

**ANACONDA DEER LODGE COUNTY
COMMISSION WORK SESSION
6 P.M. TUESDAY, JANUARY 28, 2020
COURTHOUSE COURTROOM**

Present: District 1 Commissioner Terry Vermeire, District 2 Commissioner Steve Gates, District 3 Commissioner Kevin Hart (Chair), District 4 Commissioner Paul Smith), District 5 Commissioner Mike Huotte, (Vice-Chair), CEO Bill Everett, County Attorney Krakowka, and Clerk of Commission Lori Sturm

Members of the Press: Kathie Miller, Anaconda Leader

Members of the Public: Per Sign-In Sheet

Commission Chair Hart called the meeting to order at 6:00 p.m. Commission Chair Hart explained the Commission rules of procedure. Following the work session there will be a Special Commission meeting to consider the management contract for the Old Works Golf Course.

Update on the West Valley Sewer System

Ed Janney, DOWL Engineer – Explained that he has been involved with the west valley sewer project since 2016. Provided the Commission with a brief background of the planning stages and the thought at that time that it could be completed in a 2-year period. At the time there were seven interested contractors. Informed the Commission how many hookups were completed by the CDBG funded program, how many were A-DLC Loan program, and how many were homeowner funded. There are approximately 85 sewer hookups to be completed and about 35 of those have contacted a contractor. This leaves about 50 people who have not reached out to a contractor. Believes part of the problem involved a shortage of approved contractors. At the start there were seven and then it was down to two contractors and one of the two has retired. My main point is that we are at two-thirds complete, 172 total installations out of 257.

- Commissioner Huotte – How many of the 50 individuals are refusing to hookup to the sewer.
 - Ed Janney – I don't believe there would be more than 5. I have heard things just in passing. Everyone has been really friendly and respectful.
- Commissioner Hart – The number of hookups has gone down each year. Even with 2 contractors, it seems that they are not getting too excited or the homeowners are not getting too excited. When this was approved we thought 2 years and everyone would be on the sewer. The Commission is looking at a 5th year and there are a number of homeowners who are not paying a fee and others are complaining.
 - Ed Janney – I know that the contractors have so much work and are in high demand in town on water and sewer projects. The CDBG funding ended December 31st. The Loan program is available for anyone who would use an approved contractor.

- Commissioner Gates – Questioned what the average cost of a hookup might be.
 - Ed Janney – On the low end about \$2,800.00, median cost about \$3,300.00 to \$3,400.00 and the high end could be \$3,600.00. The average would be between \$3,200.00 and \$3,500.00.
- Commissioner Vermeire – Why are people who are not hooked up . . . not being charged a fee? Does it need to be extended more or do we need to set a date or a goal.
 - Ed Janney – Operated on the side of caution when mentioning a target hookup date. Anything official had to come from the Commission. We just provided a target date. There were extensions filed to the CDBG program due to the lack of contractor manpower.
 - Commissioner Hart – If we decide to implement a fee . . . when would it show up on billing?
 - CEO Everett – It would be November of 2020 and they could be assessed a sewer fee. This would require an ordinance or a resolution. This should be addressed soon to make people aware. It should be stated something like “As of your tax bill of November 2020 whether you are hooked up or not you will be assessed the fee.” We can’t force people to hook up but you can charge a fee. To be fair it should be addressed now.
 - Commissioner Hart – This gives us enough information to see what we want to do. We may want to discuss this on the next work session to discuss an ordinance.
 - Commissioner Vermeire – Brought up the idea of a town hall meeting. When we were planning this there was a meeting at the Saddle Club for people in the West Valley. Let the people come and speak.

Parklet Project

Teah Fuller, Accelerate Anaconda – Read the letter from Adam Vauthier to the Commission regarding the pilot project of the Parklet on Oak Street. The benefits outweigh the issues. The insurance is in place as of today.

CEO Everett – Received a lot of calls on this . . . both positive and negative. From a positive it was used by a lot of people. The only negative is an easy fix about placement dates. Suggested May 15 to start and be removed by September 1.

- Commissioner Hart – Recommended removal date of after Labor Day weekend. I actually heard a few comments of “Why is there only one”.

Place on Agenda

Review of the Management Contract with CourseCo. For the Old Works golf Course.

Mike Grayson – Explained some of the information in the contract to the Commissioners. There was a requirement in the RFP to include a sample contract. Some items have been added and changed; mostly due to the Superfund. There was an incentive clause added if they would meet 3 specific goals. The golf course authority board approved this unanimously. The agreement is clearly spelled out.

