

BROADWATER COUNTY COMMISSIONERS
515 Broadway, Townsend
Meetings are held at the Flynn Building on 416 Broadway St.

Current and previously recorded meetings, official agenda, and minutes may be viewed on the website at <https://www.broadwatercountymt.com>.

Per Montana Code Annotated (MCA) 2-3-202, agenda must include an item allowing public comment on any public matter that is not on the agenda of the meeting and that is within the jurisdiction of the agency conducting the meeting. Public comments will be taken either in writing before the meeting or in person at the beginning of the meeting. Mail and items for discussion and/or signature may occur as time allows during the meeting. Issues and times are subject to change. Working meetings will be posted on the agenda and will not be recorded.

OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), on our website at www.broadwatercountymt.com, in the window of the Flynn Building at least 48 hours in advance of the meeting, and in the Helena Independent Record (IR).

REVISION

COUNTY OFFICES WILL BE CLOSED ON NOVEMBER 10, 2023 FOR VETERANS DAY

Wednesday, November 1, 2023

- | | |
|----------------------------|---|
| 10:00 AM | Public Comment on any subject not on the agenda, and that the Commission has jurisdiction over |
| 10:00 AM | Discussion, Melissa Franks, Broadwater County Treasurer Department Update; Taxes |
| 10:10 AM | Discussion/Decision, Nichole Brown, Community Development and Planning Director, Davis Boundary Relocation (Township 6 North, Range 2 East, Section16) Exemption Request |
| 10:15 AM | Discussion/Decision, Resolution Supporting Operation Green Light for Veterans |
| 10:20 AM | Discussion/Decision, Review and Approve 2023-2024 Annual Work Plan for the Broadwater County Wheatland Tax Increment Financing District |
| 10:25 AM | Discussion/Decision, Stacy Sommer, City/County Parks & Recreation Board request approval for County road approach onto county-owned Centerville property |
| 10:30 AM | Discussion/Decision, Selection of Newspaper Committee |

Thursday, November 2, 2023

- | | |
|-----------------|--|
| 10:00 AM | Weekly Working Meeting with Jania Hatfield, Deputy County Attorney, in the Commission Office regarding projects and deadlines |
| 2:00 PM | Discussion, Working Meeting, Question/Answer session for Newspaper RFP Bidders |

Public Meeting Notices

6:00 PM Nov. 8 Southern Broadwater County: (CTAP*) Meeting at Bridger Brewing

6:00 PM Nov. 14 Northern Broadwater County: (CTAP*) Meeting at the Flynn Building

Items for Discussion / Action / Review / Signature – Consent Agenda

- ✓ Certificate of Survey review
- ✓ Management – on-going advisory board appointments
- ✓ Claims/Payroll/minutes
- ✓ County Audit / Budget
- ✓ Mail – ongoing grants
- ✓ Correspondence – support letters

Debi Randolph, Chairman (406) 266-9270 or (406) 980-2050

Darrel Folkvord, Vice Chairman (406) 266-9272 or (406) 980-1213

Lindsey Richtmyer (406) 266-9271 or (406) 521-0834

E-mail: commissioners@co.broadwater.mt.us

Future Meetings will be held at the Flynn Building (416 Broadway)

(Please note: These meeting times/dates may change, please check the county website)

- Broadwater County Radio Station and Townsend K12 School District #1; Monday, November 6, 2023, at 6 PM in the Library Community Room. Discussion; Radio Costs and Maintenance and Radio Use, Action Items; Agreement of Partnerships
- Mental Health LAC Board on November 8 at 2 PM
- COUNTY OFFICES WILL BE CLOSED FOR VETERANS DAY ON NOVEMBER 10TH
- Trust Board Meeting on November 14th at 11:30 AM
- BC Planning Board Meeting on November 14th at 1 PM
- BC Airport Board on November 15th at 6 PM
- BC Fair Board on November 16th at 7 PM
- Board of Health Meeting on November 20th at 2 PM
- BC Parks & Rec Meeting on November 20th at 6 PM
- Weed Board on November 21st at 6 PM
- COUNTY OFFICES WILL BE CLOSED FOR THANKSGIVING ON NOVEMBER 23RD
- Broadband Advisory on November 30th at 4 PM

The Commissioners may be attending these board meetings (except the Planning Board)

REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Broadwater County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act.

