

January 5, 2015
906

January 5, 2015: The Culbertson Town Council met in regular session with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Dallas Dehner, and Tamara Fossetta.
Absent: Greg Hennessey, Bob Jasper
Guests: Tim Lingle – Roosevelt County Sheriff Department, Greg, Boe representing North Dakota Development, and Tim Boid.

Mark Nelson made a motion to approve the agenda. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Dallas Dehner made a motion to approve Regular Meeting Minutes of December 1, 2014. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Treasure Report: No Treasure Report Available.

Tim Boid: Mr. Boid addressed the Council to discuss the necessary actions to obtain a boundary adjustment for his property located on 7th Street. Mayor Oelkers did not think a variance is necessary because of the existing structure. However, a legal survey by a licensed Surveyor is needed to ensure that setbacks, lot size, and easements are accurate. Once the survey is complete and re-plotted, Mr. Boid will need to present the finding to Jeremy Fadness and the Town Council for final approval.

Deputy Sheriff Tim Lingle – Roosevelt County Sheriff Department: Officer Lingle presented a short update of issues in the Sheriff's department. Officer Eric Nelson has resigned and Officer Jason Baker will be replacing Nelson's position. He did not have comments or statistics regarding criminal actions, just that there are still drug, alcohol and domestic violence concerns continuing in the Town and surrounding areas. On behalf of Sheriff Fredericks, Officer Lingle has requested that Sheriff Fredericks be added to the February 2nd regular council meeting. Sheriff Fredericks would like to discuss the explanations for many of the Town's court cases that are dismissed due to the failure to prosecute.

Possible Amtrak Service in Culbertson: No Update.

MDOT Highway 2 Reconstruction: No Update.

Water Plant/Lease option: The Town received a copy of an email from Shawn Higley of WWC with his comments pertaining to the Atlantis Water Solutions Water Rights Application No. 40S-30066181. Email attached. Shawn's conclusion is that the Town has not had adequate time to review plans for the proposed new intake. There are concerns with modifications to the riverbank and increased sedimentation downstream of the new intake that may affect the Town's ability to divert water to the water treatment facility. There will be additional discussion upon further review.

Local Government Review Study: No candidates have come forward. Those candidates that were elected in the primary via write-in ballot have refused to accept the appointment. Tamara is to put another request for volunteers in the Searchlight.

Theodore Roosevelt Expressway: The Town received a Letter of Invoice for the TRE Membership dues for \$1,250.00 for 2014. Mark Nelson made a motion to approve the invoice. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle mentioned the meeting that is to be hosted by the Association in October of 2015. Ports to Plains will host a special session in Williston, North Dakota for Mayors, Legislators, and constituents from Texas to Saskatchewan.

Culbertson Housing Authority: No Update.

Town Wide Street Maintenance District: No Update.

Airport Safety Issue & Railroad Access on the North Side: No Update.

Personnel and Policy Manual: No Update.

Great American Lodge – Agreement for Bond: Greg Boe has no update outside of those issues currently in discussion. Mayor Oelkers shared an email response from Dan Hogan to Jeremy Fadness regarding the bond agreement. See attached email dated January 5, 2015.

Temporary Discontinuance of Service Fees: The Town will need to change its current ordinance (4.06.059) to implement the current base water charge. All property owners with existing water hook ups should be responsible for their portion of the debt service whether water is utilized or not including vacant lots with accessible hookup. A majority of Council members spoke in favor of Non-profits to be exempt. For example, the Museum which is seasonal and uses little water when open to the public.

Monson Zoning Permit: Per Mayor Oelkers, he has been not yet been able to speak with Mike Monson. The Town has received no response or action from Mr. Monson. The Town will have WWC draft a violation letter. The letter shall be the final appeal for Mr. Monson to obtain the proper variance. Mark Nelson made a motion to approve the violation letter. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED

Sketch Plan Permits: None.

Demolition Permits: None

General Journal Vouchers: GJV's – none. Payroll JV's – none. UBV's , 1023-1029.

