

Broadwater County Trust Board Meeting
2/8/2022
11:30 am in the Flynn Building

Board Members: Steve McCullough(Chair) Kim Kondelik(VC) Virgil Binkley, Al Christophersen
Commissioner: Debi Randolph
Guests: John Hahn, Jason Noyes, Kory Bakkum, Esther Fishbaugh
Admin Assist: Jessie Underwood

Steve Called the meeting to order at 11:30 am.

Virgil motioned to approve the minutes from January 11, 2022. Kim seconded the motion. Kim wanted to clarify that Al was the one to motion the allocation of \$500,000 to the County for use on the Fairgrounds restroom project. Jessie confirmed that Virgil wanted to entertain a motion to do this allocation, and Al made the motion to do so. Motion carried 4/0.

Financial Report: At this time, there is \$2,800,000 in First First Premier Bank and \$1,400,000 in the Trust Board County Account. The Boat Launch Fees total \$18,094.

John Hahn with STOKE attended today's meeting to clarify for Peter Simon, the City Attorney, on how funds will be dispersed to Evergreen Skate Park Builders. Peter Simon wanted to have a contract or MOU in place before the skate park construction started. The City stated that they did not want any funds going through them. John Hahn believes Evergreen will submit an invoice to each funding sponsor for payment. Peter Simon will submit the construction contract to the City Council for approval before sending the contract to Evergreen Skate Park Builders for signing. Construction is due to start in May and finish mid June. There will be a celebration after the completion of the project. Steve stated that an invoice can be sent to the County and a check will be issued for the agreed upon amount. It may take approx 4 weeks for payment to arrive.

Esther Fishbough from Canyon Enterprises Inc gave an update on the Dock Repair Project that she submitted a grant request for last meeting. The County Commissioners granted \$10,000 towards the dock repairs on February 7, 2022. Even with this funding from the County, the requested amount remained the same at \$22,953.51. Their current efforts are repairing the docks and replacing and/or draining the dock floats. The goal is to update the safety and integrity of the docks to last for another 10 years. Al asked if this work is just for the docks in Broadwater Bay, or if includes the service dock out on the south ramp as well. Esther stated this work is just for the Broadwater Bay docks and that they are planning on gathering funding and working on the south ramp service

dock this spring. Steve asked what the anticipated revenue on the boat rental slips, and Esther stated should be around \$30,000. A season pass is about \$7-\$8 per day throughout the summer(May-Sept) Normal price is \$15 per day without a season pass. Al asked when they start work on the south ramp service dock, if Esther foresees coming to the Trust Board for funding on that project. She stated that they are hoping to cover costs for that project through donations from other sources. Al motioned to approve the grant request of \$22,953.51. Kim seconded the motion. No discussion. Motion carried 4/0.

Funding for Broadwater Bay: Al was down at the bay project and noticed there may have been more gravel removed than previously thought to prepare the excavation site. There is free flowing water coming out of Broadwater Bay at this time. Due to this, the amount of material to be removed from the bay may have been reduced. CAGSRA has been communicating with community organizations for funding donations and letters of support. The cost estimates range from \$30,000-\$80,000. They are hoping to get approx \$15,000 in donations to go towards the excavation project. There will be a meeting with the engineers this Friday.

Determination for the use of the boat launch fees: Joe Wing stated the parking lot has held up very well over the years and does not require major work. Light grading and pot hole filling with a 1"-3" lift, stay dust and compacting. There is no price quote at this time. Al recommended talking to the road dept for a comparative opinion to see if the parking lot needs a lift. Debi suggested asking the Great West Engineering rep about the parking lot and the need of a lift.

Jason Noyes/4-H: Jason briefed the Board on the future construction plans for a gazebo type building for 4-H and County/general use. The building size would be approx 80'x 100'. This building could also be rented for events and used for more than just livestock. He was able to get a couple price quotes for the construction of a post-frame building and an all metal building. The post-frame came in at approx \$200,000 and the metal frame building came in at approx \$400,000. He has not put together a formal request as of now, but wanted the Trust Board to know about it and to give their feed back on it. Steve inquired if there will be power/lights built in to the building plans. Jason stated not at this time, but can be installed later or users could bring portable lights. Al asked about seating and bleachers. Jason stated that there are portable bleachers that would be used when needed. Al stated that there needs to be power and lighting installed and accounted for in the building plans. Al also stated that water should be installed in or near the building for ease of use. The Board approves of the plan and stated for Jason to proceed with the planning. Jason will work with Debi to get the building plans integrated into the Fairgrounds Master Plan with Great West Engineering.

Old Baldy Golf Course Grant Request: Kory Bakkum, manager at Old Baldy Golf Course presented a grant request for updating their rental fleet of golf carts. The Trust Board helped purchase 11, 2014 model year golf carts for \$3,300 each, back in 2018. Now, these carts are 8 years old and need to be retired from use at the Old Baldy Golf Course while there is still some return on investment value in these carts. Old Baldy is requesting help to purchase 14, 2022 model year golf carts at \$5,250 each. The amount requested from the Trust Board is the 70% share of \$51,450, and Old Baldy would cover the 30% share of \$22,050. Old Baldy has become very popular with out of town users, especially during covid. They want to accommodate users as much as possible. Al inquired on the rental rates for the carts. Kory stated Old Baldy just raised them \$5, totaling \$20 per cart for 9 holes and \$30 per cart for 18 holes. Old Baldy rental rates are lower than Helena, Bozeman, Three Forks and White Sulphur. Also, there is no food or drinks out at Old Baldy Golf Course, so users go into Townsend to patronize local area businesses. Al inquired if Old Baldy is taking steps to procure enough funds from the rentals to cover the cost of new carts in the future. Kory stated they working up to that point and are very close to having a rental fee that includes future cart purchasing. Steve stated that may be a stipulation in the approval of the grant request.

By-Laws: The by-laws are still being edited and will be sent out to the Board members soon.

Debi updated the Board on the progress with the Fairgrounds. The ARPA grant request for the sewer/septic project has been submitted. Debi should hear about the status of the grant in early March. Great West stated that they are pushing to have the plans for the bathroom project ready, however the electrical and mechanical firm has had sickness and staffing issues that are causing a delay. They are working to have all the plans ready by 17th of Feb, 2022.

The March 8th meeting date may conflict with a commissioner meeting that may run the 7th and 8th. March 10th will be the tentative meeting date. Meeting adjourned.

Broadwater County Trust Board Voting Members: Steve McCullough, Kim Kondelik, Doug Breker, Al Christophersen, Virgil Binkley. Non-Voting Member: Mike Evans, Mayor. Commissioner: Mike Delger

Approved By _____ Date _____