

**PUBLIC MEETING
MAY 8, 2014
MINUTES**

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, May 8, 2014, at 9 a.m. in Commission Chambers Room 330 of the City-County Building, 316 North Park Avenue, Helena, Montana.

Chair Susan Good Geise called the meeting to order at 9 a.m.

Commissioner Andy Hunthausen and Commissioner Mike Murray were present. Others attending all or a portion of the meeting included Eric Bryson, George Theborge, K. Paul Stahl, George Theborge, Marni Bentley, Keith Hatch, Laura Erikson, Christal Ness, Greg McNally, Dick Alberts, Chris Shove, Tony Prothero, Al Knauber, Mark Simonich, Eric Griffin and Rita Cortright, Recording Secretary.

Pledge of Allegiance. Everyone recited the Pledge.

Consent Action Items. (Eric Bryson)

- a. Vendor Claims Report for the Week of May 5, 2014. (Marni Bentley)
- b. Acceptance of Flatbed Trailer #SNTR071838MT donated to the County by MT Fish, Wildlife & Parks. (Keith Hatch)

Eric Bryson reported on the consent agenda items and recommended approval.

No public comment was received.

Commissioner Murray moved approval of Consent Action Items a. and b.

Commissioner Hunthausen seconded the motion. The motion carried 3-0.

Professional Services Contract between Lewis & Clark County and Inside Edge Design, LLC. (Laura Erikson) (Tabled from 5/6/14) The Commissioners will consider the contract in an amount not to exceed \$20,000 for project management services for the Caird Area Community Engagement Project, funded by the remaining 2010 Brownfields grant. Contract period: May 6 – Sept. 20, 2014.

Laura Erikson, Grants Coordinator, presented the Professional Services Contract between the County and Inside Edge Design, LLC, in an amount not to exceed \$20,000 to assist with community outreach and redevelopment planning for the Caird Engineering Works property. Funding would come from the County's 2010 Brownfields Assessment grant funding.

Chris Shove, Executive Director of the Montana Business Assistance Connection, (MBAC), the entity that currently owns the Caird property, explained that US EPA required a community outreach plan as part of the process because of the use of Brownfields funds. Hydrometrics had been retained as an environmental engineering firm. A historic survey professional had also been retained to complete the historic documentation and mitigation for the site. Bid solicitation will be released tomorrow for building demolition, as well as excavation and remediation of the soils. Work was planned to begin on June 16. A handout was provided and reviewed titled, "CAIRD Conceptual Site Plan," and various types of potential businesses were discussed that might occupy the site in the future. Cleanup was expected to be completed by November, 2014. The property was currently advertised for sale on a national real estate website. The property contains 33 different lots, 2.7 acres in total.

Public comment –

Dick Alberts, board member of the Lewis & Clark County Heritage Preservation and Tourism Council, urged support for the contract. The Caird properties had been evaluated from a historic standpoint to determine what items might have historic significance and should be retained, such as records and patterns. The Caird property was located in between the historic district for the railroad and the historic district to the southwest that encompassed the area between Helena Ave. and Lyndale down to Main Street. Mr. Alberts suggested conducting a visioning or charrette to determine the type of development best suited to the property.

Commissioner Hunthausen moved approval of the Professional Services Contract between Lewis and Clark County and Inside Edge Design LLC, as presented.

Commissioner Murray seconded the motion. The motion carried 3-0.

Contract and Encroachment Agreement between Lewis and Clark County and Daniel and Katy Shea, Owners. (Christal Ness) The existing water well and accessories encroaching approximately 26 feet into the 50-foot no-build set back on the south side of Lot 3, also known as 4665 Baja Road, located in the Hauser Lake Estates Major Subdivision. Sec. 27, T11N, R2W, Lewis and Clark County. The Commissioners will consider rendering a decision on the Contract and Encroachment Agreement.

Christal Ness, Projects Coordinator, on behalf of Daniel and Kathy Shea, presented a Contract and Encroachment Agreement for property known as 4665 Baja Road, located in the Hauser Lake Estates Major Subdivision off of Diehl Lane. Aerial photos and the Final Plat for Hauser Lake Estates Subdivision were viewed. The well encroaches 26 feet into the 50-foot no-build setback on the south side of Lot 3.

No public comment was received.