Wastewater Phase II Update: WWC representative were not present at the meeting. Mayor Oelkers mentioned possible discharge issues with the pipes that run below river level. The Environmental Protection Agency has concerns with jetting and gray water discharge. WWC engineers should have further updates at February's Council Meeting.

Highway 16/Broadway Reconstruction – Update: Bob Jasper has some concerns in regards to the current As-Builts. Further discussion between the Town, WWC, and Bob Jasper will be necessary.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:30 p.m.



Clerk



Mayor

From: [Danny Hogan \(NDDG\)](mailto: Danny Hogan (NDDG))
To: ["ips@pearce-durick.com"](mailto: ips@pearce-durick.com)
Cc: [integrated@nemont.net](mailto: integrated@nemont.net)
Subject: FW: Re: Great American Lodge Bond and Agreement
Date: Sunday, November 23, 2014 9:49:18 AM
Attachments: [Fwd Re Great American Lodge Bond and Agreement.msg](#)

Jon

I am working on the bonding part, as mentioned before with Both Robert and I not being USA citizens it is hard for us to secure a bond, as our company has now been operating for more that two years Wells Fargo are hopefully going to extend that facility to us

I will keep you posted

DAn

-----Original Message-----

From: Jonathan P. Sanstead [[mailto:ips@pearce-durick.com](mailto: ips@pearce-durick.com)]
Sent: 12 November 2014 14:47
To: Danny Hogan (NDD)
Subject: FW: Re: Great American Lodge Bond and Agreement

Jon P. Sanstead

Pearce & Durick
314 E. Thayer Avenue
Bismarck, ND 58502
T 701.223.2890 F 701.223.7865

Note: This e-mail contains information from the law firm of Pearce & Durick that may be proprietary, confidential, or privileged. If you are not the intended recipient and have received this email in error, please delete it and contact me.

-----Original Message-----

From: [integrated@nemont.net](mailto: integrated@nemont.net) [[mailto:integrated@nemont.net](mailto: integrated@nemont.net)]
Sent: Monday, November 03, 2014 4:34 PM
To: Jonathan P. Sanstead; Jeremy
Subject: Fwd: Re: Great American Lodge Bond and Agreement

Dear Jon, finally got a chance to look at this guaranty agreement. everything was going swimmingly until you were deleted the bonding requirements. your agent Hogsed agreed to a bond and it is written into the conditions of approval for the final site plan. I have enclosed the email correspondence confirming that he agreed to a bond. since the town will never approve the final plat without the bond in place, I suggest that you put that back in so that we can wrap this matter up. if it helps, Danny had earlier corresponded that he didn't have a problem with the guaranty agreement as it was. I assume that's because he understood that the bond requirement was supposed to be in there. Greg sent from iPad voice recognition

February 2, 2015

908

February 2, 2015: The Culbertson Town Council met in regular session with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Dallas Dehner, Greg Hennessey, Bob Jasper, and Tamara Fossetta.

Guests: Sheriff Jason Frederick and Administrative Assistant, Tricia Bets His Medicine – Roosevelt County Sheriff Department, Greg Boe representing North Dakota Development, Gene Marchwick, Diane Hampton.

Dallas Dehner made a motion to approve the agenda. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to approve Regular Meeting Minutes of January 5, 2015. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Treasure Report: No Treasure Report Available. Bank Reconciliation issues.

Sheriff Jason Frederick – Roosevelt County Sheriff Department: Sheriff Frederick is present to find a resolution to the amount of dismissed court cases occurring within the town limits of Culbertson. (A list of these cases is attached). He is not here to “crucify”. There needs to be a solution to make sure the cases are prosecuted.

Greg Hennessey remarked that there has been a seven hundred percent increase in crime and therefore his caseload is overwhelming. This matter has been discussed at the Montana Attorney Organization convention that Greg attends yearly and paid by his firm. Attorney General Fox of Montana attended the last convention. AG Fox is gathering support as an avenue through the legislation to aid in supporting the surrounding Bakken area attorneys.