Part One. Applicant Information

Landowner(s): Nancy & Cory Davis
Address: 150 Dry Creek Rd Townsend MT 59644
Telephone Number(s): 406-949-3097

Landowner Representative: Schauber Survey
Address: 64 Jack Farm Road Phone: 406-266-4602

Part Two. Legal Description: Tracts A & B of COS 1-848A, Section 16
T6N, R2E

Part Three. Basis for Exemption Request:

What exemption is being claimed, and what is the basis for your exemption claim?

Previous owner had split off an odd shaped piece in this
plot corner. I do not have plans to sell this piece but if I
ever did this will be a cleaner boundary for my field and
the corner. Boundary Relocation

Tracts A & B of COS 1-848A, Section 16, T6N, R2E

Part Four. Supporting Information: Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required. A subdivision exemption review fee must be submitted with the exemption request.

AFFIDAVIT: I hereby certify that the purpose of this exemption request is NOT to evade the Montana Subdivision and Platting Act. Dated this 18 day of October, 2023

Signature(s): Cory Davis

Certificate of Governing Body:

We, the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Broadwater County Subdivision Regulations.

Dated this _____ day of _____, A.D., 20____

Commissioner

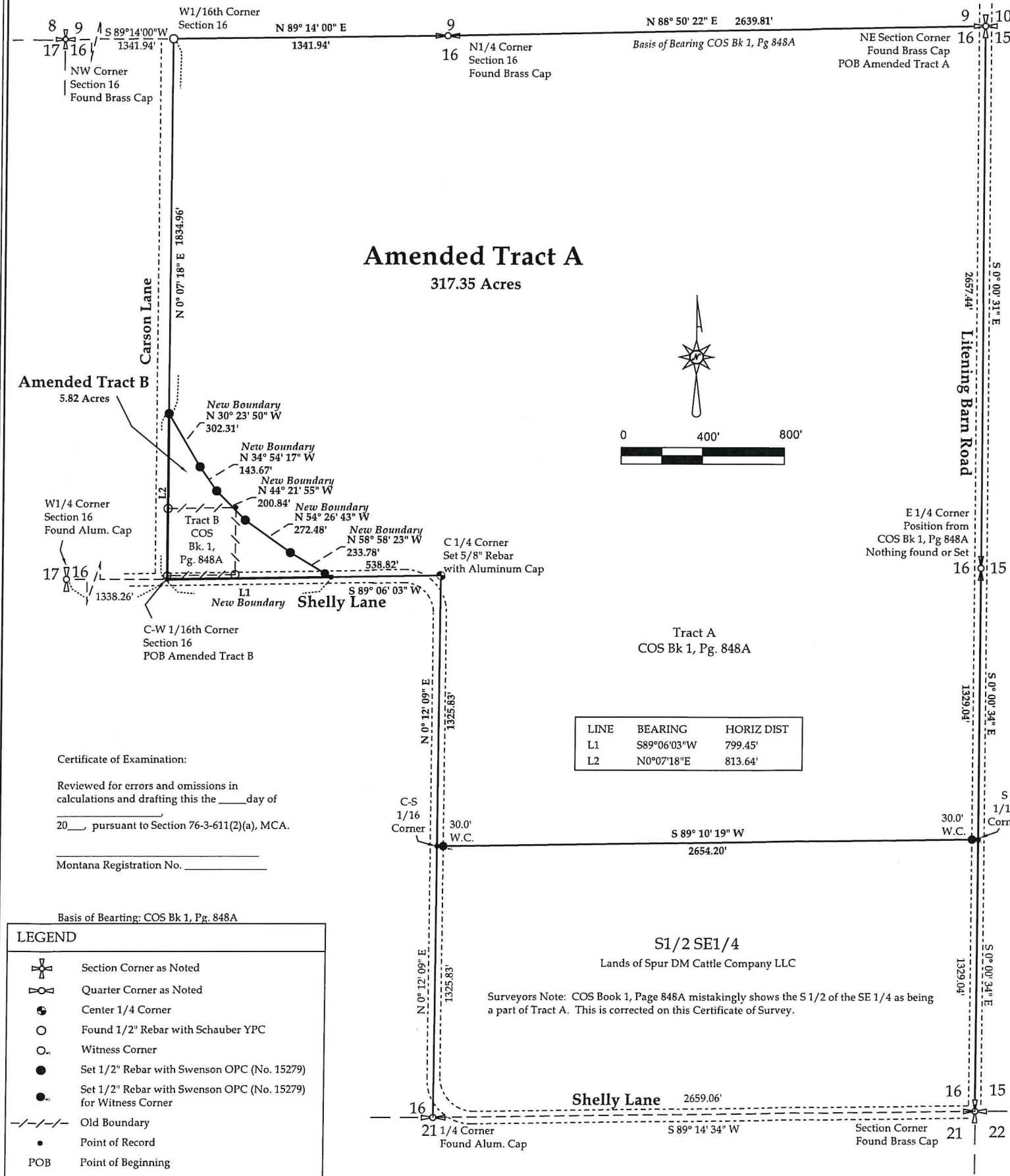
Commissioner

Commissioner

C&R Attest

Certificate of Survey No. _____: To Relocate Boundaries Between Adjacent Properties
Situated in Part of the E 1/2 and Part of the the E 1/2 of the NW 1/4 of Section 16, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana.

Landowner: *Cory L Davis*
 Date: *October 5, 2023*



Legal Description:
Amended Tract A
 A Tract of Land situated in part of Tract A and part of Tract B of Certificate of Survey filed in Book 1 of Plats, Page 848A, situated in part of the East 1/2 and part of the East 1/2 of the NW 1/4 all being in Section 16, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the NE corner said Section 16, said corner also being a Point in the centerline of Litening Barn Road, said corner also being the NE corner of herein described tract of land and Point of Beginning: Thence along said centerline the following two (2) courses: S00°00'31"E, a distance of 2657.44 feet to the East 1/4 corner of said section; Thence S00°00'34"E, for a distance of 1329.04 feet to the South 1/16 corner of said section; Thence leaving said road centerline S89°10'19"W, for a distance of 2654.20 feet to the C-S 1/16 corner of said section, said corner also being a point in the centerline of Shelly Lane; Thence N00°12'09"E, for a distance of 1325.83 feet to the C 1/4 corner of said section; Thence along the east-west