

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS  
BROADWATER COUNTY, STATE OF MONTANA  
LOCATION:** 416 Broadway, Townsend, MT 59644  
**DATE:** January 18, 2023

Commissioner Debi Randolph called the meeting to order at 10:00 a.m. Commissioners Darrel Folkvord and Lindsey Richtmyer were also present.

Public Comment: none.

10:00 AM Broadwater County Community Development and Planning Director Nichole Brown presented Vandenacre Family Transfer. Broadwater Deputy County Attorney Jania Hatfield commented. Commissioner Richtmyer moved to approve the exemption for Vandenacre family transfer. Commissioner Folkvord seconded with comments. Donna Vandenacre commented. Motion carried.

10:16 AM Director Brown presented Catalfamo/Olson COS for Aggregation Request for Exemption Review. Lots 10 and amended tract 9 adjoining two lots into one. Commissioner Folkvord moved to approve. Commissioner Richtmyer seconded and carried.

10:20 AM Director Brown presented Antelope Vista II Tract 2 Subsequent Minor Subdivision. Broadwater County Attorney commented that the minutes from the Planning Board meetings will need to be added to the official record because that is where the record of the change is located. Director Brown read findings and fact order report into the record. 10:40 No build zone definition to be placed on the Plat. Deputy County Attorney Hatfield commented regarding Regulations page 62 for drainage channels and waterways. Bernadette Swenson of Schaubert Surveying commented. County Attorney Swanson commented regarding definition of no build zone.

11:27 AM Director Brown presented Proposed Amendments to County Subdivision Regulations definition 1 subitem a. regarding legal access. Hatfield commented. Letter to Broadwater County Commissioners from Meghan Mitchell re: Rolling Glenn Ranch Road read aloud. Commissioner Folkvord moved to adopt Yellowstone County legal access definition. Commissioner Richtmyer seconded. The definition was read aloud. Motion carried.

10:45 AM Deputy County Attorney Jania Hatfield presented Trident Solar Road Use and Maintenance Agreement. Old Town Road and Eustis Road will be affected by this road agreement. Public Works Director TJ Graveley commented. Commissioner Richtmyer moved to

approve agreement between Trident Solar Road Use and Broadwater County with removal of striking page 2 section 2 subsection b. Commissioner Folkvord seconded and carried.

12:00 AM Deputy County Attorney Hatfield presented Petition from Citizen Bill Lane to Abandon a Portion of Lucifer Street located in Toston, MT. Broadwater County Surveyor Angie Paulsen is contracting Great West to survey the area. Bernadette Swenson with Schaubert Surveying commented. County Attorney Swanson commented. Commissioner Folkvord discussed appointing the commissioner that represents the district in which the survey is conducted. Commissioner Richtmyer moved to appoint Great West Engineering as the surveyor for Lucifer Street abandonment in Toston, MT, and Commissioner Folkvord as the commissioner representative for the project. Commissioner Folkvord seconded and carried.

12:08 AM Deputy County Attorney Hatfield presented Fee Proposal Broadwater County Emergency Services Facility, Preliminary Architectural Report (PAR). Hatfield recommendation to contract an attorney to review this construction proposal from Slate Architecture in the amount of \$58,090.00.

12:15 AM Community Development & Planning Assistant Tacy Swanton presented Broadwater County Board Openings and Candidates for 2023: **Airport** (3 yr. terms): 2 Members, **Trust** (3 yr. terms): 2 Voting Members, 2 Non-Voting Members, 1 Interested & Involved Party, **Compensation** (3 yr. term & 2 yr. term): 1 Citizen (3 yr. term), 1 Citizen (2 yr. term), **Tax Appeal** (3 yr. term): 1 Member, **Fair** (3 yr. terms): 1 Chairman, 1 Rodeo Board Representative/Tech/Social Media/Liaison, 1 Member, **Mosquito - Townsend** (3 yr. terms): 2 Members, **Mosquito - Three Forks** (3 yr. term): 1 Member, **Museum** (3 yr. terms): 4 Members, **Planning** (3 yr. term): 1 Member, **TV** (3 yr. terms): 3 Members, **Noxious Weed** (3 yr. term): 1 Member, **City/County Parks & Recreation** (3 yr. term): 2 Members, **Board of Health** (3 yr. terms): 1 Chairman, 1 St. Peter's Representative, 1 Member, 1 Manager, **Board of Investments** (no terms): 1 Townsend School Representative, 1 Public-at-Large Member, 1 Secretary  
Any questions please ask [tswanton@co.broadwater.mt.us](mailto:tswanton@co.broadwater.mt.us). This was also advertised in the paper, was emailed and is on the webpage.

12:25 AM Broadwater County Sheriff Nick Rauser presented status of Detention Center 2014 passenger van with approximately 180,000 miles. Value is approx. private party sale could be \$7,000.00-7,500.00. The commissioners will do research and get back to the Sheriff. Sheriff Rauser introduced Captain Mark Wood. Sheriff Rauser also announced that Tony Cordova is the newest Broadwater County Deputy Coroner.

12:32 AM Deputy County Attorney presented Contracts for 4H Building and Wastewater I improvements with Gruber Excavating and AV Construction. Commissioner Folkvord moved to approve the change pg. 15 section 17-02 regarding attorney fees only if all parties have been contacted and agreed to by all parties with supplementary conditions of the construction for both contracts AV Construction and Gruber Excavating. Commissioner Richtmyer seconded and carried.

Commissioner Folkvord moved to approve January 9, 2023, Minutes. Commissioner Richtmyer seconded and carried.

Commissioner Folkvord moved to approve payroll claims in the amount of \$268,302.96.  
Commissioner Richtmyer seconded and carried.

Commissioner Richtmyer moved to approve claims in the amount of \$160,855.38.  
Commissioner Folkvord seconded and carried.

Commissioner Richtmyer moved to approve claim in the amount of \$6,977.00. Commissioner Folkvord seconded and carried.

Communications Received: Vandenacre Deeds and COS Bk2 Pg. 647, COS for Aggregation Request for Exemption Review Frank Catalfamo and Pamela Olson, Preliminary Plat Application Antelope Vista II Tract 2 Minor Subdivision Jon and Christina Kamps, Letter to BWC Commissioners from Meghan Mitchell re: Rolling Glenn Ranch, Trident Solar Road Use and Maintenance Agreement with Exhibit A, Fee Proposal Broadwater County Emergency Services Facility, Preliminary Architectural Report (PAR) from Slate Architecture, Contracts for 4H Building and Wastewater improvements with Gruber Excavating and AV Construction. Letter from CASA for children to Broadwater County re: thanking for a gift of \$1,000.00.

Present at the meeting was Bernadette Swenson of Schaubert Surveying, Frank Catalfamo and Pamela Olson, Public Works Director TJ Graveley, Fire Chief Ed Shindol, and Sheriff Rauser.

Meeting adjourned at 12:45 p.m. The next regular Commissioner Meeting will be held January 25, 2023, at 10:00 a.m.



Attest:

ANGIE PAULSEN  
Clerk and Recorder

  
DEBRA RANDOLPH  
Commissioner Chairwoman