

Monday, February 25, 2013

PRESENT-Deb Ranum, Chairperson; Steve Baldwin, Member and Brenda J. Wood, Clerk and Recorder

9:15 AM-Vera Abrams, Airport Secretary brought information/minutes from the Airport Landowners Meeting held at the Airport before the project started.

Roger Meggers, Airport Manager joined to discuss the Airport expansion and how it affected the County leases. Upon further review it was determined there is approximately 100 acres left of the original Kirschten County Lease. Vera left the discussion.

Fence-Roger will check the fence on the County property adjoining the Airport runway. Roger left the meeting.

Commissioner Randash joined the conversation at 9:45 AM.

CONVENE-10:00 AM

ROAD/SHOP REPORT

10:00 AM-Bobby Wiedmer, Road Foreman and **Alba Higgins**, Shop Foreman met to present the Road Report.

Gravel/Scoria contracts were discussed.

Alba-The Landfill loader and scraper have been repaired and are back at the Landfill.

Golf Pickup-They have been working on the engine for Golf pickup.

Fuel tank-A fuel tank was ordered for one of the trucks and should be here next week.

Meeting-Alba and Bobby would like to meet with the Commissioner's to discuss how this Commission would like to proceed with regard to trading/buybacks/purchases of County equipment. Alba discussed all the repairs made to the Landfill loader; next fiscal year is the last year on the 5 year buyback. The loader needs new tires, etc. If the Commission plans to trade the loader it would not be feasible to spend a lot of money on the loader at this time. Alba stated the crusher loader is 10 years old. Alba will schedule a time for he and Bobby to discuss the County's large equipment with the Commission.

Tires-Alba stated Hi-Mile Tire informed him they are now making a special Landfill tire.

Further prospecting was discussed.

Snow plow truck-Will cost additional to put a wing and plow on it; trying to get a quote.

Mower Tractor-The group discussed why a new mower was not purchased last year; the Companies were all in transition last year. They will need a dual PTO due to the mulchers used by the County. Front wheel assist is needed for the Shulte mower; as of this time are leasing a tractor to use with this Shulte mower.

Truck Box-Will need to purchase a new truck box for the Sterling truck soon. Permission granted when needed.

SHERIFF REPORT

10:30 AM-Tim Barkley, Public/Sheriff joined to discuss County Roads, etc. Tim would like to place cattle guards; one on Division road and one on Tower Road. Barkley's own the land on both sides. It is either he maintain the fence or place cattle guards. Tim stated they were turned down because the County does not do this to save the Landowners fencing expenses. Tim will pay for the cattle guards and would be willing to place them. The Commission stated the County would have to place them. Bobby stated they should review the cattle guard policy and then decide.

Division Road-Tim stated there is mile and one half of the Division Road which has some really large, sharp scoria and the road is narrowed up now too. The Commission will view it on Friday when they check roads for the March Road Hearing.

Speed Limits-The group discussed placing speed limits on County Roads. Tim discussed heavy traffic on the roads and the damage that places on the roads due to high speed and weight. Tim stated the Commission may want trucks to drive slower than lighter vehicles. Discussed accidents on County Roads-Tim stated actually there are very few accidents on County roads related to speed. Commissioner

Randash wondered if there would be a need for more officers if this were to take effect. Tim stated no as his officers are out on the County Roads now.

10:55 AM-Judd Halstead, Upland HMR, LLC joined the discussion.

SHERIFF (CONTINUED)

Back to Tim-Jail Contracts were discussed. Tim stated the County may not get a contract from the Department of Corrections due to all the information they expect from Tim. They want a document for staffing wages which Tim cannot provide in the way they prefer. Tim explained no wages are budgeted in the Jail portion due to the fact the wages are consumed in the Dispatch and Sheriff's budgets. Tim provided the DOC with his calculations, which did not seem to be what they wanted. Tim stated due to the fact the County will probably be quite busy itself; they probably would not be able to assist the DOC anyway, although, the State did not have a problem with the \$75.00 per day housing fee.