Commissioner Murray moved approval of the Contract and Encroachment Agreement between Lewis and Clark County and Daniel and Katy Shea, Owners.

Commissioner Hunthausen seconded the motion. The motion carried 3-0.

Master Walkaway Lease and Maintenance Agreement between Lewis & Clark County and Enterprise FM Trust. (~~Leo Gallagher~~) (Eric Bryson) The Commissioners will consider the one-year lease agreement for 2 vehicles to be used by the Missouri River Drug Task Force in the amount of \$1,165.70/month.

Eric Bryson presented the Master Walkaway Lease and Maintenance Agreement between the County and Enterprise FM Trust, a 1-year lease agreement for two vehicles to be utilized by the Missouri River Drug Task Force. The monthly lease amount was \$1,165.70. Staff recommended approval of the agreement.

No public comment was received.

Commissioner Murray moved approval of the Master Walkaway Lease and Maintenance Agreement between Lewis & Clark County and Enterprise FM Trust.

Commissioner Hunthausen seconded the motion. The motion carried 3-0.

Request for Extension of Preliminary Subdivision Approval for a Major Subdivision known as Grey Rock Major Subdivision. (Applicant: Dean Tabbert) (Planner: Greg McNally)

The Commissioners will consider a request for extension of the preliminary subdivision approval for the Grey Rock Major Subdivision located east of and adjacent to Valley Drive and north of Canyon Ferry Road. Preliminary approval was granted 5/10/11 with 16 Conditions of Approval. The Commissioners will receive any associated public comment related to the request.

Greg McNally, Planer, on behalf of Dean Tabbert, presented the Request for Extension of Preliminary Subdivision Approval for the Grey Rock Major Subdivision. Preliminary approval was granted on May 10, 2011, subject to 16 Conditions of Approval, for a 31-lot subdivision, each for one single-family dwelling and one lot for a public wastewater treatment system, located ¼ mile north of Canyon Ferry Road and east and adjacent to Valley Drive. A vicinity map and the preliminarily approved plat were viewed. Staff visited the site on May 5, 2014, and reported that internal roads had been staked, multiple wells and a turn-out constructed. Subsequent to Staff's Report, the DEQ approval was received for a groundwater discharge permit. The applicant requested a 1-year extension; however, Staff's draft extension was for 3 years, to May 10, 2017. Options were presented for Commission consideration.

Tony Prothero, Shedhorn Engineering, the applicant's representative, noted the 3-year timeframe to obtain the DEQ approval, stating construction would start as soon as possible.

No public comment was received.

Commissioner Hunthausen moved approval of the Request for Extension of Preliminary Subdivision Approval for the Major Subdivision known as Grey Rock Major Subdivision through May 10, 2017.

Commissioner Murray seconded the motion. The motion carried 3-0.

Presentation on Draft Public Works Manual and Discussion of a 45-day Public Review and Comment Period (5/8/14 – 6/21/14), including a Public Informational Meeting on May 27, 2014. (George Theborge) The Commissioners will consider the draft manual and public review comment period.

George Theborge, Director of Planning, presented the Draft Lewis & Clark County Public Works Manual and reviewed Staff's memo of April 30, 2014, providing a very detailed summary of each section of the Manual. Action today would open a 45-day comment period through June 21, 2014.

No public comment was received.

Commissioner Hunthausen moved support for the Draft Public Works Manual and 45-day Review Period, as presented by George, with a meeting on May 27, 2014, for public comment and discussion.

Commissioner Murray seconded the motion.

Discussion –

Commissioner Murray thanked Mr. Thebarga for working with Public Works to complete the Manual. Commissioner Good Geise also expressed her heartfelt thanks to everyone involved in the process.

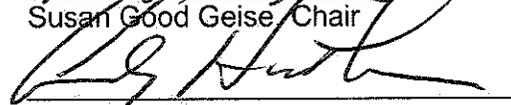
The motion carried 3-0.

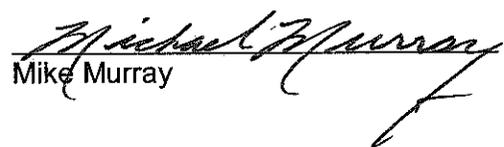
Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

There was no other business and the meeting adjourned at 10:05 a.m.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Susan Good Geise, Chair


Andy Hunthausen


Mike Murray

ATTEST:


Paulette DeHart, Clerk of the Board