mid-section line of said Section 16 S89°06'03"W, for a distance of 538.82 feet to a point in the centerline of Shelly Lane; Thence leaving said mid-section line and said centerline N58°58'23"W, for a distance of 233.78 feet; Thence N54°26'43"W, for a distance of 272.48 feet; Thence N44°21'55"W, for a distance of 200.84 feet; Thence N34°54'17"W, for a distance of 143.67 feet; Thence N30°23'50"W, for a distance of 302.31 feet to the West 1/16 line of said Section 16; Thence N00°07'18"E, for a distance of 1834.96 feet to the W 1/16 corner of said section; Thence N89°14'00"E, for a distance of 1341.94 feet to the N 1/4 corner of said section; Thence N88°50'22"E, for a distance of 2639.81 feet to the Point of Beginning, said parcel being 317.35 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Amended Tract B
 A Tract of Land situated in part of Tract A and part of Tract B of Certificate of Survey filed in Book 1 of Plats, Page 848A, situated in part of the East 1/2 of the NW 1/4 of Section 16, Township 6 North, Range 2 East, P.M.M., Broadwater County, Montana being more particularly described as follows: Commencing at the C-W 1/16 corner of said Section, said corner being a point in the centerline of Shelley Lane, also being the Southwest corner of herein described tract of land and Point of Beginning; Thence leaving said centerline and along the W 1/16 line of said section N00°07'18"E, a distance of 813.64 feet; Thence leaving said 1/16 line S30°23'50"E, for a distance of 302.31 feet; Thence S34°54'17"E, for a distance of 143.67 feet; Thence S44°21'55"E, for a distance of 200.84 feet; Thence S54°26'43"E, for a distance of 272.48 feet; Thence S58°58'23"E, for a distance of 233.78 feet to the east-west mid-section line of said section also being a point in the centerline of the aforementioned Shelly Lane; Thence S89°06'03"W, for a distance of 799.45 feet to the Point of Beginning, said parcel being 5.82 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Landowners' Certification:
 We hereby certify that the purpose of this survey is to relocate a common boundary line between adjoining properties outside a platted subdivision and that no additional parcels are hereby created. According to 76-3-207(1)(a), MCA: Except as provided in subsection (2), unless the method of disposition is adopted for the purpose of evading this chapter, the following divisions or aggregations of tracts of record of any size, regardless of the resulting size of any lot created by the division or aggregation, are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 2: (a) divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(a), MCA.