Taxes-Tim stated the issue he and LaRita Huether, DOR worked on regarding equipment tax for JoMax was resolved. JoMax paid the amount due. Commissioner Baldwin thanked Tim for a job well done. Tim left the discussion

11:00 AM-**Steve Spriggs**, County Lessee-Meeting was cancelled.

BASEMENT CRAWLSPACE UPDATE

11:00 AM-**Judd**-Reported he sent radon tests to AccuStar Lab and the results will be returned to the Courthouse. The tests performed, before the plastic was laid, were high. Judd is working with the contractor, "Radon Buster", regarding ventilation for the crawlspace. Judd stated he would be available, after the tests results are back to complete the project. If the tests come back high, Judd feels the Contractor will recommend air exchange and if not they probably would recommend nothing further. Judd feels the contractor would probably do the installation of air exchange due to their qualifications.

WELL SITE

11:15 AM-Dennis Pathroff-Denbury Land Agent stated Denbury would like to request they move the well site from the original location to ½ Kirschten and ½ County land, near the far end of the container site. The original site was located in a low spot. Miriam Kirschten agreed to allow this; the Commission agreed as well. Dennis stated a check would be cut for \$2,500.00 made payable to the County.

INSURANCE

11:55 AM-Debbie Wyrick, Deputy Clerk and Recorder discussed insurance for the towers (old and new). Debbie brought the cost estimates to insure both old and new towers until the old towers are removed. The Commission agreed to insure all towers (old and new).

FAIR UPDATES

12:05 PM-Barb Lechler, Fair Secretary explained the email she sent to the Commission regarding information sent to the Horse Stallers, quotes and a change in the Fair Board meetings. Barb discussed a horse that got loose and did some damage in the upper barn. Discussed placing concrete on either side of the doors in the big barn to help maintain the doors and keep them out of the dirt.

RECESS-12:15 PM-Commissioner Baldwin made the motion to recess for lunch. Commissioner Randash seconds the motion. Motion carried unanimously.

Noon Recess

RECONVENE-1:00 PM with Commissioner's Ranum, Randash and Baldwin present.

PLANNER REPORT

Desiree' Thielen, Planner met to present Planner updates.

New Pipeline-HiLand Crude pipeline was discussed. Desiree' explained they will be located near the existing tank farm, West of Baker, on Sieler property. HiLand is a Subsidiary of Continental Resources.

Board of Adjustments-Desiree' needs to have a separate Board of Adjustments for Planning projects. There is an existing Airport Board of Adjustments, which is the Planning Board; this would be separate from that Board. The group will think about this further.

Plat Status Report-was reviewed.

CTEP funding-Discussed what the CTEP funding could be used for.

Previous Meeting questions-The group discussed questions addressed to the Commission previously by Desiree' regarding man camps.

- Does the Community have to provide laundry mats, etc at the man camps or use what is already provided in the Community? Discussed whether or not our laundry mats can handle the influx. Commissioner Ranum stated one owner feels they could.
- Set limits on the amount of people they would have to provide for with an additional clause to amend if needed.
- Bury sewer, water and electric-It was decided to add the verbiage "upon additional agreement with the County", they could leave them "in place". If underground, they have to be designed to City standards.

1:30 PM-Keli Bertsch, YANA joined the discussion. Keli stated Pastor Mark Arnold is going to store the YANA items for them until such time as they have someplace to keep them. YANA plans to advertise for a new Director for 20 hours per week or until they get their non-profit status. Right now they are still working through Glendive. Sandy Kinsey is still an employee downstairs.

1:35 PM-back to Desiree'-Commissioner Ranum wants "garbage" added to sewer, water, etc.

Security-Commissioner Baldwin stated he discussed the Security issues with Tim Barkley, Sheriff. All emergency services will do a walk through before the facilities are open. The Pipeline Company can provide on-site security.

Addressing-Discussed format for "addressing" for emergency service purposes.

On-Site Manager-Discussed the pipeline having an on-site Manager as their liaison

Recreational facilities-Would provide Recreation Facilities for those Man Camps over 500 people, "upon additional agreement".

Out Buildings-It was suggested Desiree' contact the Sanitarian to find out his thoughts regarding "no out buildings on the premises should be older than"....

1:45 PM-Rich Batterman, County Attorney met to discuss bids received for the Dispatch Remodel project.