- Commissioner Vermeire – The incentive program is just for year one.
- Mike Grayson – We think we set this realistically and it will turn the course around. The incentive program can be renewed.
- CEO Everett – The last 10 years the golf course has been on a downhill trajectory. There have been decreases in revenue and increases in losses have escalated. We want positive movement. We want to stop the downhill slide, and we must show progress. The contract has some built in clauses to protect us. They are looking for a long term relationship.
- County Attorney – I have reviewed the contract and have no concerns. There is a clause regarding mediation which we normally do not do. The clause is favorable to the county.
- Rose Nyman – Expressed appreciation to everyone involved. Had a question regarding the county procurement policy and a limit of \$10,000.
 - CEO Everett – There are some big expenditures to be made. This is just another level of acceptance. It has to come before the Commission. Prior to this we had no knowledge or any say.

Kathie Miller – Questioned if former Troon employees would be hired?

CEO Everett – They are interested in the former employees

Commissioner Hart – There are no Troon employees right now. Any employee who formerly worked for Troon . . . no longer does.

There is a Special Commission Meeting after this work session and on the agenda.

2020-2021 Certified Local Grant (CLG) Application for the Historic Resources Board

Gayla Hess, representing the historic resource preservation officer – This is the annual certified local government grant application. This is an application for the maximum that we are eligible for based on historic preservation officer hours. We applied for a \$1,500.00 CLG grant that we are required to match with \$1000.00 of in-kind. The donated time far exceeds the in-kind match. The reimbursement grant for this cycle was spent on the Glenn’s Dam nomination.

Place on Agenda

Resolution 20-04, A Resolution to Accept Bid Proposal and List Term and Stipulations of Sale of Property that has Been Sold at a Tax Deed Land Sale Auction.

Eric Hoiland, Treasurer – Two to Three months ago this started out with about a dozen homes. Now it is down to 2 homes and one property owner may redeem their property. Recommended the high bid of \$20,000 for 108 Elm Street and the \$19,619.00 bid for 114 N. Maple.

- CEO Everett – This is a long process before we reach this point. These people are deficient on their taxes for 4 – 6 years. The homeowner receives notice on taxes and the taxes accumulate.. They are sent certified letters.
- Eric Hoiland – Courtesy notices are also sent.

- CEO Everett – We do not want their property. They have a chance to come in and pay the taxes. We want to be fair. They have until Monday till 5:00 p.m. to pay the tax. We want people to retain their houses. We give them every chance we can. We hope they come in and pay.

Place on Agenda

Request for appointment to the Anaconda-Deer Lodge County Police Commission Board by Sam Jovanovich

CEO Everett – We appreciate volunteers wanting to be on these boards.

Commissioner Hart – He would be very well qualified for this board.

Place on Agenda

Resignation of Jessica Wicks from the Anaconda Urban Renewal Board effective February 14, 2020.

CEO Everett – Jessica is bright, talented, and hard-working with great ethics. Unfortunately we are losing her. She has accepted a position in Butte as a union representative.

Place on Agenda

Special Event Permit – Anaconda Trail Society – “Tennis Shoe Ball” at Washoe Park Tennis Court on August 7, 2020

Robin McKernan, President of the Trail Society – This will be a fundraiser for the Trail Society. We would like to use the tennis courts and have the nets removed. Informed the Commission that they have insurance, have a band in mind, and we will provide clean-up. The funds will be used to be part of the match required in obtaining grants to get the park trail completed. In the future we will be working with the Montana Highway department and we would like to do some trails on the west side of town. We are taking the tennis court shoes into consideration; no one will be allowed to wear anything but tennis shoes. It will be a formal affair with the requirement of tennis shoes.

- CEO Everett – I am a huge fan of what you are doing.

Place on Agenda

Miscellaneous

Commissioner Huotte – No Miscellaneous.

Commissioner Smith – No Miscellaneous.

Commissioner Hart – No Miscellaneous.

Commissioner Gates - No Miscellaneous.

Commissioner Vermeire – No Miscellaneous.

CEO Everett – We should be getting some information on the CD and will get that out to the residents.

County Attorney – No Miscellaneous.

Public Comment

Rose Nyman – Expressed concern over losing Jessica Wicks as the Election Administrator. It is a complicated job. Also advocate moving ballot counting back into the courtroom.

- CEO Everett – There will be a new person going in and training. John Sholey will also be actively involved. There will be training that starts in March. There is also new election machinery this year.

ADLC Public Meeting Dates

Commissioner Hart read the meeting dates and times

Adjournment

Meeting adjourned at 6:55 p.m.



Lori Sturm
Clerk of Commission



Kevin Hart
Commission Chair