

CASCADE COUNTY COMMISSION MEETING
June 9, 2015
COMMISSION CHAMBERS
COURTHOUSE ANNEX, ROOM 111
9:30 A.M.

Notice: These minutes are paraphrased and reflect the proceedings of the Board of Commissioners. MCA 7-4-2611 (2) (b). These minutes were officially approved at the June 23, 2015 meeting.

Present: Madam Chair Jane Weber, Commissioner Jim Larson Commissioner Joe Briggs.

Staff: Carey Ann Shannon, Susan Conell, Charlie Stanfield, Kim Thiel-Schaaf, Dewey Goering, Leslie Killham, Trista Besich, Bonnie Fogerty and Marie Johnson.

Public members: Rod Gondeiro, Doreen Gondeiro, Bill Kleinhans, Steve Erwin, and John Watts.

Reading of the Commissioners calendar: Bonnie Fogerty, read the weekly calendar.

Purchase orders and accounts payable warrants: Commissioner Briggs made a **MOTION** to approve the purchase orders and accounts payable warrants. Approved purchase orders and accounts payable checks #252438 thru #252662 totaling \$625,244.35 dated 05/11/2015 thru 05/15/2015. In addition, payroll checks #76729 through #76938 were issued totaling \$70,393.85 and direct deposits were made totaling \$858,078.97 for a payroll total of \$928,472.82 for the month of April. **Motion carries 3-0**

Consent agenda: The consent agenda is made up of routine day-to-day items that require Commission action. Any Commissioner may pull items from the Consent Agenda for further discussion/vote.

Approval of the Minutes and Consent Agenda Items: Commissioner Larson made a **MOTION** to approve the minute and minute entries found in this Agenda Packet and the approval of routine contracts as follows; Minutes approved were dated May 20, 2015 and May 26, 2015.

◆ **Resolution 15-35:** Budget Appropriation within the Information Services Department to transfer funds from Information Services to GIS to purchase a GPS unit. Total Amount: \$1,315.

◆ **Resolution 15-36:** A resolution establishing the F/Y 2015-2016 Cascade County Elected Officials' salaries, 1.8% increase Salary increase is based upon the recommendation submitted by the County Compensation Board.

◆ **Resolution 15-37:** A resolution establishing the F/Y 2015-2016 Cascade County Constable salary, 1.8% increase Salary increase is based upon the recommendation submitted by the County Compensation Board.

◆ **Contract 15-53:** Agreement between Cascade County and LIUNA Laborer's Union Local #1686. Effective Dates: June 9, 2015 - June 30, 2019.

◆ **Contract 15-54:** Memorandum of Understanding between Cascade County and the Montana Homeownership Network Inc. dba/NeighborWorks Great Falls (NWGF). Project: CDBG Noncompetitive Housing Rehab. Effective Date: June 9, 2015.

◆ **Contract 15-55:** MT DPHHS Purchase of Service Contract Number: 20143PARA0001, July 1, 2015 Modification. Project Title: Paralegal Services. Effective date extended to: June 30, 2016. Total Reimbursement shall not exceed: \$37,790.38

◆ **Contract 15-56:** MT DPHHS Purchase of Service Contract Number: 20123LEGL0001, July 1, 2015 Modification. Project Title: IV-E Legal Services. Effective date extended to: June 30, 2016.

◆ **Contract 15-57:** Montana Wool Growers Association Predator Control Fund Memorandum of Understanding. Effective Dates: July 1, 2015 - June 30, 2016. Total Amount: \$3,191 for the protection of sheep from destructive animals.

COMMUNITY HEALTH CARE CENTER

◆ **Resolution 15-34:** Budget Appropriation for funds from the 1st year Medical Meaningful Use funds for provider Katherine Pellett. Total Amount: \$21,250.

◆ **Resolution 15-38:** Budget Appropriation for the HRSA Notice of Award #H80CS00566C-14-00 Project: Health Center Cluster. June 2015 Total Amount: \$255,837. (Ref: Contract 15-51)

Madam Chair Weber announced that in the interest of transparency, she would like to disclose the fact that her husband is on the Board of Directors for NeighborWorks Great Falls. She affirmed that by voting on Contract 15-54 there would be no personal or financial gain for herself or her husband. Weber acknowledged stressed the importance of being transparent in commission meetings.

Motion carries 3-0

AGENDA ITEM #1

Motion to approve/disapprove the Preliminary Plat of Tuffy's Sunset Inn RV Park Major Subdivision Initiated by: Brennan Swanberg

Charlie Stanfield read the synopsis of this preliminary plat, and the 20 conditions required. (See Agenda Action Report dated June 9, 2015).

Madam Chair Weber invited questions or comments from the Commission.

Commissioner Briggs stated he had a few questions. He referred to the Planning Board Report and Recommendations item #2 and asked about the wastewater treatment facility that was identified in the documents.