1:50 PM-Mike and Miriam Kirschten, County Lessee's met to discuss their Lease with the County. Mike showed the portion of the County Lease which is still in effect. Decision was made the County area would need to be resurveyed and a new lease agreement drawn up for the Kirschten's. The Commission stated Roger Meggers, Airport Manager brought a map in and showed the Commission what portion of the County lease the Kirschten's would still have. Miriam explained this land has been subleased to Emil Sieler for several years.

Lessee Names-Mike stated his name should not appear on the lease; the Trust and Miriam should appear on the lease.

Terms-Commissioner Baldwin stated the leases will probably be six (6) year leases. Commissioner Ranum stated the rate will stay the same for this year but the plan is to have the County Attorney update the lease. The Lessee's will be contacted when the new leases are ready to sign.

2:50 PM-Desiree' Thielen, Planner met to discuss possible projects for the CTEP funding as per the survey she sent out; discussed completing the sidewalk around the lake. There is still money set aside in a bank account to complete this project. The group discussed combining this funding with the CTEP funds to complete the sidewalk. Commissioner Randash stated members of the public wondered what happened to the funding they donated to this project and why the sidewalk was never completed. The Commission stated in order for the sidewalk to be complete, it would be placed on private property and there have been discussions on improvements to private property. This will be discussed further.

2:55 PM-Sharon Gookin joined the discussion to find out if Hiland Crude had come in to visit with the Commission about crossing County roads. The Commission has not seen anyone from Hiland Crude as of this time.

Desiree' stated Hiland Crude was given a list of things they would have to comply with; one item was a weed plan. Sharon stated they are pressuring Landowners not to join the "Landowner Group" and to sign their lease agreements. Desiree' stated she would bring the contact information up for the group. Desiree' and Sharon left the discussion.

3:00 PM-Steve Stanhope, Tom Kachel and Richard Griffith joined the group.

3:00 PM-Steve Stanhope, Fidelity met to discuss the Vassar Bridge. The group discussed rip/rap for the bridge. Commissioner Ranum stated Jasen Wyrick informed her he has rip/rap available if anyone needs some. Steve S. stated he knows Mugley (Miles City, MT) has large rock also. Steve S. suggested Bobby to look at the rock Griffith and Hufford have as well. There is 100' of creek bank which will need rocked. Steve stated the old bridge has been removed and is lying on the North side of the creek. Steve left the discussion at 3:15 PM.

3:15 PM-Tom Kachel and Richard Griffith brought draft specs and a drawing for the Commission to review for the proposed Landfill Shop. Richard spoke to Daryl Abby, State Building Inspector about this building project. Since most of the building will be used for storage a fire wall with metal sheeting will have to be installed. Barry Damschen, Landfill Engineer told Tom to stop the process until he gets down here to review the plans, etc.

Water-The group discussed consideration of running a waterline from the City to the Landfill.

Completion date-September 1st completion date was discussed for the new building.

Motion-Commissioner Randash made a motion to go to bid for a new Landfill Shop. Commissioner Baldwin seconds the motion. Motion passed unanimously. Richard left the meeting 3:40 PM

LANDFILL UPDATES

Loader tires-Tom used the last spare tire; the Commission informed Tom, Alba still has two tires at the shop for the loader.

Maintenance-Equipment maintenance is near completion after the inspections he filled out, other than the dump truck.

Dyad-This Company has moved their building site to Valley County or they may build their own landfill in Dawson County.

Wages-Tom presented a letter to the Commission from Mike Kirschten regarding current wages at the Landfill. This will be taken into consideration at budget time.

4:04 PM-Fred Hoff, County Lessee met to discuss his lease with the County. Fred leases all of Section 23-8-61; dam was built by Dobbs Sonsalla and the water rights are held in his name; the land is fenced. Fred stated the last time this lease was updated he was given a five (5) year lease instead of a ten (10) year lease and the lease is not due to expire until 2015. Commissioner Ranum asked how the Spurge looked. Fred stated it looks good; the weed crew got a good kill on it a few years ago and is just now starting to come back.

