

ANACONDA-DEER LODGE COUNTY
COMMISSION WORK SESSION MEETING
6:00 P.M. TUESDAY May 23, 2023
COURTHOUSE COURTROOM

Present: District 1 Commissioner Mike Beausoleil, District 2 Commissioner Steve Gates, District 3 Commissioner Kevin Hart (Chair), District 4 Commissioner Tom Gallagher, CEO Bill Everett, County Attorney Ben Krakowka and Clerk of Commission, Seanna Zacher

Excused Absence: Commissioner Mike Huotte

Members of the Press: James Rosien, Anaconda Leader

Commissioner Hart – Announced that Mike Huotte will be absent from tonight’s meeting.

Proposals for CDBG Housing Site Redevelopment

- **Good Housing Partnership**
- **Gerson Real Estate Consulting**

Kaitlin Leary, Public Housing Director – Good evening, Commissioners, CEO, County Attorney. We did receive two proposals for the housing site redevelopment plan for a portion of Cedar Park Homes. As you can see, they vary greatly. Both companies are based out of California with one having a local office in Bozeman. We went through our evaluation factors, and we did find that the proposal from Good Housing Partnership met our criteria. We appreciated the more in-depth response from Good Housing Partnership. Anaconda Housing Authority Board would like to make the recommendation to approve Good Housing Partnership for this project.

- **CEO Everett** – I also had the opportunity to sit down with Good Housing Partnership, they were very professional and had quite a bit of interest in Montana. Their ideas seem incredibly attractive, there is potential there. I agree with Kaitlin, I think they are the best fit.
- **Commissioner Gallagher** – I agree Good Housing Partnership is the better proposal, but they included a lot more than what the RFP was asking for. I want to make sure that we are going with a redevelopment plan, and not putting the cart before the horse.
- **Kaitlin Leary** – That is a great point, this was one of my concerns as well. I did reach out to the company letting them know that this is not necessarily the route we were hoping to take. They are completely willing to take baby steps and do a project that is more befitting our community.

Place on Agenda

Resolution 23-18, A Resolution to Allocate funds from the General Fund for Economic Development in A-DLC

CEO Everett – Up to this point we have received over \$5 Million for economic development funds from Atlantic Richfield, of those funds we have given out grants totaling approximately \$2 Million. We have given out \$3 million in a revolving loan fund. The first block of those loans will mature in twenty-four months, this means we have \$3 million outstanding. Unfortunately, this is the skip year we have with economic development funds. We needed to front load the agreement with ARCO to get the hotel going a couple of years ago. We have enormous potential; great businesses want to come in with a lot of jobs and a lot of tax base. I need financial incentives to give them; without these incentives, things such as Murdochs, a new restaurant, and a new car wash would not be possible. The \$3 million of the \$5 million we were entrusted with is a loan, the other \$2 million we have given out. With that \$2 million we have created a tax base in excess of \$30 million. The pay payback is quick, it is working brilliantly. I am proud of the things we have accomplished. As for the \$3 million outstanding, we have those funds coming due in the next twenty-four months. I would like to borrow economic development funds from the general fund of A-DLC that is sitting very flush. When I first came on board, we did not have enough funds to cover payroll and accounts payable, we had to juggle funds. We also had huge debts, currently A-DLC is debt free. We are a very healthy county; with that I would like to take part of that \$3 Million loan back against the economic development fund at a fifty percent ratio, which would be \$1.5 million that would be available to the Economic Development Board to pursue further business economic incentives to the community. We would like to have these funds ready for allocation to these new perspective businesses with Commission approval. I request from the commission the general authority to pursue placing of that \$1.5 million in economic development for the next twenty-four months.

- **Commissioner Hart** – What was discussed at the Economic Development Board meeting? Were they in favor of this?
- **CEO Everett** – Yes, obviously the Economic Development Board is a great group of people chosen by the Commission. They are business leaders, they are accountants, attorneys, they are the reason we have been so successful. The board unanimously recommended that we use these funds, as they are pretty well guaranteed.
- **CA Krakowka** – With the concurrence of the Economic Development Board it sounds like a great idea. I am in full support of this, and I hope the commission will consider supporting this as well.
- **Commissioner Gallagher** – We are talking about a loan?
- **CEO Everett** – Yes, it will be a 24-month loan.
- **Commissioner Gallagher** – So within a couple of months we will have a copy of the loan agreement?
- **CEO Everett** – There really won't be a loan agreement. We need to be as transparent as possible, there will be some paperwork, but we are loaning the money to ourselves.
- **Commissioner Gallagher** – I am just looking for some sort of paper trail since this money will cycle back to the general fund.

