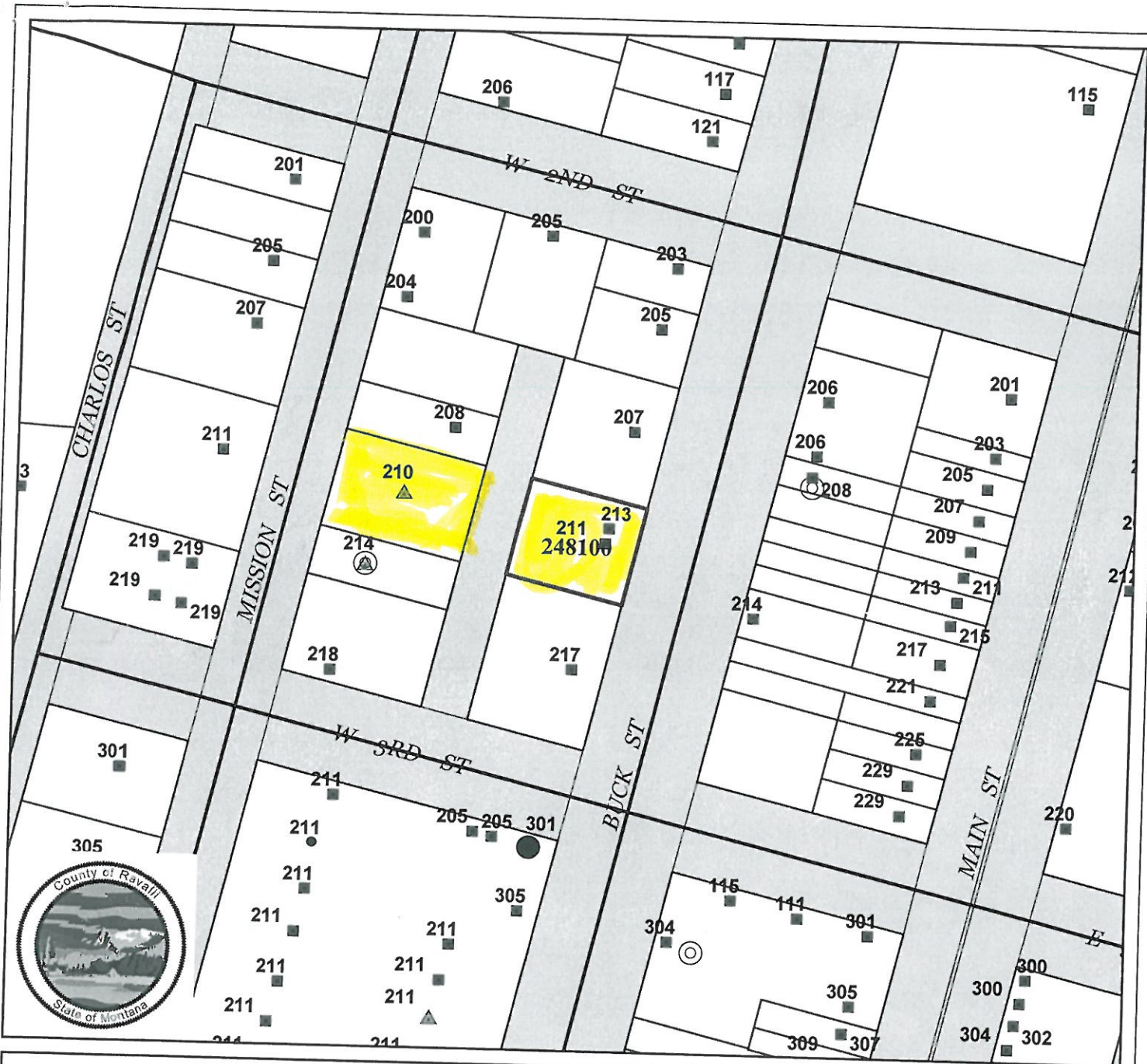
Legal Description
 STEVENSVILLE
 LOTS 6 & 7 BLK 17
 RETRACED BY CS #726582-TR
 LOT 6-7 8,453 SQ FT



Legal Description for Tax-ID: 248100 »→

Information and map may be incomplete, out of date, or inaccurate.
 You should consult the official record and/or a land surveyor.

0 160 Feet



Owner: MICKENS CAROLYN MAY
 PO BOX 653
 HAMILTON, MT 59840-0653

Geocode 1764-27-1-10-02-0000
T-R-S
Legal Description
 STEVENSVILLE
 LOTS 6 & 7 BLK 17
 RETRACED BY CS #726582-TR
 LOT 6-7 8,453 SQ FT