Terms-Commissioner Baldwin stated the Commission wanted to inform everyone they plan to rewrite the leases for a 6 year term to stay consistent with the number of years the Commissioner's are in office. The Commission will honor the lease currently in place and will renew with a 6 year lease.

Sale of Leases-Fred asked if the Commission was planning to sell the leases. Commissioner Ranum stated they are most interested in selling those that are landlocked. The land would have to be reappraised as the current appraisal is too old.

Access-Fred stated this land is landlocked unless the public can get through on the BLM side. Commissioner Ranum stated there is no public access on the BLM side.

Purchase-Fred may be interested in purchasing if the lease gets too costly; he also has to figure in the amount of money he spends on chemical for the weeds. The Commission will keep Fred informed.

Fires-Fred thanked the Commission for sending the County equipment to assist with fires during the fire season, it was a great help.

City Judge-Commission granted permission for Nicole Brown, City Judge to have panic buttons installed in her new office.

Claim for loss of calves-Jim Leischner, Insurance Agent is taking care of this matter.

4:40 PM-Willie Benner, Mayor-Town of Plevna and **Jennifer Tudor** met to discuss issues with the Water system in the Town of Plevna.

Synopsis-The current system is 70 years old and there is only 9000 gallons of useful water storage; any level above that runs out due to many leaks. The system also has problems holding pressure; most of the valves do not work and the Town of Plevna has no fire protection. There are (3)wells in Plevna- (1) the main well; 2nd well pumps sand and the 3rd well, by the Railroad, pumps gray water and is a manual run well.

Grants-They started to apply for grants in 2009 and hired Interstate Engineering to do the PER (Preliminary Engineering Report) for them. They did not make it on the legislative priority list and have been told one of the reasons being, they should have been doing something all along; the income level was too high and they also did not have enough public turnout at their public hearings.

Needs-To qualify for fire suppression they would need a 150,000 gallon tank which would be an above ground tank.

Prioritize-They brought a priority list with cost estimates. They would like to complete Priority #1 and #2. In order to proceed with #1 and #2 they would need the \$500,000 budgeted, plus \$1,000,000. To complete priority #3 they would need an additional \$1,000,000.

Rates-They have increased the water and sewer rates; they worked with Rural Water to do that and are where they need to be regarding rates to qualify for grant funding.

Sewer-Their sewer is actually in fairly good shape; but with new growth and new subdivisions; there would not be enough capacity.

Jason Rittal, Executive Director-EPEDC has been contacted by Plevna for grant assistance.

Motion-Commissioner Randash made a motion the Commission verbally commit to help fund the first two stages of the project by securing an additional \$1,100,000 toward the project; this made in addition to the original commitment. Commissioner Baldwin seconds the motion. Motion passed unanimously.

Report-Willie stated they will hire an engineer; bring the numbers in later and update the Commission on the grants and progress of the project.

Ambulance-Willie-Not much interest from anyone in Plevna but he did ask around.
Willie and Jennifer left 5:25 PM

MINUTES APPROVED

MOTION-Commissioner Baldwin made a motion to approve the February 19th minutes as submitted. Commissioner Randash seconds the motion. Motion carried unanimously.

MINUTES/FLYERS/REPORTS

The Commission reviewed and/ or approved the following:

Container Site Monthly Report-6 punch card sales-\$300.00; Permits purchased-\$100.00

Coral Creek Landfill Monthly Financial Report for December, 2012 and January, 2013

Plat Status Report-February 25, 2013-18 COS's and/or Plats in various stages of progress.

Fair Board Minutes-January 21, 2013

Council on Aging-August 28, 2012

ACCLAMATION FIRE DISTRICT TRUSTEES

The following Trustees were acclaimed elected by the Board of Fallon County Commission, to the Plevna Rural Fire District-Melissa Thielen-3 year term; Robert Gray-2 year term. Baker Rural Fire District-Dennis Koenig and Vern Stark-each 3 year terms.

ADJOURN

MOTION-Commissioner Randash made the motion to adjourn at 5:45 PM. Commissioner Baldwin seconds the motion. Motion carried unanimously.

s/Deb Ranum, Chairperson

ATTEST:

s/Brenda J. Wood, Clerk and Recorder