

CASCADE COUNTY COMMISSION MEETING

Courthouse Annex- Room 111
(406) 454-6810 Phone, (406) 454-6945 Fax

Tuesday – September 4, 2011 – 9:30 AM

Attendees:

Madam Chair Weber, Commissioner Briggs, Tristan Riddell, Kim Thiel-Schaaf, Rina Fontana Moore, Brian Clifton & Brian Hopkins.

Attendees in Audience:

Brad Robinson, Mike Dalton, Mike McConnell, Jeremy Millburn & Gayle Gifford

PROCLAMATION:

Cascade County in Support of Fresh Food Farms. Cascade County citizens are encouraged to support the Great Falls Community Food Bank and the local stakeholders who collaborate on the production and harvest of FRESH food from the Farms.

Madam Chair Weber invited Mike Dalton from Gardens from Garbage and Gayle Gifford from the Food Bank to come to the podium as she read the proclamation.

CONSENT AGENDA:

City-County Health Department

Contract 12-129: Service Agreement with Arbinger for Leadership Training. Effective dates: October 17th – October 19th, 2012. Cost: \$7000.00

Motion To Approve Carries 2-0

AGENDA:

1. Motion to Approve/Disapprove:

Contract 12-127:

Award Bid of Hughesville Bridge repair for the City County Health Department to Sletten Construction. Base Bid: \$103,903.00, if required #1: Additional Amount of \$25,698.00, #2: Additional amount of \$23,005.00 and #3: Additional amount of \$7874.00. Potential Total Bid Award: \$160,480.00.

Brian Clifton commented that the winning bid was going to Sletten Construction with an award amount of \$103,903.00. He noted that this was a bridge that was damaged in the flooding and was near Monarch. They only received one bid. There are three contingencies in the bid. One (1), If needed, dewatering - \$25,698. Two (2), If needed, removal of westerly abutment - \$23,005, Three (3), NW & SW wing wall epoxy - \$7874.00 for a total potential payout of \$160,480.00. Cascade County will be responsible for \$41,220.17 and MAFB will be responsible for the remainder.

Commissioner Briggs asked if MAFB would participate in the determination of need.

Brian Clifton responded that yes, this was all based on a FEMA reimbursement.

Madam Chair Weber mentioned that there was a missile site beyond the bridge.

Commissioner Briggs moved to approve.

Motion To Approve Carries 2-0

2. Motion to Approve/Disapprove:

Contract 12-128:

MOU between Cascade County and The U.S. Air Force to document the cost-sharing agreement related to the repair on the Hughesville Road Bridge.

Brian Clifton noted that this was an MOU between Cascade County and MAFB w/ exact amounts.

Brian Hopkins stated that it is reflected in the contract that if the funds become unavailable, the county can back out.

Commissioner Briggs moved to approve.

Motion to Approve Carries 2-0

3. Motion to Approve/Disapprove:

Final Plat – Frantzich Minor Subdivision.

Tristan Riddell stated that this was a 3-acre tract that was being subdivided from the Big Stone Colony land.

Commissioner Briggs moved to approve.

Motion Carries 2-0.

4. Motion to Approve/Disapprove:

Blackwell Tracts Minor Subdivision and Variance request.

Tristan Riddell mentioned that Jeremy Milburn was in the audience as the representative for the Blackwell Tracts Minor. He also said that the planning department had received one public comment letter from Loren Smith with general support for the project. That letter is included as an exhibit.

Tristan Riddell noted that the variance request involved the width of the road easement on the survey. The findings of fact are that there are many road easements less than 60'. The requested 56' is found to be of adequate size. Including the additional 4' would cause a hardship as it would move the easement into a building.

Brian Hopkins stated that the structure was pre-existing and that the road bed was paved. He also said that there were many grandfathered easements that are less than 60'.

Brian Clifton said that the 4' variance was not an issue. He said that staff typically looks at 15% or less when considering a variance.

Madam Chair Weber noted that the planning board had approved a 28' easement.

Brian Clifton said that the 28' approved by the planning board was not significant new information for the commission to ponder as long as the request before them was an improvement on the previous conclusion.

Tristan Riddell said that it is the staff that issues the written decision.

Madam Chair Weber asked about the adjacent owner, Smith.

Brian Clifton said that if he develops, he must look at a 60' easement. He may also request a variance, but would probably not meet the criteria for a variance.

Tristan Riddell said that he had spoken with Blackwell and had urged him to try to obtain a variance request from the adjacent property owner.

Jeremy Milburn – P.O. Box 81, Geysers, MT 59447, Arrow Creek Surveying. He said that Mr. Blackwell was not comfortable with the idea of requesting an additional 2' of property.

Brian Hopkins said that this is business zoned vs. residential.

Madam Chair Weber asked if we had granted these variances often.

Madam Chair Weber asked if we could get an additional 2' on each side.

Commissioner Briggs noted that that would make the variance 58'.

Brian Clifton said that distance would work because of a measurement from the edge of the structure to the edge of the r/w.

Commissioner Briggs said that he would be comfortable with the additional 2', then when Loren comes in, the 60' is there.

Brian Hopkins said that would be enough for a finding of fact.

Commissioner Briggs made a motion that the Cascade County Commission grant the variance request of 58'.

Madam Chair Weber clarified the motion to say that Item #8 was a change of use because of subdivided land and to amend Item #10 to read an approved variance of 58'. To allow 58' of easement on 51st Street South to include an additional 2' on the final plat.

Motion To Conditionally Approve Carries 2-0

5. Public comment on any public matter that is not on the meeting agenda, and that is within the Commissioners' jurisdiction. (MCA 2-3-103).

No comments.

Meeting Adjourned at 10:23 pm.