Physical Address: 213 BUCK ST
 STEVENSVILLE, MT 59870

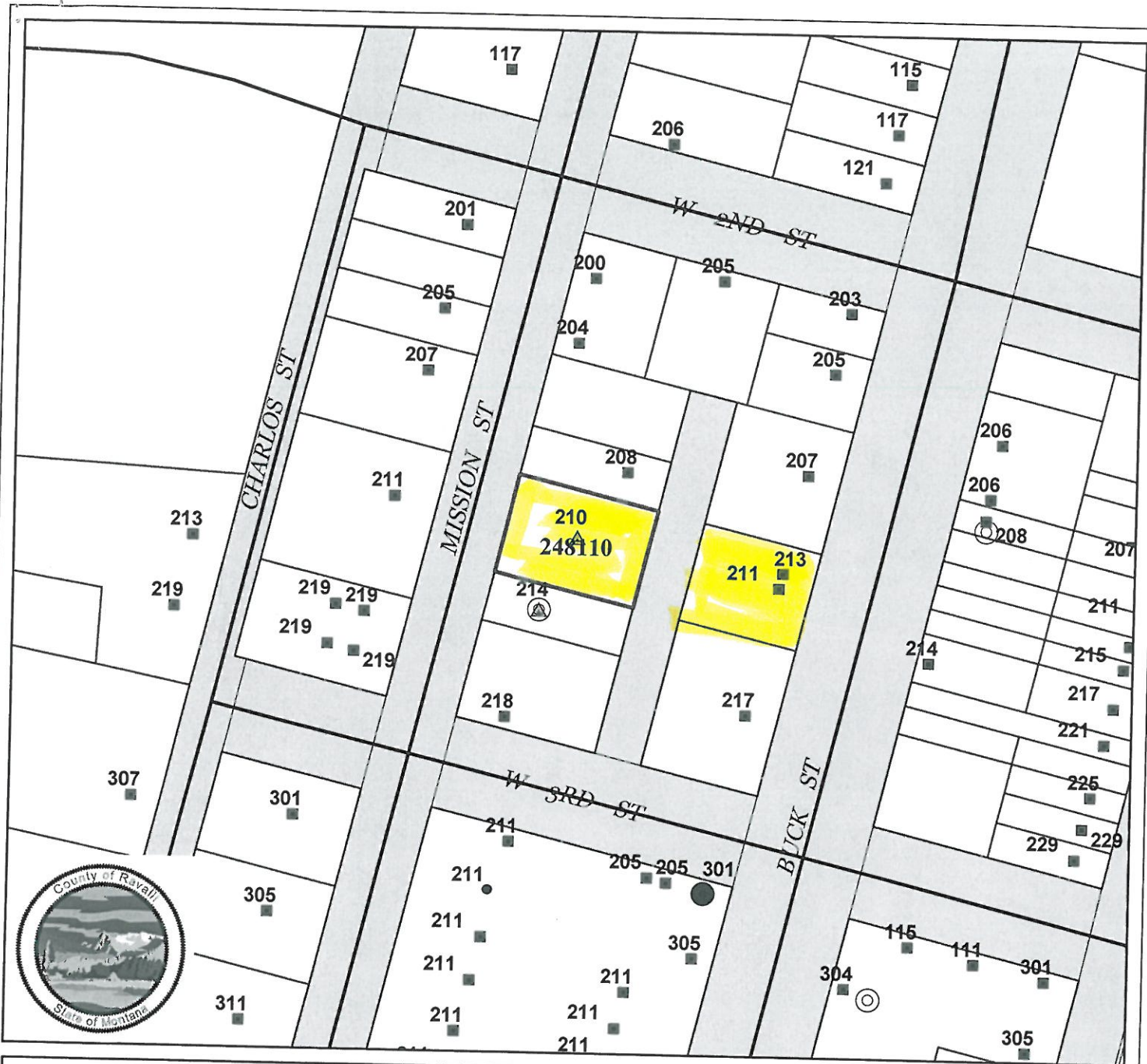
Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY



Legal Description for Tax-ID: 248100 »→

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Owner: MICKENS CAROLYN MAY
 PO BOX 653
 HAMILTON, MT 59840-0653

Physical Address: 210 MISSION ST
 STEVENSVILLE, MT 59870

Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY

Geocode	T-R-S	Legal Description
1764-27-1-10-12-0000		STEVENSVILLE LOTS 14 & 15 BLK 17 20' STREED REDUCED PF #7117 RETRACED BY CS #726582-TR LOT 14-15 10,130 SQ FT

Legal Description for Tax-ID: 248110 »»→

Information and map may be incomplete, out of date, or inaccurate.
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Mike Block 17 Lots 8, 9, 10
217 BUCK ST,

received
10-10-19

Petition

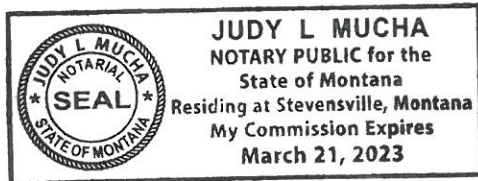
The undersigned, being the property owners of Block 17, lots 3 through 18, of the Original Townsite of Stevensville, a platted subdivision of Ravalli County, Montana, hereby petition and request the Stevensville Town Council vacate **with utilities easement** the following:

1. The East 20 feet of the Alley running North to South from 2nd Street to 3rd Street; and,
2. The West 20 feet of the Alley running North to South from 2nd Street to 3rd Street.