Greg continued stating the increases in court cases need more manpower and money. Attorney practices have become specialty practices. Criminal and civil cases have become part of these specialty cases. Generally, larger cities have a full time prosecutor. The smaller towns maybe should have the County Prosecutor prosecute criminal and felony cases.

Sheriff Frederick remarked that Culbertson and Bainville are the only two towns that the County does not prosecute. Felony cases are forwarded to the County Prosecutor for action.

Councilman Houle questioned where the funding might come from. He likes the specialist idea but cost is a factor. If the Town were to contract with specialist practices, how many would a town of our size need? Further, Councilman Houle inquired as to the quality and results of the County Prosecutor.

Administrative Assistant Bets His Medicine remarked that currently Driving Under the Influence (DUI), assaults, and drug felonies are handled by the county.

Sheriff Frederick informed the Council that County Prosecutor Patch is willing to prosecute such cases.

Councilman Houle asked Greg if there are any cases he would like to maintain as part of his caseload.

Greg will be willing to maintain simple assault and other such cases, but the County might better try the above-mentioned felonies.

Mayor requested that within the next thirty days, an agreement be crafted speaking to those cases the County and Greg will prosecute.

A motion to have Roosevelt County Prosecutor’s office acquire- the felony cases. W. Bruce Houle made a motion to approve the item before the floor. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

North Dakota Development – Permit Extension and Lighting: Greg Boe present to hear Jeremy Fadness's response to the permit extension and issues of the lighting district addition. (Letter of Transmittal Attached)

Jeremy has no issues for extending the permit for one year. Street lighting on 5th Street East and 7th Avenue East are the property of the Town of Culbertson. Montana Dakota Utility will need a request to add lights to the District together with a plan prepared by North Dakota Development. The plan and street lighting request will need to be sent to Bill Zurdaka. Tamara will forward contact information for Mr. Zurdaka to Jeremy. Jeremy will contact him to ensure there are no other items Montana Dakota Utilities might need.

Jeremy informed Mr. Boe and the Council that the conditions of approval and bond requirements still need to be submitted. These are the two remaining action items that North Dakota Development needs to fulfill. Once these issues are resolved, it is Jeremy's opinion that Great American Lodge may begin occupancy of the buildings currently there. Still, the roof over the building must also be finished. The request by the North Dakota Development to eliminate these roofs is not permitted.

Local Government Review Study: No candidates have come forward.

Theodore Roosevelt Expressway: No Update.

Possible Amtrak Service in Culbertson: Council agrees that the projected 3.2 million to build the Amtrak platform is too costly. Mayor Oelkers suggested that another engineering firm might be an option for a more reasonable cost. This issue is to be revisited later. Funding is and remains an issue.

Water Plant/Lease Option: Atlantis Water Solutions might still be a viable candidate for implementing a lease. Councilman Houle received two telephone calls from Forrest Dorn (Email attached). They would like to visit with the Bob Jasper and the Council including a visit to the water plant. Further interactions with Dry Red Prairie were also mentioned. Bob informed the Council that he would prefer Atlantis Water Solutions prepare a list of potential questions they may have for him prior to their visit.

Light placement at the current Billing Gazette Newspaper location: Diane Hampton came before the Council requesting that the Town support a placement of light near the newspaper boxes. Currently, there is no lighting that makes it difficult for many citizens to retrieve their newspapers. More so in the winter months when it is dark in the early morning and evenings. With that, there are also issues with snow and ice that is potentially dangerous for citizens on foot.

Mayor Oelkers stated that provision of lighting and the concurring cost should be the responsibility of the Billings Gazette. Diane has investigated the cost of this lighting and that might be approximately eight dollars per month. She knows the Town spends money on less important matters.

Mayor Oelkers clarified that Montana Dakota Utilities will have to maintain the lights. Diane should inquire as to the fee of installing from Montana Dakota Utilities.

