

SUBDIVISION MEETING

April 5, 2007

Vice-Chairman Ed Tinsley called the meeting to order at 9 a.m.

Commissioner Hunthausen was present. Commissioner Murray was absent on personal leave recuperating from knee surgery. Others attending all or portion of the meeting included Ron Alles, Kelly Blake, Lindsay Morgan, Tammy Hjelseth, Keith Hatch, Eric Griffin, Greg McNally, Marni Bentley, Vern Evans, Nancy Everson, Misty Edwards, Laura Erikson, Mike Murphy, Larry Kline, Ben Tintinger, Ray Johnson, Bob Fusie, Jim Cottrell, and Maria Penna-Recording Secretary.

Pledge of Allegiance. Everyone recited the pledge.

Consent Action Items. Ron Alles reported on the consent agenda and recommended approval.

- a. Minutes. January 12, 18, 30, February 1, 8, 13, 20, 22, March 8, 9, 2007.
- b. Vendor Claims Report for the week of April 2, 2007. (Audra Zacherl)
- c. Request for One Year Extension for the Seaver Park Lot 17 Amended to 3/24/08. (Applicant, Grant Stratton) (Planner, Lindsay Morgan)
- d. Request for One Year Extension for the Stallion Ridge Ranch to 2/10/08. (Applicant, Norbert Waldenmeyer) (Planner, Frank Rives)
- e. Memorandum of Understanding with the Big Blackfoot Chapter of Trout Unlimited for Poorman Creek Culvert Replacement Project. (Janet Pallister)
- f. Standard Agreement with Department of Transportation on Contract #2007-18-01-16; MDT Equipment Grant, not to exceed \$13,500.00. (Tammy Hjelseth)

Commissioner Tinsley recommended consent item 'd' be tabled to April 17 at the request of Commissioner Murray who had questions regarding the internal roads.

Commissioner Hunthausen moved to table consent item 'd' to April 17 and moved approval of the remaining consent agenda and authorized the Chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Bid Opening. Fairgrounds Exhibit Hall/Grandstands. (Extended from 3/29/07)

Commissioner Tinsley opened three bids and consultant, Ben Tintinger, read them aloud.

1. Wadsworth Builder's Inc, Great Falls. Bid bond of 10% was attached. Base bid \$8,626,000. Alternates are deductive: Alternate 1 - \$203,000; Alternate 2 - \$23,400; Alternate 3 - \$112,000; Alternate 4 - \$46,000; Alternate 5 - \$117,000; Alternate 6 - \$37,000; Alternate 7 - \$59,000; Unit prices: UP1 \$4.00 per yard; UP2 \$17.00 per yard. Acknowledged receipt of 4 addendums.
2. Swank Enterprises, Valier. Bid bond of 10% was attached. Base bid \$9,399,000; Alternate 1 - \$184,000; Alternate 2 - \$38,000; Alternate 3 - \$156,000; Alternate 4 - \$35,000; Alternate 5 - \$91,000; Alternate 6 - \$55,000; Alternate 7 - \$62,000; UP1 \$3.50 per yard; UP2 \$15.50 per yard. Acknowledged receipt of 4 addendums.

3. Dick Anderson Construction, Helena. Bid bond of 10% was attached. Base bid \$8,850,000. Alternate 1 - \$302,600; Alternate 2 - \$35,300; Alternate 3 - \$103,000; Alternate 4 - \$59,000; Alternate 5 - \$59,000; Alternate 6 - \$45,000; Alternate 7 - \$86,000; UP1 \$3.25 per yard; UP2 \$15.00 per yard. Acknowledged receipt of 4 addendums.

Commissioner Hunthausen moved to return the bids to staff and the consultant for review and recommendation back to the Board at a future public meeting. Commissioner Tinsley seconded the motion and it carried 2-0.

Bid Opening. Re-roofing of the County Health Building. Commissioner Tinsley opened five bids and consultant, Ray Johnson, read them aloud.

