

SUBDIVISION MEETING

September 23, 2004

Chairman Mike Murray called the meeting to order at 9:00 a.m.

Commissioner Varone was present. Commissioner Tinsley was absent attending a SERC conference in Polson, but was available via conference call for the Hampton Ag Covenant. Others Ron, Sharon, Sheriff, Mark Adams, Leo Dutton, Jack Spillman, Lindsay Morgan, Eric Griffin, Debbie Crider, Nancy Everson, Bob Murdo, Greg Hampton, Gene Pizzini, Leo Frank Cooper,

Pledge of Allegiance.

Request for Proposals (Sheriff Radio Project). (Sheriff Liedle/Mark Adams) (cont. from 9/9/04) The Commissioners will consider opening proposals for the countywide UHF Paging System.

Capital Communications. No bid bond is required. The bid appears to be complete. Comm V moved that staff take bid under advisement with a recommendation on Thursday Sept 30. comm. Murray seconded the motion and it carried 2-0.

Public Hearing / Revocation of Agricultural Covenant. (Applicant, Greg Hampton) (Planner, Sharon Haugen) (cont. from 9/9/04) (Render decision) The Commissioners will consider the applicant's request to revoke the agricultural covenant on a 12.318-acre tract located in the NE1/4 of Section 5, T5N, R3W; generally located south of the city of Helena on the north side of Sweetgrass Road.

Comm. V moved to approve the revocation subject to 13 conditions of approval and authorize the chair to sign. Comm. T seconded the motion.

Cond #6. Comm V to modify evidence that logpole and/or Sweetgrass as determined by staff are public access easements. Comm. T seconded the motion.

Comm V amended motion to include same language in conditions 5. comm. T seconded the motion.

The motion to approve the revocation subject to 13 conditions as amended carried unanimously.

Resolution to Refinance Solid Waste Facility Revenue Bonds. Bond Counsel, Bob Murdo reported on the resolution. Newly available DNRC program to handle longer term financing of both solid waste and other types of programs in the state and the county made application for this financing. Reduce the county's debt service requirement substantially. DNRC 20 yr bond 3.75% fixed rate will produce savings and get rid of restrictive covenants in the earlier bonds. Decrease by \$200,000 per year. Notice has been given to the 1994 bondholders. \$2 million of principal that will be refunded. Comm. V moved to approve the resolution and authorize the chair to sign. Comm. M seconded the motion and it carried 2-0.

Contract and Encroachment Agreement. Sharon Haugen reported the agreement. President of EGWSA. Due to the drought has experienced severe water shortages of the system. Comm. V moved to approve the agreement to drill a new replacement well and authorize the chair to sign. Comm. M seconded the motion and it carried 2-0.

Proposed Subdivision, Summary Review to be Known as Rod and Line Minor. (Applicant, Leo Frank Cooper) The Commissioners will consider creating one additional lot, for one single-family dwelling. The subject property is located in the SE1/4 of Section 26, T16N, R3W; generally located adjacent to the Missouri River and the Craig Frontage Road. The applicant is present and indicated his willingness to proceed.

Michael McHugh. Covenants will limit solely to single family and 100 feet of the high water mark of the river. Access will be off frontage road. Access concerns due to road curve. Limited capacity to extend road networking in this area. Staff recommends a condition be added that a fire protection plan be submitted to the Dearborn Fire Service Department approval. Staff recomm approval subject to 12 conditions. Change in the language for 8.d (100 year streamside wide easement) Add "permanent structural development."

Leo Cooper. Discussed 8.d encroachment. Address as structures, a fence, or landscaping be allowed. Discussed floodplain issue. Suggested "floodplain has been surveyed and is on file with County DES office."

Hearing no other comments, the public hearing is closed. The floodplain will be shown graphically on the final plat. Comm. V moved to leave the record open through Sept 30 and render a final decision on that date. Comm. M seconded the motion and it carried 2-0.

Final Plat Approval & Subdivision Improvements Agreement for the Amended Plat of Lot 27G, O'Connell Tracts

Minor Subdivision. (Applicant, Jim Bingham) (Planner, Lindsay Morgan) The Commissioners will consider the final plat and agreement. All of the conditions have been met. Staff recommend approval. Comm. V moved to approve the agreement and consensus to sign the final plat. Comm. M seconded the motion and it carried 2-0.

Local National Register Nomination. (Paul Putz, Historic Preservation Officer) reported on nominating the Gilpatrick-Root House at 604 Dearborn to the National Register of Historic Places. The property is eligible. Staff recommend approval. Comm. V moved to approve nominating the home to the National Register and authorized the chair to sign. Comm. M seconded the motion and it carried 2-0.

CLG. Congratulate the HPC for seeing the project through.

Contract with Hi-Line Asphalt. Eric Griffin reported on the contract in the amount of \$33,660.00 to pave roads within the Forestvale Cemetery. This is Phase 3 of the cemetery. Two bids were received with Hi-Line the low bid. Staff recommend approval contingent upon receiving payment performance bonds. Comm. V moved to approve the contract contingent upon receipt of the payment performance bonds and authorize the chair to sign. Comm. M seconded the motion and it carried 2-0.

Contract with Fencecrafters, LLC. Eric Griffin reported on the contract in the amount of \$8,380.00 to install an electric gate at the main entrance of the Public Works complex. Staff recommend approval. Comm. V moved to approve the contract and authorize the chair to sign. Comm. M seconded the motion and it carried 2-0.

Public comments on items not mentioned above. None.

Adjourn. 10:20 a.m.