Arbor Day Celebration – Town Clean Up on May 9, 2015: The DNRC has processed and approved the Arbor Day Grant for \$300. It was suggested that in conjunction with the Town Clean Up that we also host a town wide feed of some sort. Mayor Oelkers asked that Shirley Gallegos mail a letter to all citizens in addition to organizing the event including the feed. W. Bruce Houle made a motion to proceed with the event. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Highway 2 Association Dues: Mark Nelson Made a motion to pay the yearly association dues in the amount of \$100.00. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Personnel Policy Manual: Greg thought if John Cummings of MMIA approved the changes made in the last two years, then it could be passed by the Council. Tamara noted that there was an issue regarding drug, alcohol, and discipline policies that John Cummings said the Town Attorney needed to review and make recommendations. Greg will bring the issue to the forefront of his workload.

Temporary Discontinuance of Service Fees: The Town will need to change its current ordinance (4.06.059) to implement the current base water charge. A first reading will need to be the first step in the process. Greg will have this available for the March 2, 2015 regular Council meeting. W. Bruce Houle made a motion to approve the proceeding with the change in ordinance. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

National Translator Association Membership: W. Bruce Houle made a motion to approve the Town's membership. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Monson Zoning Permit: Per Mayor Oelkers, there has been no recent action. Due to the family's current situation with Mrs. Monson's health, let the matter be for the time being.

Sketch Plan Permits: None.

Demolition Permits: None

General Journal Vouchers: Payroll vouchers were not included in council packets. UB JV's were not included. These are to be included for the March 2, 2015 regular meeting.

Wastewater Phase II Update: WWC is waiting for the Army Corps of Engineers comments. Jerry Paddock from the Department of Environmental Quality also has comments to return. However, Jeremy stated these were not too extensive. These comments should be incorporated and finished in March. The town will receive an email of the completed comment section(s) if there are no exhaustive changes. The advertisement period for public comment is still on schedule for March. Bid opening is set for first part of April and construction begins in May.

Highway 16/Broadway Reconstruction – Update: Bob Jasper has some concerns in regards to the current As-Builts. Don Davis – WWC Engineering is working on these As-Builts to present to Bob Jasper for review.

Truck Traffic Sign – Railroad Street and 2st Avenue West: W. Bruce Houle has made another request to add these signs. Bob Jasper is to go forward with placing the signs.

Incumbent Clerk/Treasurer, Tamara Fossetta presented her letter of resignation. W. Bruce Houle made a motion to accept the resignation. Abe Rumsey seconded. All present voted in favor of the motion. MOTION PASSED.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:45 p.m.

Clerk



Mayor

1/16/2015

Greg Boe
North Dakota Developments
5072 Bennett Loop, Suite 300
Williston, ND 58801

Town of Culbertson
PO Box 351
Culbertson, MT 59218

City Council Members

February 03, 2014 the City Council discussed the Great American Lodge development generating twelve conditions of approval. February 04, 2014 the Staff Report discussed the approval of the development permit and the fact that it will expire one year from the date of Council approval. This is an official request to extend the agreement one year to complete and comply with the conditions of approval.

Respectfully



Greg Boe
Project Manager
North Dakota Developments

Enclosure: page 10 of 10 of Site Plan Staff Report dated 02/04/2014

February 2, 2015

Town of Culbertson
Mayor and Town Council
P.O. Box 351
Culbertson, MT 59218

Dear Mayor Oelkers and Town Council:

Please accept my resignation for the position of Town Clerk/Treasurer. It is my assessment along with several Physicians that my current health issues have and are affecting my ability to perform my job to necessary standards. As such, please recognize that this decision is not all together by choice.

As noted above, I am not leaving to begin another job opportunity. As such, I will be freely available and give my word that I will train and assist whoever replaces me. For professional purposes, I would grateful if the Mayor and Council would permit my resignation due to "good cause".

I have so appreciated the Mayor's patience and that of my coworkers these last months. I also would like to thank the Council and all those have guided and supported me.