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a referenced legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record ARM 24.183.1104 1 (a) (f) (iii) (C)

Sanitation Exemptions:
Amended Tract A
 76-4-103. The plat for a subdivision must show all parcels, whether contiguous or not. A parcel that is 20 acres or more in size, exclusive of public roadways, is not subject to review under this part unless the parcel provides two or more permanent spaces for recreational camping vehicles or mobile homes. The rental or lease of one or more parts of a single building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part.

Amended Tract B
 According to Section 17.36.605(2)(a), ARM which states:
 (2) The reviewing authority may exclude the following parcels created by division of land from review under Title 76, Chapter 4, Part 1, MCA, unless the exclusion is used to evade the provisions of that part: (a) a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no new facilities will be constructed on the parcel.
 Therefore, this division of land is not subject to Sanitation review.

LINE	BEARING	HORIZ DIST
L1	S89°06'03"W	799.45'
L2	N0°07'18"E	813.64'

Certificate of Examination:
 Reviewed for errors and omissions in calculations and drafting this the _____ day of _____, 20____, pursuant to Section 76-3-611(2)(a), MCA.
 Montana Registration No. _____

Basis of Bearing: COS Bk 1, Pg. 848A

LEGEND

- Section Corner as Noted
- Quarter Corner as Noted
- Center 1/4 Corner
- Found 1/2" Rebar with Schauber YPC
- Witness Corner
- Set 1/2" Rebar with Swenson OPC (No. 15279)
- Set 1/2" Rebar with Swenson OPC (No. 15279) for Witness Corner
- Old Boundary
- Point of Record
- POB Point of Beginning

S1/2 SE1/4
 Lands of Spur DM Cattle Company LLC

Surveyors Note: COS Book 1, Page 848A mistakenly shows the S 1/2 of the SE 1/4 as being a part of Tract A. This is corrected on this Certificate of Survey.

Landowner: _____
 Cory L. Davis

State of _____
 County of _____

This instrument was signed or acknowledged before me on _____ by Cory L. Davis.

Notary Signature _____

Certificate of Treasurer:
 I, _____, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through _____.
 Tax ID No. _____
 Dated this _____ day of _____, 20____.

Certificate of Clerk and Recorder:
 I, _____, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, (am or pm), the _____ day of _____ AD, 20____, and recorded in Book _____ of Plats on Page _____, Records of the Clerk and Recorder, Broadwater County, Montana. Document No. _____

Clerk and Recorder _____

Certificate of Surveyor:
 I hereby certify this Certificate of Survey is a true representation of a survey performed under my supervision and completed on October 5, 2023 and described the same as shown on this Certificate of Survey in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this _____ day of _____, 20____.