- **Commissioner Hart** – I feel like this is a fantastic idea, we are at the point this year where we are not getting any funds from ARCO. The health of the county is better than it has been in forty years since the smelter closed. This is a good use of these funds, and as the money comes back from the loans it will replenish the general fund fairly quickly.

Place on Agenda

Agreement between A-DLC and The Anaconda Police Protective Association 911 Dispatchers

CEO Everett – This will apply to the next three items on the agenda. We offered a four percent pay raise and increased our contribution to health insurance to \$900.00 per employee. This helps to combat inflation, and this is what the county can financially afford.

- **Commissioner Gallagher** – I read the audit report we received, the International Operating Engineers contract states that a maintenance engineer with twenty-five years of service gets an hourly rate of \$20.00 but the maintenance engineer is making \$21.91 and \$22.79. I don't think this paragraph needs to be in the contract anymore unless someone has agreed to work for less money than what is in the contract.

Place on Agenda

Agreement between A-DLC and The International Union of Operating Engineers, Local 400

CEO Everett – The same parameters apply to this contract as well.

Place on Agenda

Agreement between A-DLC and The International Association of Machinists and Aerospace Workers District Lodge W24 and Affiliated Local Lodge 88

CEO Everett – The same parameters for this contract as well, thank you.

Place on Agenda

Recommendation of the Economic Development Board to Fund the Opportunity Community Club Roof Replacement

Commissioner Hart – I do want to note that the Economic Development Board did vote unanimously at their meeting on May 17th to recommend that the Commission approve a \$50,000.00 grant to the Opportunity Community Club which is a 501(c)(3) Non-Profit. The \$50,000.00 is allowed pursuant to the 2020 Agreement between A-DLC and Atlantic Richfield Company for non-profit organizations.

- **Linda McGillen** – 117 N Norris Ave, Opportunity. I am here tonight along with many of my neighbors from Opportunity to respectfully request that you approve the recommendation of the Economic Development board for a \$50,000.00 grant to the

Opportunity Community Club to repair our failing roof. Since its construction, 99 years ago, thousands of events and activities have occurred here. They range from AA meetings to community breakfasts and dinners, as well as numerous holiday parties. The Club serves as the polling place for voters in Opportunity, Warm Springs, and Lost Creek. We also rent out the building for private events. It is an extremely valuable asset to this county as well as surrounding counties. We had to close the building due to COVID and we have suffered financially since that time. Last September we did get an estimate for the cost of replacing the roof, which was \$95,000.00 - \$100,000.00. At a minimum we had to brace the internal beams so the roof would not collapse with the weight of the snow. Through grants, fundraising and donations we have collected \$53,500.00, which is halfway to our goal. With your support we will be able to get the roof done before snow flies. We hope you will consider our request and grant us \$50,000.00 to get the Community Club back to where it needs to be, thank you.

- **CEO Everett** – This was presented to me about a month ago, the concept is fantastic. We have a building that the whole community can use and be involved with that the County does not have to pay to maintain. We came to the agreement that if they could raise \$50,000.00, I would match that amount. These are funds that we received from Atlantic Richfield in negotiations, of which we earmarked five percent for non-profit entities. This non-profit helps with economic development, this is a perfect fit for the community. We owe this to the Opportunity area; it is with my blessing and hope that the Commission agrees.
- **CA Krakowka** – I concur with the CEO; a portion of those funds were meant for non-profit entities. Not only will the building be functional but with the other work planned it will make the whole area look a lot better.
- **Commissioner Hart** – I think this a fantastic use for these funds, the Opportunity Community Hall is not only important to the residents of Opportunity but to the rest of the county.
- **Serge Myers** – 6 S. Hauser St. I have been a long-time resident of Opportunity; I have lived across from the Community Club for seventy plus years. It is a vital building to our community. Everyone would be very appreciative. I hope you consider supporting this project, thank you.
- **Commissioner Hart** – I would just like it to be known that this will not be voted on until June 6th as there is no meeting next week.