With the Warmest of Regards,



Tamara L. Fossetta

February 24, 2015
912

February 24, 2015 at 5:00 p.m. The Town of Culbertson Council Met in Special Session, for the purpose of discussing Wheatland Hills Subdivision – Reduction of Financial Bond for Phase A. Present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Bob Jasper and Shirley Gallegos. Absent: Tamara Fossetta and Dallas Dehner. Guests: Jeremy Fadness – WWC Engineering, on Skype and Mike Gallegos.

Mark Nelson made a motion to approve the agenda. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Wheatland Hills Subdivision requests a reduction of their Financial Bond for the work that has been completed to date for Phase A.

Jeremy Fadness – WWC Engineering said that the original bond amount of \$485,495.65 would be reduced to reflect the completion of improvements of asphalt, curb and gutter, on Arrowleaf Drive for \$105,708.80 and Juniper Street for \$68,318.62.

The developer's obligation was to construct and install, at his own expense, those subdivision improvements listed in the original Attachment B, once the Final Subdivision Plat for Phase A was approved in fall 2014. An updated Attachment B is provided. The Financial Bond covers any improvements still to be completed after Final Plat approval.

The North and South Streets have no bonding as they are not Final Platted.

Valid Lien Waivers shall be presented to the City from all persons providing materials or performing work on the improvement as stated on page 2 item 9A in the Subdivision Improvements Agreement. W. Bruce Houle questioned if we had obtained them?

Mark Nelson asked if the Sewer Mains and Manholes that were off grade had been corrected? WWC Engineering has copies of Morrison Maierle Engineering certification of completion.

Bob Jasper asked if the section of Water Line on Arrowleaf Drive had been insulated do to improper depth. This has has been completed.

Questions on the town's liability due to the DEQ required ponds. The ponds are not the responsibility of the town. The streets and right away are the town's liability. Everything else is the liability of the Homeowners Association.

Mayor Oelkers stated that the subdivision is to be 70% full before the Town of Culbertson takes over.

W. Bruce Houle made a motion to accept the reduction of Wheatland Hills Financial Bond from \$485,495.65 to \$343,865.65, for the improvements made on Arrowleaf Drive and Juniper Street. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mayor Oelkers proposed a friendly amendment to the motion to include the satisfaction of the lien waivers from the Subdivision Improvements Agreement, item 9A.

Mark Nelson made a motion to amend the previous motion to include the submission of the lien waivers before the reduction of the Financial Bond is done. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Meeting adjourned at 5:20 p.m.



Clerk



Mayor

February 11, 2015

The Town of Culbertson met at 5:00 p.m. for a special committee meeting for the purpose of interviewing and hiring a new Clerk /Treasurer. Present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Bob Jasper and Shirley Gallegos.

By unanimous decision, those present selected Kt Northington as the new Clerk/ Treasurer for the Town of Culbertson.

Meeting adjourned at 5:20 p.m.



Clerk



Mayor

March 2, 2015
914

March 2, 2015: The Culbertson Town Council met in regular session with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Greg Hennessey, Bob Jasper, and Tamara Fossetta. Guests: Ben Allen – CHMS, P.C., Jed Kirkland – Interstate Engineering together with Jerry Meissner, and Tom Ruffatto representing Dry Red Water Authority. Mark Mahlen, Paul Finnicum and Ken Forbregd.

Mark Nelson made a motion to approve the agenda. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle made a motion to approve Regular Meeting Minutes of February 2, 2015 and Special Meeting Minutes February 24, 2015. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Treasure Report: August and September of 2015 approved.

Dry RedWater Regional Water Authority: Jed Kirkland from Interstate Engineering speaking on behalf of the Authority informed the Council they remain very interested in leasing the Town's water plant. They are currently seeking State funding and partnerships as funding sources. Mr. Kirkland requested the Town pass on any information regarding further inquiries of other parties. The Council will oblige as both sides can benefit.

