

January 16, 2019

The Lincoln County Board of Commissioners met for a regular session on January 16, 2019, in the Lincoln County Annex, Eureka, Montana. Present were Commissioner Letcher, Commissioner Bennett, and Clerk and Recorder Robin Benson. Commissioner Peck and County Administrator Darren Coldwell were absent.

Commissioner Bennett opened the meeting with the **Pledge of Allegiance**.

10:30 AM **Administrative Issues:** Present were Nikki Meyer and Alicia Davis. Also present were Ben Kibbey and Kathleen Sheffield, Libby via VisionNet.

Robin presented the minutes for January 9, 2019 for Commissioner approval. **Motion** by Commissioner Letcher to approve minutes as presented. Second by Commissioner Bennett, motion carried.

10:45 AM **Public Comment Time:** Present were Nikki Meyer and Alicia Davis. Also present were Ben Kibbey and Kathleen Sheffield, Libby via VisionNet.

Alecia Davis said she was unaware of PILT funds and how those funds can be spent and questioned if those funds could be utilized by the Eureka school district to help costs for the school plan. Alecia explained she feels the school bond did not pass because there was not a plan for the community that outlined how the school bond money would be spent.

Commissioner Bennett said PILT money would probably not be used for that purpose. PILT funds are used to backfill a multitude of county unexpected costs and emergency situations. It's an important fund to be used instead of increasing taxes. A school bond issue is something taxpayers need to approve. Commissioner Bennett further explained that the public education system gets a majority of taxpayer funds.

Alecia said she is trying to find a source of income to help pay for the plan for the school bond issue; a problem that is not going away. There was a brief conversation about using PILT funds as a loan to the school.

Commissioner Bennett said the school may need to look at raising funds for the plan first, before going to vote.

11:00 AM **Neighborworks MT Danielle Maiden, Grant for Resident Owned Community:** Present were Nikki Meyer and Alicia Davis. Also present were Ben Kibbey and Kathleen Sheffield, Libby via VisionNet.

Danielle said she works for Neighborworks MT and manages Resident Owned Communities in the state. Montana currently has 10 Resident Owned Communities; Libby Creek Community (formerly Hartman Trailer Court) is one of them. Danielle explained a septic system evaluation was conducted and all 5 septic systems need to be replaced including drain fields. Danielle said she would like permission to apply for a Community Development Block Grant (CDBG) for this purpose.

Commissioner Bennett asked if there are opportunities for local contractors to bid on the work. Danielle said the CDBG guidelines require 3 bids, so local contractors would be able to bid on the project.

Danielle explained briefly what a resident owned community is, how it benefits the property owners, and how it is funded. Communities are for manufactured home owners, and residents have pride of ownership, there is one vote per household for improvements such as paving, lighting, signage, and lot rent, as well as giving opportunity for volunteerism. The resident owned communities offer stabilization for lot rent and the land cannot be purchased for a different use. Danielle said she is asking the county to apply for the grant and clarified that it must be filtered through the county. Commissioner Bennett said he would like Commissioner Peck to be informed and included in the discussion. Danielle said she would email the CDBG application for commissioners to review the requirements and guidelines.

1:30 PM **Planning Department/Wilderness Club 12 Final Plat/Floodplain Program Issues:** Present were Tamara Tanberg, Marc Liechti, Ron Byrum and Nikki Meyer. Also present were Jake Mertes, Kathi Hooper, Alan Gerstenecker, and Kathleen Sheffield, Libby via VisionNet.

Wilderness Club 12 Final Plat: Jake clarified that we are approving final plat, 12th amendment of the 4th phase. Jake said before finalizing the plat, there was a request from the developer to accept a subdivision improvement agreement (SIA) for the road. Developers will enter into an SIA with the county to meet Condition #2. Planning staff recommends approval of Wilderness Club final plat of phase 4, amendment 12 and SIA of \$5,056.71 for completion of roads in Condition #2. **Motion** by Commissioner Letcher to approve Wilderness Club final plat, Phase 4, Amendment 12 and SIA of \$5,056.71 for completion of roads in Condition #2, subject to planning staff conditions and recommendations. Second by Commissioner Bennett, motion carried unanimously.

Floodplain Program Issues: Jake said the county is not meeting requirements of the national floodplain program and that the county needs to update regulations to meet minimum standards of floodplain programs. Jake said we also need more active enforcement and control.

Jake said floodplain is more of an emergency management issue and engineering than planning. Jake said planning does not have the time or expertise to address this appropriately.

Commissioner Bennett suggested we first go back to basics and look at the most recent approved plan, do some research and determine floodplain requirements by the county. Commissioner Bennett said we need to find out what the county is required to do and have in place, then we can address that. Commissioner Bennett suggested taking this week to do some research.

Jake informed the commissioners the planning board has revisited the county subdivision regulations and is making some revisions. Kristin Smith will be assisting with the revisions and process.

2:00 PM Rodeo Association Discussion: Present were Mike Cole and Nikki Meyer. Also present were Wendy Drake, Dallas Bowe, Kathleen Sheffield and Alan Gerstenecker, Libby via VisionNet. Commissioner Bennett said that from reading back through the minutes, the rodeo association agreed to pay the \$72,000 invoice from several years back. Mike said the rodeo association concrete contractor is doing well working alongside the rodeo association and that it's more a loan than a grant, so it seems like an easy fix. Commissioner Bennett said the county has a process and after reading the minutes, we need to follow the process moving forward including the \$72,000; we must determine what the legal and ethical manner to move forward is.

Commissioner Letcher said he attended the commissioner meeting when the rodeo association did agree to pay for the bleachers and it is stated in the minutes. Commissioner Letcher said he assumed the \$72,000 was already paid. Commissioner Letcher suggested legal advice moving forward to ensure we are following correct processes but wanted to be clear he wants to see the project move forward; we want to work this out.

Mike said that through the discussions, the numbers have not changed.

Wendy asked for the bid advertisement and a copy of the original bid. Mike said he could provide that.

Commissioner Bennett and Commissioner Letcher would like to continue the discussion with Commissioner Peck in attendance because he has been more involved.

2:15 PM Meeting Adjourned

LINCOLN COUNTY BOARD OF COMMISSIONERS

Mark Peck, Chairman

ATTEST: _____
Robin A. Benson, Clerk of the Board