Dated this 8-27-19 day of August, 2019.

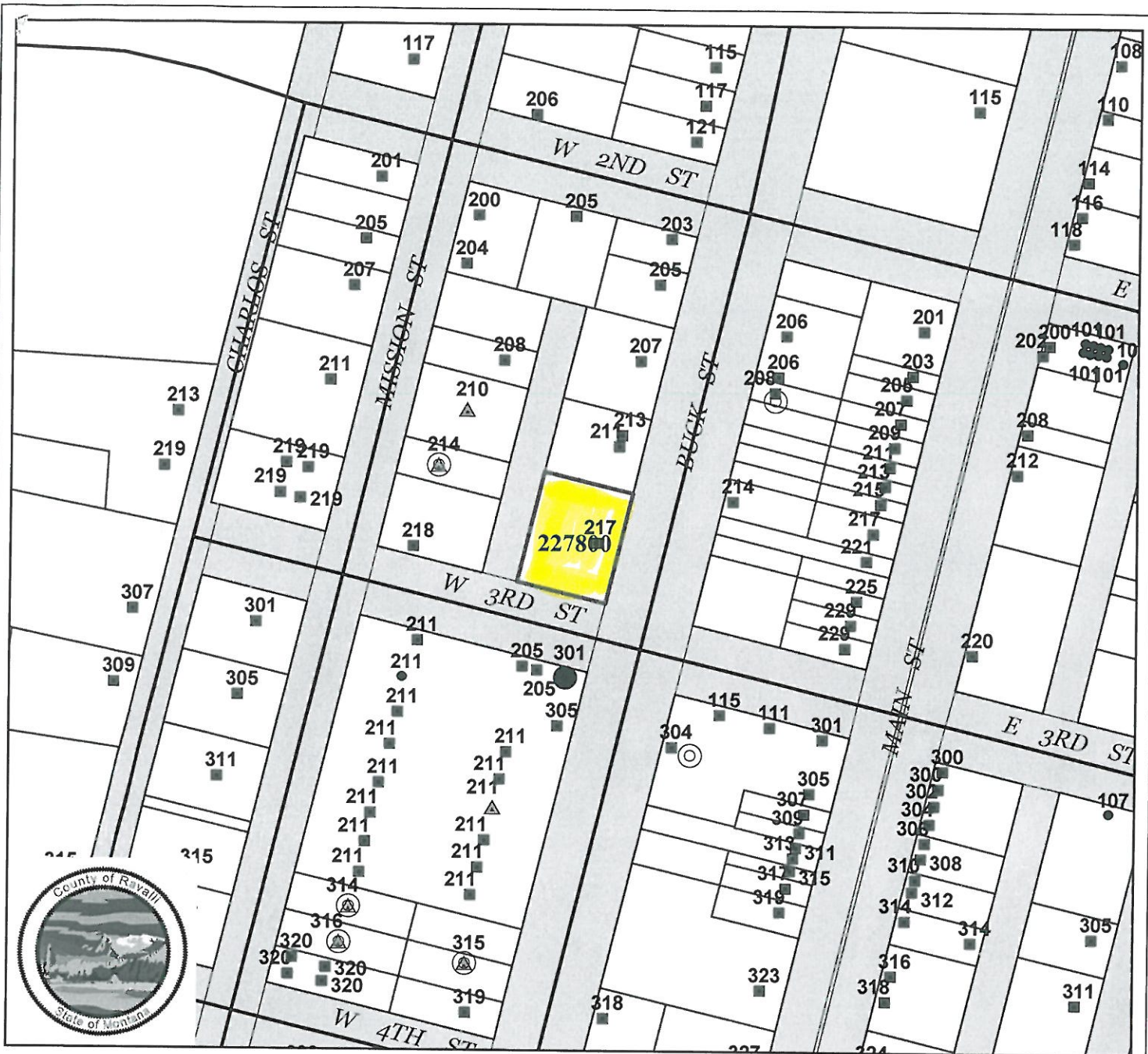
Stevensville Block 17 Lots 8, 9, 10 (217 Buck St.)

Mike Faulkner *Mu*



JURAT
State of Montana
County of Ravalli
Subscribed and sworn/affirmed to before me this 27 day of Aug
20 19, by MICHAEL FAULKNER
Judy L Mucha
Notary Public

2 Pages



Owner: FAULKNER MICHAEL JERRY
 217 BUCK ST
 STEVENSVILLE, MT 59870-2022

Physical Address: 217 BUCK ST
 STEVENSVILLE, MT 59870

Levy Dist: 2-1 (Stevensville, Town of)
School: STEVENSVILLE
Fire: STEVENSVILLE CITY

Geocode	T-R-S	Legal Description
1764-27-1-10-01-0000		STEVENSVILLE LOTS 8 TO 10 BLK 17 12,600 SQ FT (SUBJ TO BENEFICIARY DEED #667741)

Legal Description for Tax-ID: 227800 »»»
 Information and map may be incomplete, out of date, or inaccurate.
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0 220 Feet