

COMMISSIONERS APPROVAL

BURROWS 

FOSS

CHILCOTT 

IMAN 

STOLTZ 

Members Present.....Commissioner Jeff Burrows, Commissioner Suzy Foss, Commissioner Greg Chilcott, Commissioner J.R. Iman and Commissioner Ron Stoltz

Date.....April 23, 2013

► Minutes: Glenda Wiles

► The Board met at 9:00 a.m. to award the Herbicide Bids. Four bids were received and after review by the Weed Department it was recommended that all bids be awarded. **Commissioner Stoltz made a motion to accept all bids for herbicide bids.** Discussion: Weed Staff Shane Arnott indicated one company provides generic herbicide and they find the product is not one of the best solutions to their weed control. Weed Staff keeps track of the workings of the generic product and utilizes the products accordingly. **Commissioner Foss seconded the motion and all voted "aye". (5-0)**

► The Board met at 9:08 a.m. to review and make a decision on Final Plat application materials submitted for AP Sunnyside Orchards #3, Block 12, Lot 1 Subdivision (located at Tripp Lane and Ambrose Creek Road - Shultz Investments LLC). (See attached Request for Commission Action). Kevin explained the previous extension which was approved by the Board of County Commissioners noting the Planning Department has reviewed the final plat submission and recommends that the Commissioners approve the final plat. **Commissioner Chilcott made a motion to approve the final plat for AP Sunnyside Orchards #3, Block 12, Lot 1 Subdivision. Commissioner Stoltz seconded the motion. No public comment. All voted "aye". (5-0)**

► Planning Staff addressed the upcoming Legacy Ranch Subdivision. Terry stated the developer has asked for an extension and Planning Staff has granted the extension. With the extension, the subdivision review must be completed by June 30th. Discussion included the Commissioners calendar and upcoming scheduling events. Various dates were discussed including May 30th, May 31st, June 3, June 4th. Terry noted although Planning can meet this Thursday's Commission meeting deadline, they will need time to dissect what the Planning Board recommends, and this extension gives both the public and commissioners time to review the information. Discussion included the staff and planning board recommended actions and the necessity to hear and consider public comment.

► The Board met at 9:58 a.m. with Human Resource Director Robert Jenni for an update. Robert presented Employee Action Forms for approval and signature.

► The Board met at 10:05 a.m. with Chief Financial Officer Klarryse Murphy for an update which included a decision to move forward on the Intercap Loan for the Kurtz Lane Park Property. Update included the budget line item for the detention medical services which includes ambulance transport. Klarryse noted this line item is up significantly. It was agreed to calendar a meeting with the Sheriff to discuss this.

In regard to the Kurtz Lane Park Property, the Intercap interest rate is set at 1% with a loan approval up to \$267,000 with pay off at \$266,060 by May 10th to First Interstate Bank. Savings on the first year's loan payments will be over \$5,000. **Commissioner Chilcott made a motion to approve this Intercap loan and retire the First Interstate Bank loan. Commissioner Foss seconded the motion. No public comment. Commissioners Burrows, Foss, Chilcott and Iman voted "aye". Commissioner Stoltz abstained from this vote. (4-0)** The process of adopting the Resolution for this loan and the closing documents were also discussed.

► The Board met at 11:00 a.m. to open the bids for the East Fork Bitterroot Road Safety Project. Present was WGM Engineer Cody Thorson. It was noted that WGM Engineering ran the proper legal notices for bids in the paper of record. Two bids were received as follows:

- Highway Technologies of Missoula, Montana - bid bonds, surety bonds and bid at \$165,570 with addendum acknowledgement
- TriCon Construction of Hamilton, Montana - bids bonds, surety bonds and bid at \$118,537.93 with addendum acknowledgement

Commissioner Iman made a motion to forward these bids to WGM Group for review and recommendation. Commissioner Chilcott seconded the motion. No public comment. All voted "aye". (5-0) The award will be set for Monday, April 29th at 11:00 a.m.