Surveyor: _____
 Dan Swenson P.L.S. No. 15279
 P.O. Box 177
 Townsend, Mt. 59644

T. 6 N., R. 2 E.

E 1/2 & E 1/2 of NW 1/4 Sec 16, T6N, R2E			
Cory Davis			
Boundary Relocation			
Schauber Surveying 266-4602			
SCALE	PLAT DATE	FILE NAME	
400 Ft./In	10-17-2023	4740CR.lrv	
DRAWN BY	REVISION	SHEET	338
JAS		1/1	4740

BROADWATER COUNTY COMMISSIONERS

DEBI RANDOLPH | DARREL FOLKVORD

LINDSEY RICHTMYER

515 Broadway Townsend MT 59644

commissioners@co.broadwater.mt.us

RESOLUTION 2023 - _____

Supporting Operation Green Light for Veterans

WHEREAS, the residents of Broadwater County have great respect, admiration, and the utmost gratitude for all the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, Broadwater County seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, and civil service, and by functioning as County Veterans Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability, and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually; and

WHEREAS, an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during the transition from military to civilian life; and

WHEREAS, active military service members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes, and boroughs to recognize Operation Green Light for Veterans; and

WHEREAS, Broadwater County appreciates the sacrifices of our United States military personnel and believes specific recognition should be granted; therefore be it

RESOLVED, with designation as a Green Light for Veterans County, Broadwater County hereby declares from Nov 6, through Veterans Day, November 11th, 2023 a time to salute and honor the service and sacrifices of our men and women in uniform transitioning from active service; therefore, be it further

RESOLVED, that in observance of Operation Green Light, Broadwater County encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence from November 6th through the 12th, 2023.

Dated this ____ day of _____, 20 ____

BROADWATER COUNTY COMMISSIONERS

DEBI RANDOLPH, CHAIR

DARREL FOLKVORD, MEMBER

ATTEST:

ANGIE PAULSEN, CLERK AND RECORDER

LINDSEY RICHTMYER, MEMBER

**2023-2024 Annual Work Plan for the Broadwater County Wheatland Tax Increment
Financing District (through June 30th, 2024)**

1.0 Introduction – This is the annual work plan prepared in accordance with the Tax Increment Financing District (TIFD) Plan for the Broadwater County Wheatland TIFD. The annual work plan will be reviewed and approved by the Broadwater County Commission. The annual work plan identifies projects and programs planned for implementation in the district and financing strategy.

1.1 District Overview – The District consists of approximately 325 acres. It currently includes one brewing facility and one Department of Transportation Rest Area. One private parcel is currently being developed. It is a public/private partnership increasing employment opportunities and tax base located in the Wheatland area of Broadwater County at the junction of Hwy 287 and I-90. This is the first year of increment revenue within the district.

1.2 Infrastructure Deficiencies – The existing transportation infrastructure consists of paved and unpaved roads. Fiber high-speed internet is proposed and is in the process of development. It is expected to be available in the early summer of 2024. Water is the responsibility of each lot owner.

1.3 Development Activities/Investment – Property marketing has been ongoing and two lots have been developed. Additional lots are in the planning phase for future development. One lot has been set aside for the future development of an Emergency Services Facility that is expected to house Law Enforcement, Fire, EMS, and Search and Rescue. A **Murdoch's** Store sign has been placed on a lot indicating they have plans to start development shortly.

2.0 Accomplishments to Date –

Fire hydrants are in place and operational for fire suppression. Electrical power is adequate. Wastewater treatment is provided by the onsite Headwater Utilities District. The wastewater treatment system is an (MBR) Membrane Bio-Reactor system that can expand as the district needs require. The treated wastewater will be recycled and used for non-potable uses such as flushing toilets, outside irrigation, and supplying the fire suppression system.

3.0 Proposed Activities – Ongoing maintenance of infrastructure will continue to be needed. Coordination on the Highway 287 turn lanes and potential highway upgrades from Wheatland Road south to the I-90 interchange will have to be addressed with MDT.

