

John Bullock, deputy

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COMMISSIONERS' PROCEEDINGS

September 3, 2024

Commissioners Scott Miller, Scott Blain, and Bill Bullock, and Administrative Officer Angela Newell were present.

8:30 Pledge of Allegiance.

Miller discussed request from the Belfry Water and Sewer district regarding the administration of the Lighting District. Miller is not in favor of entering into an Interlocal Agreement for the administration of the Belfry Lighting Rural Special Improvement District because of potential liability.

Recessed

9:00 Bullock moved to open the Public Hearing for the 2024-2025 Preliminary Budget; Blain seconded; motion carried. Commissioners discussed ARPA allocation, interfund transfers to capital, and various facilities maintenance projects.

9:30 Treasurer/ Superintendent of Schools Lori Lynde and Administrator Lori Kane met for the approval of School Budgets. Bullock moved to fix school Mill Levies and authorize school budgets as submitted; Blain seconded; motion carried.

10:00 Contract Planner Forrest Mandeville, Clerk and Recorder Macque Bohleen, and Katrina Kruger met for the Cotrell Family Transfer Variance request. Mandeville reviewed his staff report. Bullock, having reviewed and considered the application materials, project memorandum, public comments and all of the information presented, moved to approve the variance from the two-year restriction on third-party transfers for the Cotrell Family Transfer; Blain seconded; discussed variance criteria; Bohleen believes there are extenuating circumstances; motion carried.

Recessed

10:30 Boyd Ranch Subdivision Preliminary Plat. Mandeville, Sanitarian Barbara Krizek, Kate Stout of Red Lodge Surveying, Todd Adamson, Trey Adamson, and Tallen Adamson were present. Mandeville reviewed his staff report. 10:34 Clerk and Recorder Macque Bohleen and Katrina Kruger joined the meeting. Mandeville continued the review of his report. Blain having reviewed and considered the application materials, project memorandum, public comments, Planning Board recommendation, and all of the information presented, moved to approve the Boyd Ranch Subdivision Preliminary Plat, with the findings and conditions included in the project memorandum; Bullock seconded; Bullock noted his concern that there are too many open questions regarding enforcement of the conditions especially those specific to water.

COMMISSIONERS' PROCEEDINGS

September 3, 2024 (cont.)

Krizek expressed concerns regarding well easements for access/maintenance and requested that well easements be placed on the final plat. Krizek is also concerned that the septic system for the existing house does not have a permit on file and appears to straddle the property line. There was a discussion of water rights, the DNRC process, and authority to grant water rights.

Blain moved to amend #7 to read "7. Proper water rights shall be obtained unless it is determined that they are not needed for the subdivision. The Montana Department of Natural Resources and Conservation is the reviewing agency for water rights. The County makes no guarantee that water right applications for the subdivision will be approved. (Section IV-A-12; Effect of the Natural Environment)"; Bullock seconded the amendment; there was a discussion changes with the DNRC and that the approval of a subdivision does not grant water rights. The motion to amend conditions of approval carried with Bullock abstaining.

Miller noted the Commission has 35 days to approve or deny the preliminary plat and expressed concerns that there are outstanding questions regarding the subdivision that may need to be investigated.

Krizek noted the existing septic system is undersized and will need to be replaced to be put in compliance with regulations. Bullock again expressed concerns about the enforceability of conditions. Discussion of well drilling with conditions and who enforces conditions. Bullock does not believe there is enough information.

Miller called question: Blain and Miller in favor; Bullock abstained. Motion carried.

Bullock moved to approve the consent agenda consisting of a letter of support for a grant application to Dicks Sporting Good for Beartooth Little League field improvement; Blain seconded; motion carried.

Bullock moved to approve the copier maintenance agreement with Peterson Quality Office; Blain seconded; motion carried.

Commissioners discussed the challenges in balancing personal property rights and possible side effects of development Blain expressed frustration of holding old properties to current standards. Bullock noted concerns about getting those developing to follow local conditions of approval let alone state laws has proven to be challenging.

Kohley joined the meeting to discuss an adventure race in Luther; he was directed to apply for a Road Encroachment permit.

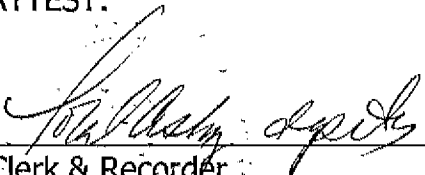
COMMISSIONERS' PROCEEDINGS

September 3, 2024 (cont.)

Blain moved to increase budgeted wages as follows: Sanitarian Jesse Gutierrez 97% of the Elected Base Wage; Deputy Clerk of District Court Sarah Wallila 77.5% of the Elected Base Wage; and Clerk to the Public Health Director Tami Hoiness 60% of the Elected Base Wage after her probationary period; Bullock seconded; motion carried. Commissioners confirmed that raises not contemplated in the preliminary budget will have to wait until next year.

12:200 Adjourned.

ATTEST:


Clerk & Recorder


Commission Presiding Officer

Respectfully submitted: Angela Newell, Administrative Officer