

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
BROADWATER COUNTY, STATE OF MONTANA
LOCATION: 416 Broadway, Townsend, MT 59644
DATE: July 5, 2022

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

County Attorney Jania Hatfield presented Montana Distributors and Janssen Opioids Settlement Memorandum of Understanding. Commissioner Randolph moved to approved signing MOU. Commissioner Delger seconded and carried.

County Public Works Director Josh Obert offered comments regarding Solid Waste Past Due Fee Policy and will need more time to amend.

Horse Creek Hills Subdivision

- Disclosure of Conflicts of Interest by the Commission – Commissioner Randolph stated that Carol Plymale had a conversation with the commission but no decisions were made. The discussion with Plymale did not influence the Commissioners’ decision regarding Horse Creek Hills.
- Broadwater County Community Planner Nichole Brown presented updated Feb 17, 2022, Staff Report. Hatfield presented MEMO re: Information Regarding Water Usage and Exempt, Second Addendum to Horse Creek Hills Major Subdivision Staff Report New Information. Hatfield offered comments. County Sanitarian Shawn Rowland offered comments regarding water, waste water, storm water and solid waste. Lot 41 is the specific lot reviewed locally by Rowland. Director Obert offered comments.
- Mark Fasting with Allied Engineering represented the applicant/Subdivider and presented for 71 Ranch LP.
- Public Comment on the Subdivision
 - General Public Comment: Bill Waldron, Greg Field Broadwater Conservation District Supervisor (“BCD”), Dallas Diehl BCD Supervisor, Ron Spoon Fisheries Biologist with FWP commented regarding Confederate Creek, Denise Thompson on behalf of BCD, Phillip Fingar, Charles Plymale, Jan Finn, Gerald Willet, Cody McDaniels, Carole Plymale, Tancy McDaniel, Vicki Sullivan, Brad Dundas and Toby Dundas offered comments. Robert Sarris-Olsen of Watershed Coalition commented regarding two letters opposing the subdivision, Jan Finn commented regarding water, Tim Ravndal commented, Vicki Sullivan commented regarding water.

- Subdivider Response – Mark Fasting Allied Engineering represented the applicants and responded to previous meeting comments. Colleen Coyle attorney for the applicant for 71 Ranch offered comments. Broadwater County Sanitarian Shawn Rowland offered comments regarding DEQ hydrogeology evaluation.
- Close Public Comment
- Board Discussion. Commissioner Randolph requested clarification on traffic counts for road travel. Mark Fasting with Allied Engineering offered comments regarding road travel. Colleen Coyle, attorney for applicant offered comments. Fasting offered water meter comments. Director Obert offered comments regarding road travel threshold for the county. Director Obert offered comments on local trash pick-up and increased interest in rural house trash pick-up. Commissioner Folkvord requested Charles Plymale's comments regarding fire truck equipment available. Discussions of a possible 30,000 gallon tank with its own well in proposed Horse Creek Hills Subdivision. Commissioner Delger requested how to substitute for Dundas water shortage in the event the Subdivision takes water from the Dundas land. Fasting commented that it would depend on the hydrogeology evaluation. Director Obert offered comments on mag chloride on the roads. Commissioner Folkvord requested that the developer be willing to put up a fence. Attorney Coyle said that would likely be acceptable. Folkvord also requested the builder put up a cattle pass. Toby Dundas offered comments discussed collecting snow on the side of the road. Director Obert responded. Discussion tabled to July 11, 2022.

Commissioner Randolph moved to approve Minutes from June 29, 2022. Commissioner Delger seconded and carried.

Public Comment: none.

Communications Received: MOU Montana Distributors and Janssen Opioids Settlement, Solid Waste Past Due Fee Policy, MEMO from Broadwater County Attorney to Commission re: Horse Creek Hills Major Subdivision – Information Regarding Water Usage and Exempt, Second Addendum to Horse Creek Hills Major Subdivision Staff Report New Information Before the Planning Board, Staff Report Horse Creek Hills Major Subdivision Preliminary Plat Dated 3/29/2020, MEMO from Broadwater County Attorney to Commission re: Horse Creek Hills Major Subdivision – Information Regarding Proportionate Impact, Updated Staff Report Horse Creek Hills Major Subdivision Preliminary Plat 2/17/22, MEMO from County Attorney to Commission re: Horse Creek Hills Major Subdivision – Mitigation measures offered by Subdivider, Addendum to Horse Creek Hills Major Subdivision Staff Report New Information Before the Planning Board Date February 17, 2022, Public Comments Guidelines, photo booklet from Bill Waldron, Letter from BCDC to Commissioners re: Letter of Concern regarding Horse Creek Hills, written comment from Ron Spoon from FWP, Letter from Broadwater Conservation District to County Commissioners re: Concerns over Horse Creek Hills, Charles Plymale, Carol Plymale, Revised version of updated suggested road from Vicki Sullivan to Commissioners comments.

Present at the meeting were Merrit with 71 Ranch, Collen Coyle with 71 Ranch, Mark Fasting with Allied Engineering 71 Ranch LP, Broadwater County Public Works Director Josh Obert, Broadwater County Sanitarian Shawn Rowland, Nancy Marks with MT43News, Cody McDaniel

with McDaniel Ranch, Jan and JoAnn Finn with Finn Angus & J Bar F, Jerry Willet, Bill Waldron, Tim Ravndal with Broadwater County News, Vicki Sullivan, Ron Spoon MTFWP Fisheries, Denise Thompson with Broadwater Conservation District, Dallas Diehl with Broadwater County Conservation District and Broadwater County Planning Board, Phil Finger, Greg Field with BCD, Toby Dundas and Brad Dundas.

Commissioner Delger moved to table to continue Horse Creek Hills subdivision discussion until July 11, 2022. Commissioner Randolph seconded and carried.

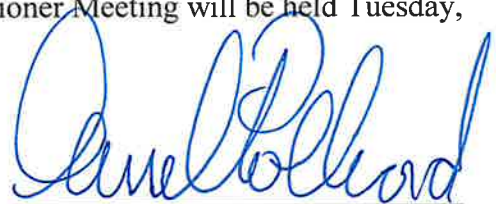
Commissioner Delger moved to approve the June 29, 2022, Minutes. Commissioner Randolph seconded and carried.

Commissioner Delger moved to approve payroll claims in the amount of \$224,268.74. Commissioner Randolph seconded and carried.

Commissioner Randolph moved to approve claims in the amount of \$220,830.10. Commissioner Delger seconded and carried.

Public comment: none.

Meeting adjourned at 4:50 p.m. The next regular Commissioner Meeting will be held Tuesday, July 11, 2022, at 10:00 a.m.



DARREL FOLKVORD
Commissioner Chairman



Attest:
ANGIE PAULSEN
Clerk and Recorder