► The Board met at 11:30 a.m. with Bond Underwriter Aaron Rudio to discuss issuing Open Land Bonds in the amount of 2.5 million dollars. Present at this meeting was Chief Financial Officer Klarryse Murphy. Discussion included the history of the Open Lands Bonds and issuance which includes the bond rating and methodology of the bond sale (which is the county's relationship with DA Davidson). Aaron indicated the same revenue will be utilized from the county, but the bond rating (hopefully an A rating) will be reviewed in regard to the balance and stability of the general fund and interdepartmental transfers in and out. The expense of achieving the kind of rating the county would like to have by D.A. Davidson's analysis will cost approximately \$8,000 to \$10,000. That cost can be borne into the actual bond. The last bonds were sold as unrated and they were successful in obtaining a buyer. Commissioner Chilcott asked what the benefit is in obtaining a bond rating. Aaron stated having that rating opens up a number of institutions, and more bidders will give better competition on the interest rates. Discussion included the Chief Financial Officers ability to put the information together in order for D.A. Davidson to prepare a bond rating. Aaron indicated state law allows the county to hire D.A. Davidson as an underwriter, then Davidson then sells the bond through their system. This could save the county money. Davidson also has a relationship with the parties and institutions who are interested in buying those bonds. The cost is then negotiated.

Klarryse indicated she has worked with Aaron Rudio on several issues, including the unrated bonding from the last bonding issues, and she has trust in their abilities and negotiations for the sale of bonds. Klarryse can send him a 9 month FY 2013 financial outlook for Aarons review. The Board will make a decision on the bond rating issue as well as utilizing D.A. Davidson as the underwriter during another meeting.

► The Board met at 2:30 p.m. to interview a road administrator applicant.



REQUEST FOR COMMISSION ACTION

OG-13-04-88

BCC Meeting: April 23rd, 2013, at 9:30 a.m.
Subject: Subdivision Final Plat Approval

I. Action Requested

This is a request from Kevin Schultz of Schultz Investments, LLC, represented by Gordon Sorenson of Gordon Sorenson Engineering, to approve the final plat submission for the AP Sunnyside Orchards #3, Block 12, Lot 1, 3-Lot Minor Subdivision.

II. Applicable Regulations

Ravalli County Subdivision Regulations (RCSR) Section 10-3(A) gives the Board of County Commissioners (BCC) the authority to approve final plat submissions, if they conform to the conditions of preliminary plat approval, the terms of the MSPA, and the RCSR.