The Authority is requesting permission from the Council to apply for a "temporary change of use" for the water rights to access the Town's water plant. This process will not cost the Town and would not affect other potential lease/sale options with other companies. Further, this change of use expands water usage south of the Missouri River that is not currently permitted. The permit renewal is required every ten (10) years. The duration of the permit does not affect financial or future sale issues for the Town of Culbertson. The Town would also have the option to cancel the change of use permit at any time due to the temporary use language in the permit. Tom Ruffatto will keep the Town informed during the entire process. Collaboration will benefit all parties. Founded on this dialog and with Greg Hennessey's concurrence, W. Bruce Houle made the motion to proceed with the temporary change of use permit for Dry RedWater Regional Water Authority. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

After the above-mentioned motion was passed, the Council asked Tom Ruffatto if he had been contacted by Atlantis Water Solutions. Mr. Ruffatto and Jed Kirkland are familiar neither with Atlantis Water Solutions nor of their expressed interest in the water plant. Greg Hennessey further added that a Glasgow judge would not allow a transfer of water rights based on future speculation nor may a company apply for those water rights to be used out of state.

Dry RedWater Regional Authority is currently serving customers approximately three (3) miles south of Sidney. They are now in the process of becoming their own water authority entity for

water supply north from Glendive to south of the Missouri River (Richland County). Interstate Engineering is working to develop a feasibility study that would entail thirteen hundred miles of water supply for northeast parts of Montana.

CHMS Audit Report. Ben Allen, Auditor representing CHMS, P.C. presented the 2013 Fiscal Year Audit Report. Upon Tamara's responses to those findings, the report will be completed and sent to the State of Montana. (The "Preliminary Rough Draft Subject To Change" presented to Council is attached). A condensed outline of those findings is as follows:

FINDING #1 – DEFICIENCIES IN THE INTERNAL CONTROL STRUCTURE DESIGN

CONDITION

There is an absence of segregation of duties appropriate for a strong system of internal control.

FINDING # 2 – FINANCIAL REPORTING

CONDITION

The Town does not have the expertise to prepare or evaluate the auditor prepared financial statements to ensure proper preparation in accordance with generally accepted accounting principles (GAAP).

FINDING #3 – MANAGEMENT'S DISCUSSION AND ANALYSIS

CONDITION

The Town has not presented the Management's Discussion and Analysis report which is Required Supplementary Information by GASB No. 34 and U.S. general accepted accounting principles.

FINDING #4 – BUDGET

FINDING 4A – EXCESS EXPENDITURES

CONDITION

Budgeted funds are required to expend less than the budgeted amount or adopt an amended budget. The Town exceeded its adopted budget in the Economic Development Fund, Fire Auxiliary Fund, Oil Severance Fund, Capital Improvements Fund, Landfill Fund, and Fire Disability Fund.

FINDING 4B – BUDGET DETAIL

March 2, 2015 cont.

916

CONDITION:

The detail expenditure budget for the Economic Development Fund, Water fund, Sewer Fund, Garbage Fund, and Fire Disability Fund did not match the official budget submitted to the Montana Department of Administration and budget amendments in 2013.

FINDING #5 – UTILITY BILLING REVENUE COLLECTION AND BANK DEPOSITS

CONDITION:

The practice of the Town is to take utility collections to the bank before they are entered into the Black Mountain software. After the bank has created the deposit slip, they send the information back to the Town and it entered into Black Mountain, the Town's utility billing software.

Local Government Review Study. Dan Clark Training.

To date, the Town does not have the three volunteers required to conduct the study. Since this Local Government Review Study is State mandated, Dan Clark of the Local Government Center located at the Montana State University Extension Office is prepared to come to Culbertson and speak to the public regarding the elements of this study mid-April. Mr. Clark's office suggested that the Town would provide a forum for the community to attend. Other towns have used spaghetti feeds and the like to pique the communities' interest. Mayor Oelkers requested that the Town proceed with this very idea. Please forward this task to Shirley Gallegos. There was no motion made just discussion and council concurred.