Place on Agenda

Request for Appointment to the Airport Board by Andrew Heppe and Donni Cochrane (1 Vacancy)

Commissioner Beausoleil – I have been to the last couple of Airport Board Meetings, and they are truly knowledgeable about the workings of the airport, I am happy to have them volunteer.

- **Greg Bahr** – I was the previous manager of the airport, prior to that I was Chairman of the Board and a board member. I have been very involved with the airport for quite a

few years. I am here in support of Andrew Heppe, with his knowledge and background in aviation. With all the projects we have going on I feel that he would be the best fit to move the board forward. Thank you.

Place on Agenda

Request for Reappointment to the Urban Renewal Agency Board by Rose Nyman (Letter Attached)

CEO Everett – Rose does a fantastic job with this and all the other boards, I highly recommend that you reappoint her please.

Place on Agenda

Miscellaneous

Commissioner Mike Huotte: Not present.

Commissioner Steve Gates: No Miscellaneous.

Commissioner Tom Gallagher: No Miscellaneous.

Commissioner Mike Beausoleil: I attended the Red-Carpet event at the Washoe Theater, it was for high school kids and drug prevention. It was very nice; Susan and Katy should be commended for all their hard work. I also attended the Historic Tour on Saturday, it was great. I learned so much about the church down the street and the Washoe Theater. Thank you Rose for setting this up, it was a great tour.

Commissioner Mike Hart: No Miscellaneous.

CEO Everett: I just want to let everyone know that the Special Olympians will be competing in their track and field day, I was hoping to see as many people as possible showing their support. This group of athletes is the most special people you could ever be around, they will make you feel way better than you can make them feel. Please, everyone come out and show your support. Thank you.

County Attorney Krakowka: No Miscellaneous.

PUBLIC COMMENT –

Rose Nyman – I would like to thank CEO Everett and his assistant Heather Edwards for opening the Courthouse for our tour, we counted forty-eight in attendance at the courthouse. It was wonderful to have that support. As Commissioner Beausoleil stated, he attended, and I was glad to see him there.

Yesterday, I talked briefly with CA Krakowka about liabilities at the Upper Hill Cemetery because the board would like to develop a self-guided tour up there.

A few weeks ago, I spoke with a community member, and she had concerns about Kennedy Commons. I assured her that the benches had been replaced and they were working on the lamp posts. I directed her to the Parks and Recreation department for any other concerns or issues and they would promptly deal with the situation. She also asked about the horseshoe

planters, I shared the information I had that the design on the planters does not allow for drainage and they are rotting from the inside. Also, one of the planters looks like it was damaged by a vehicle. What is the status of those planters?

- **CEO Everett** – Unfortunately, these planters were built poorly with no drainage. Winter really takes its toll on the brick. We have looked into replacing them and we would have to start from scratch. Replacing the planters would cost the county a great deal, they are expensive. We do have some good news; we are looking at doing more memorials, more flag poles, and larger flags. Mickey Nazer is involved with the ideas and raising the funds for this project. I believe we are taking steps in the right direction. I would like to address one planter per summer to get this problem taken care of.
- **Rose Nyman** – A few years ago I spoke with The Copper Village Museum about plans for the bell from City Hall. I was told that if the County ever decided to move it, they would like it back. It sits on the west horseshoe planter; the other planter has the Westside Historic District interpretive sign. The Friends of Kennedy Common, Historic Resources Board, The Garden Club and the public held a meeting some years ago; there was an agreement made to remove those planters. They are an eye sore, maybe they could be replaced.

Ron DiFrancesco – My name is Ron DiFrancesco, son of Dominic DiFrancesco who purchased the slag pile in 1998. Once again, I would like to say that my access has been blocked. I would like to have a meeting with the County CEO, Commissioners, and the EPA to get this sorted out. I would also like to say that we do not process anything; we screen and manufacture. It is non-hazardous. I would also like to say to CEO Everett that I am sorry I have not moved the scale yet; I need more time. Maybe we can have a meeting to work that out. Thank you.

Meeting Dates

Commissioner Hart – Read the meeting dates and times.

Adjournment

Meeting Adjourned at 6:43 p.m.


Seanna Zacher
Clerk of Commission


Kevin Hart
Commission Chair