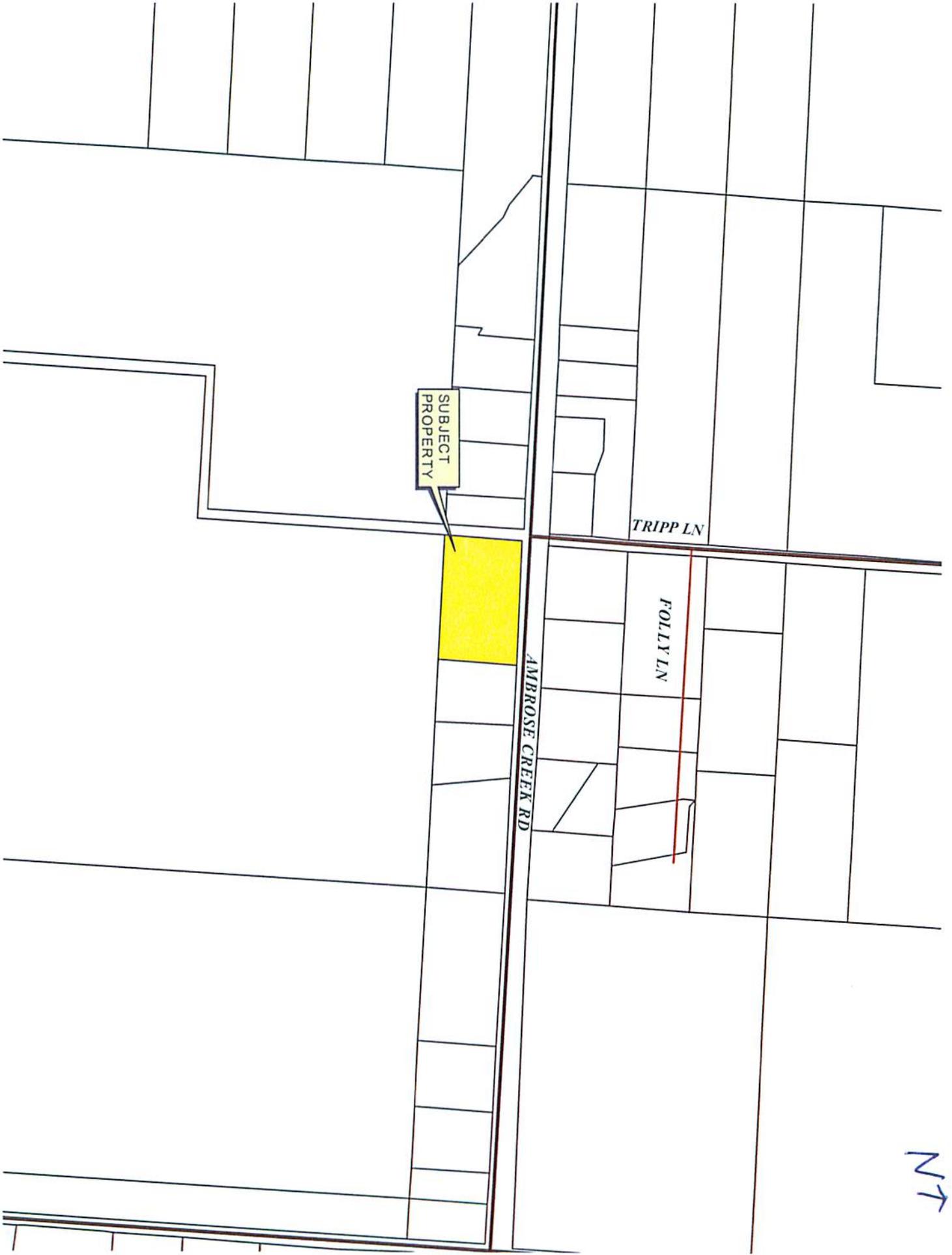
III. Background

- The AP Sunnyside Orchards #3, Block 12, Lot 1 Subdivision was conditionally approved, as amended, by the Board of County Commissioners (BCC) in a public hearing on February 14th, 2011.
- The Preliminary Plat Decision was mailed to the subdivider and representative on March 23rd, 2011.
- The 18-month preliminary plat approval period expired on August 14th, 2012. A two-year extension was granted on November 29th, 2011, extending the approval period to August 4th, 2014.
- The Planning Department has reviewed the final plat submission for the AP Sunnyside Orchards #3, Block 12, Lot 1 Subdivision, and has determined that the Board of County Commissioners' conditions of approval and requirements of final plat submission have been met.

IV. Planning Staff Recommendation

The Planning Department has reviewed the final plat submission for the AP Sunnyside Orchards #3, Block 12, Lot 1 Minor Subdivision, and recommends that the BCC approve the final plat.

Attachments: Final Plat Materials
Staff: *KW* Kevin Waller
Date: April 19, 2013
Cc: Gordon Sorenson (Gordon Sorenson Engineering), Kevin Schultz (Schultz Investments, LLC)