Charlie Stanfield noted that all the RV sites would be dry (no water or waste water services provided) with a common bath house and this is an error on his part for not revising this after the first submittal.

Commissioner Briggs also noted condition #5 requires the RSID wavier, and he questioned if this would be considered as 14 parcels. He continued stating that the subdivision conditions for this type of a plat are not as relevant for this property use.

Commissioner Briggs also stated his concerns with condition #11 *which states the development of .680 acres into parkland*. He noted that usually the Commission will honor cash in lieu of establishing a park or dedication of the park to the County. It was Commissioner Briggs understanding that the proponent has requested a waiver of dedication to the County so they could care for the park themselves. He expressed concern that if in five years or so they remove the park would there be any way to require the proponent to continue to manage the land as a park. He also stated that the proponent's request should be in the Findings of Facts.

Charlie Stanfield agreed the Findings of Facts should be revised to include better describe the proponent's request for wavier. He also mentioned that there is a large park only a half a mile away.

Commissioner Briggs also stated the in condition #14 *it states the park shall be equipped at all times with fire control equipment*. He asked about what system they would have.

Charlie Stanfield stated that they have a 22,000 gallon water cistern that will be fed by a well and that the fire chief has approved it.

Commissioner Briggs stated his main concern is the wavier of the park. There was discussion about amending the Findings of Fact to include this wavier. He also announced that as he recalls the Commission has never waived a park land. Since the proponent is neither requesting payment in lieu or dedication of the a park to the County, this request is creating a third option.

Commissioner Larson disclosed that he will recuse himself from voting on this item since he is personally involved with this family by leasing farmland. He also stated that condition #15 *the operation does not generate a nuisance complaint for excessively late or early hours of operation, noise, traffic, etc*. He questioned how that condition could be met. He also questioned how to enforce the litter, weeds, and possible community decay. He stated that all these things need to be acknowledged.

Madam Chair Weber stated a correction for the record in the Agenda Action Report dated June 9, 2015 under the recommendation *The Cascade County Planning Board recommends, with a voter of five (7)* was revised to state seven (7) to zero (0). She also questioned some of the options the applicant had for landscaping the property. Charlie Stanfield stated that the applicant has four (4) options listed in the zoning regulations.

Madam Chair Weber requested comments from the public.

Doreen Gondeiro, 278 Washington Blvd. had questioned the kinds of landscaping options then read her letter aloud (see exhibit "A") which addressed many issues she has with this plat proposal. She stated that she is opposed to this RV park since it will be directly behind her home and negatively affect her quality of life and property values.

Rod Gondeiro, 278 Washington Blvd. also spoke in opposition. He stated a new neighbor had moved in and once they had heard about the RV Park, he has sold his property and will be moving out. He also shared his concerns about the fence required and the upkeep of the back 6.8 acres of weeds that has not been up kept for the last 20 years. He also shared his concerns about the noise from RV generators, campfires, lighting, illegal RV septic dumping in the driveway, no onsite management of the RV Park, public safety related to transients occupying the RV sites, and the decline in the value of their home. In closing, he asked the Commission how would they feel if you he put a RV Park in their back yard.

Bill Kleinhans 276 Washington Blvd. stated he concurred with the statements made by Doreen and Rod Gondeiro. He presented the Commission with a few photos of his view from his two story back deck, which would face the proposed RV Park. He also spoke with a realtor who stated that his view was a good selling point. He also stated that having so many people coming and going, that it is likely one or two of them are going to be issues. He

reminded the commissioners of the incident in Sydney, with the oil workers and reminded the commission that there are many kids in the Sun Prairie area. He also stated that he does not see one benefit that this proposed RV Park would be for the community. He ended with sharing additional concerns about the quiet hours being enforced, noisy diesel trucks coming and going at all hours, and how his windows are 50ft from the property. He also read a letter from his neighbors **Kenneth and Karin Salois 274 Washington Blvd.** (see exhibit "B") who could not attend the commission meeting. This letter is also in opposition for this proposed RV Park.

Madam Chair Weber called for a motion on this item.

Commissioner Briggs stated that there were too many questions at this time and suggested tabling this item for additional information.

Commissioner Briggs made a **MOTION** to **table** the approval of the preliminary plat of Tuffy's Sunset Inn RV Park Major Subdivision.

Motion carries 3-0

The Commission requested additional information from the Planning Department on this proposed RV Park. Commissioner Briggs understood that development of an RV park is a different situation with no specific regulations.

Public Participation in decisions of the Board and allowance of public comment on matters the Commission has jurisdiction, on items not covered by Today's agenda. There was no public comment given at this meeting.

Adjournment: Madam Chair Weber adjourned this Commission meeting at 10:37 a.m.

Next meeting date: All meetings are held in the Commission Chambers at the Courthouse Annex. The next meeting will be a work session that will be held on Wednesday, June 17, 2015, at 9:30 a.m.