1. K & K Roofing, Helena. Bid bond of 10% was attached. Base bid \$48,495.
 2. Chrisman Roofing, Helena. Bid bond of 10% was attached. Base bid \$54,277.
 3. Summit Roofing, Helena. Bid bond of 10% was attached. Base bid \$58,300.
 4. Metal Works of Montana, Missoula. Bid bond of 10% was attached. Base bid \$72,030.
 5. Merit Mechanical Services Inc. Bid bond of 10% was attached. Base bid \$78,361.
- All of these acknowledged receipt of Addendum 1.

Commissioner Hunthausen moved to return the bids to staff and the consultant for review and recommendation back to the Board at a future public meeting. Commissioner Tinsley seconded the motion and it carried 2-0.

Request for Consideration of a Modification to the Conditions of Approval for the Amended Plat of Lot 127 Griffin-Davis Subdivision. (Applicant, Chet French) (Planner, Lindsay Morgan). The applicant has requested a modification of the conditions of approval to expand Lot 8A to house 84 storage units, 19 units more than the initial preliminary plat.

Lindsay Morgan stated Mr. French was not present today but he did he receive the staff report. Mr. French would like to amend his preliminary approval to allow him a few more storage units and to reduce the single-family residential lot size.

Hearing no public comments, Commissioner Hunthausen moved approval of the request for consideration of a modification of the conditions of approval and authorized the Chair to sign if necessary. Commissioner Tinsley seconded the motion and it carried 2-0.

Request for Modification of Conditions of Approval for the Preliminary Approved Hayfield Estates Major Subdivision. (Applicant, Tenneson Family, LLC) (Planner, Greg McNally) (Continued from 4/3/07) (Decision) The Commissioners will consider the request for Modification of Conditions of Approval No. 7: "The Applicant shall install a 30,000 gallon concrete water storage tank with a 6-inch NH male thread dry hydrant for fire protection purposes...." The Applicant requests that this condition be modified to allow for installation of two wells, connected to a pressurized hydrant, located in the

southeast corner of the preliminary approved Hayfield Estates Subdivision.

Commissioner Tinsley said West Valley Fire District agreed to the modification.

Hearing no public comments, Commissioner Hunthausen moved approval of the modification request and authorized the Chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Resolution Levying and Assessing a Tax Upon All Benefited Property Within the Town View Rural Improvement District No. 1990-9. Marni Bentley reported on the rate hearing. A loan was obtained for immediate maintenance and money would be set aside for future chip seals and maintenance. The annual assessment would be raised to \$82 to pay off the loan for 10 years and \$220 for maintenance in perpetuity. The total annual assessment would be \$302 per year per lot for road maintenance. Staff recommended approval of the resolution.

Ms. Bentley noted that public meetings were held with the residents of the area informing them of the maintenance and why the increase was needed.

Hearing no public comment, Commissioner Hunthausen moved approval of the resolution and authorized the Chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

Resolution Levying and Assessing a Tax Upon All Benefited Property Within the Middlemas Road Rural Improvement District No. 1987-4 And 4C. Marni Bentley reported on the rate hearing. A loan was obtained for immediate maintenance and money would be set aside for future maintenance. The annual assessment would be raised to \$29 for 10 years and \$168 per lot in perpetuity. The total annual assessment would be \$197 per lot for road maintenance. Staff recommended approval of the resolution.

Hearing no public comment, Commissioner Hunthausen moved approval of the resolution and authorized the Chair to sign. Commissioner Tinsley seconded the motion and it carried 2-0.

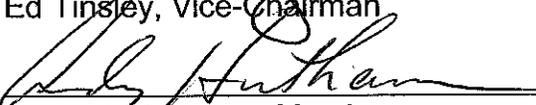
Public comments on any public matter within the jurisdiction of the Commission that is not on the agenda above. None.

There was no other business and the meeting adjourned at 9:28 a.m.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Michael A. Murray, Chairman


Ed Tinsley, Vice-Chairman


Andy Hunthausen, Member

ATTEST:


Paulette DeHart, Clerk of the Board