2023-2024 Annual Work Plan for the Broadwater County Wheatland Tax Increment Financing District (through June 30th, 2024)

3.1 Engineering Analyses – Emerging infrastructure needs within the district will be evaluated as potential projects develop.

3.2 Financing Strategy Development – The TEDD Administrator will prepare a funding strategy that may be required to support emerging infrastructure project needs. The District has only one outstanding TIF bond pledge for the wastewater system. This payment was agreed upon through resolution with an annual payment schedule starting in 2025.

3.3 Finance Strategies Anticipated – Direct Increment Revenue, Debt Financing, and Other Sources of Funding are reflected in Table 4.1

3.4 TIF Pledge Requests – TIF pledge requests are received January 1st through January 15th and June 1st through June 15th of each year. Table 3.4A will list TIF Pledge requests.

Table 3.4A New Broadwater County TIF Pledge Request			
Description of Request	Date of Request	Pledge Amount Requested	Remarks
		\$ 0	
		\$ 0	
		\$ 0	
		\$ 0	
		\$ 0	
		\$ 0	
		\$ 0	
		\$ 0	
		\$ 0	
TOTAL	*****	\$ 0	

3.5 Anticipated Increment Revenue for the Year- Montana Crossroads Development is awaiting final plat approval. The developer claims to have a signed agreement with **Murdoch's** to build a new facility in that development.

4.0 Budget – Table 4.1 provides a summary of key budget items for the 2023-2024 budget year.

**2023-2024 Annual Work Plan for the Broadwater County Wheatland Tax Increment
Financing District (through June 30th, 2024)**

Table 4.1 Broadwater County TIFD ~ 2023-2024 Proposed Budget			
Activity	Budget	TIF Funds	Remarks
Direct Increment Revenues:			
Est. Beginning Balance	\$ 0	\$ 0	
FY 2024 Increment	\$ 0	\$ 0	
Other Sources of Funding	\$ 0	\$ 0	
Total Est. Revenues	\$ 0	\$ 0	
Expenditures:			
Public Works Admin			
Supplies	\$ 0	\$ 0	
Advertising	\$ 0	\$ 0	
Professional Services	\$ 0	\$ 0	
Travel	\$ 0	\$ 0	
TIFD Public Works			
Repair/Maintenance	\$ 0	\$ 0	
Capital Outlay	\$ 0	\$ 0	
Administration Budget			
Administrator	\$ 0	\$ 0	
Staff	\$ 0	\$ 0	
Consulting Services	\$ 0	\$ 0	
Supplies	\$ 0	\$ 0	
Engineering			
Advertising	\$ 0	\$ 0	
Professional Services	\$ 0	\$ 0	
Engineering	\$ 0	\$ 0	
Travel	\$ 0	\$ 0	
Debt Service			
Payment	\$ 0	\$ 0	\$396,000.00 annual Headwaters Utility Bond Pmt. Starting in 2025
Debt Financing	\$ 0	\$ 0	
Tax Increment Revenue Bonds	\$ 0	\$ 0	
Total Expenditures	\$ 0	\$ 0	
TOTAL	\$ 0	\$ 0	



Townsend K-12 School District #1

Special Board Meeting Agenda

Broadwater County Radio Station and Townsend K12 School District #1

Monday, November 6, 2023

6:00 PM – Community Room

210 North Pine Street, Townsend, MT 59644

1. **Call to order and roll call.**
2. **Public Participation on Non-Agenda Items:** *Members of the community are given an opportunity to make brief comments to the Board on matters not included on the agenda. Comments should be on issues not on the agenda, the comments should not infringe on an individual's constitutional right of privacy and should stay within a three to five minute timeframe. Public comments on non-agenda items will not be voted on by the board during this meeting. Please state your name and issue you wish to address.*
3. **Discussion**
 - 3.1 Radio Costs and Maintenance
 - 3.2 Radio Use
4. **Action Items**
 - 4.1 Agreement of Partnerships
5. **Adjourn**