SUBJECT
PROPERTY

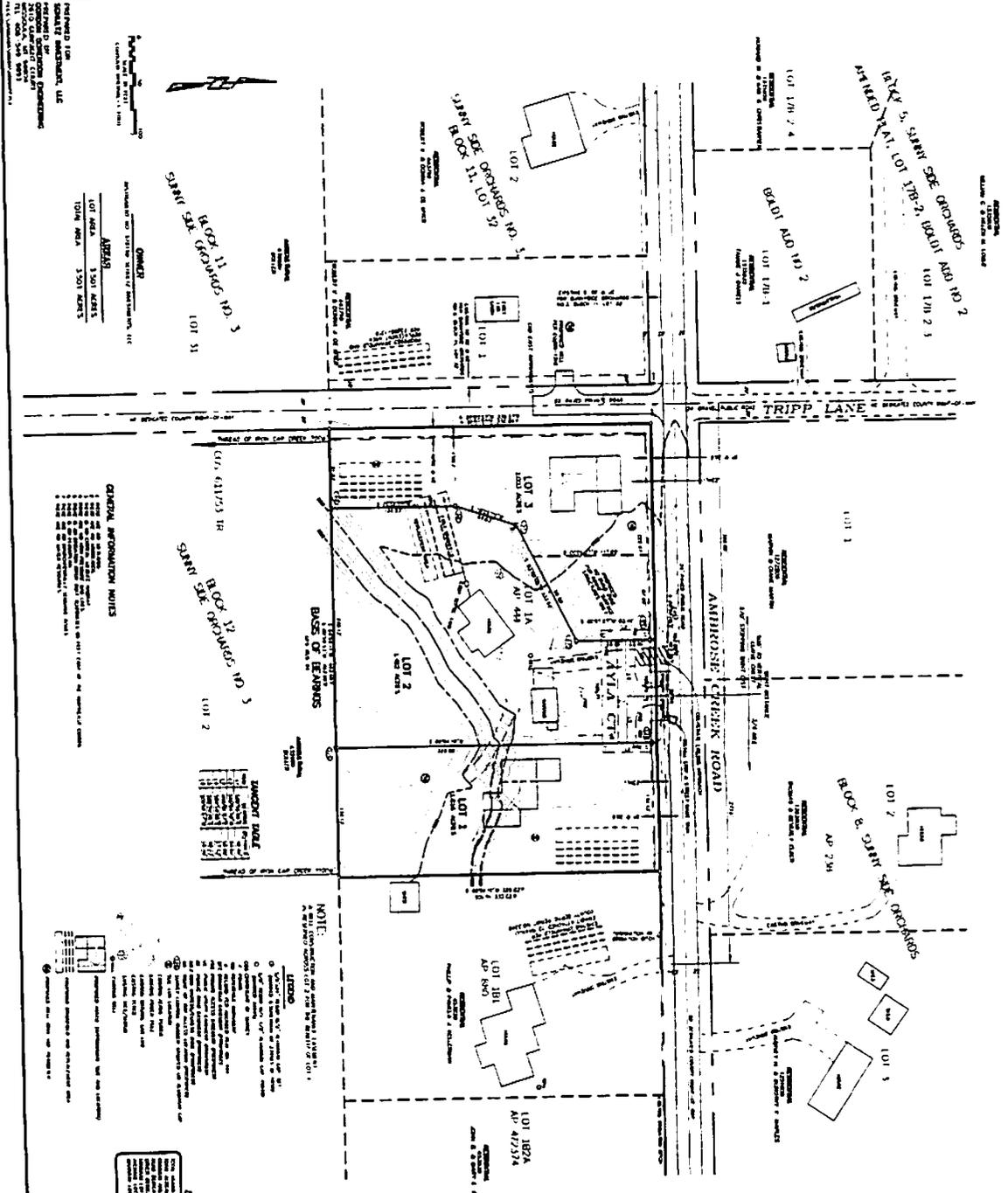
TRIPP LN

FOLLY LN

AMBROSE CREEK RD

N ↑

PROVISIONAL PLAN OF
AMENDED PLAT NO. 3
 OF LOT 1A OF AP 444, A PORTION OF LOT 1, BLOCK 12, SUNNYSIDE ORCHARDS NO. 3
 A PORTION SUBDIVISION OF RUSSELL COUNTY, MONTANA, LOCATED IN THE NW 1/4 OF 1/4 OF SECTION 7,
 T. 9 N., R. 219 W., R. 2ND DISTRICT, MONTANA



GENERAL INFORMATION NOTES

1. THIS PLAN IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, RUSSELL COUNTY, MONTANA.

2. THE BOUNDARIES OF THIS PLAN ARE BASED UPON THE RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, RUSSELL COUNTY, MONTANA.

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LEGEND

1. LOT 1A

2. LOT 1B

3. LOT 1C

4. LOT 1D

5. LOT 1E

6. LOT 1F

7. LOT 1G

8. LOT 1H

9. LOT 1I

10. LOT 1J

11. LOT 1K

12. LOT 1L

13. LOT 1M

14. LOT 1N

15. LOT 1O

16. LOT 1P

17. LOT 1Q

18. LOT 1R

19. LOT 1S

20. LOT 1T

21. LOT 1U

22. LOT 1V

23. LOT 1W

24. LOT 1X

25. LOT 1Y

26. LOT 1Z

NOTE:

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DEED TABLE

DEED NO.	DATE	RECORD NO.	RECORD DATE
1	1/1/1984	1	1/1/1984
2	1/1/1984	2	1/1/1984
3	1/1/1984	3	1/1/1984
4	1/1/1984	4	1/1/1984
5	1/1/1984	5	1/1/1984
6	1/1/1984	6	1/1/1984
7	1/1/1984	7	1/1/1984
8	1/1/1984	8	1/1/1984
9	1/1/1984	9	1/1/1984
10	1/1/1984	10	1/1/1984

W1

PLAT NO. 3

PROVISIONAL PLAN OF

AMENDED PLAT NO. 3

OF LOT 1A OF AP 444, A PORTION OF LOT 1, BLOCK 12, SUNNYSIDE ORCHARDS NO. 3

A PORTION SUBDIVISION OF RUSSELL COUNTY, MONTANA, LOCATED IN THE NW 1/4 OF 1/4 OF SECTION 7,

T. 9 N., R. 219 W., R. 2ND DISTRICT, MONTANA