Theodore Roosevelt Expressway: No Update.

Possible Amtrak Service in Culbertson: No Update.

Water Plant/Lease Option: Previously discussed in presentation by Dry Red Water Regional Water Authority as noted in agenda item 4.

Monson Zoning Permit: Again, issue remains on hold. Due to the family's current situation with Mrs. Monson's severe health issues, let the matter be for the time being. The permit issue to be addressed at a more appropriate time.

Personnel Policy Manual. The issue of why this action item was on agenda was questioned. Tamara had questions regarding the legal elements that constitute "Reasonable Suspicion". As an example, Tamara wanted clarification from a legal perspective for protocols with confronting any employee regarding drug and alcohol use during work hours. The personnel manual does outline disciplinary measures the Town can take if there should ever be "reasonable suspicion". Ken Forbregd also questioned the current training of this same matter. He said Roosevelt Memorial Hospital is very specific in their procedures that he feels is

specific enough to avoid legal issues. Greg Hennessey stated that if an employer or employee sensed an odor or physical indicator that would suffice. Mayor Oelkers felt that the current practice is effective and there is no motion needed and the matter is resolved. The Town is to use the guidelines of the current Personnel Policy. The necessary 2015 updated version of the Personnel Manual can move forward and implemented.

Great American Lodge – Agreement for Bond. Greg Hennessey and Jeremy Fadness were informed from the partners and their consortium that the bankruptcy buy for the company that constructs the building that will house the proposed Restaurant and its accommodations is completed. The Bond company will now move forward with providing the contents and payment of the five-year bond. The Council should be presented with “movement” by the next meeting scheduled for April 6, 2015.

Review Fees for Temporary Discontinuance of Services. The Town will need to change its current ordinance (4.06.059) to accommodate updated monthly sewer charges. Culbertson currently is incurring an eight million dollar sewer debt for the necessary infrastructure upgrades. In an effort to make the increase in monthly charges equitable to all citizens, all lots that have sewer access will now pay a minimum fee. This includes lots and buildings that are not occupied. The concern is that citizens that have these types of unoccupied properties may prove to be contentious. Developments such as Wheatland Hills will be impacted. The Town had to proceed with infrastructure upgrades to accommodate the influx of new housing whether the developments are at full capacity. The services are provided for those lots and therefore are part of the debt service calculations. Councilman Rumsey stated that high fee could affect future property sales in the area. The Town’s current funding resources are based on the number of hookups and curb stops to the property whether in use or not. To date, the five million dollar loan on a 20-year note must include these properties as part of the debt service. Further, the total numbers of sewer hookups were included with the financial records submitted to allow for funding assistance with loans and grants. After lengthy discussion regarding fees, Greg Hennessey will prepare a corrected Ordinance for April’s regular council meeting. The language in the Amendment for Title 4.06, section 1 will contain the new sewer of \$40.90 base fee plus a reconnection/connection fee of \$75.00. A new or reconnected service will be charged \$3,000 for sewer and \$1,250 for water totaling \$4,250.00. For those properties owners that have not paid in the past, they will be able to pay retroactively until the \$4,250.00 debt is reconciled. Greg Hennessey will prepare another first reading of the Amendment to Title 4.06, section 1 for presentation to Council on April 6, 2015.

Mark Nelson proposed a motion for a Friendly Amendment. Abe Rumsey seconded. All present voted in favor of the motion. MOTION CARRIED.

Wheatland Hills Subdivision Reduction of Financial Bond for Phase A. Referring to email message received by the Town on March 2, 2015 (attached), Jeremy feels concurs that the \$343,864.65 is the amount of the bond that has been completed which leaves a Bond balance of \$266,333.91. Bob Jasper wanted it noted in the minutes that the draft letter to Westchester Fire Insurance Company states “the City has inspected the improvements as they were completed and

March 2, 2015 cont.
918

found them acceptable and has certified that these improvements have complied with standards and specifications set forth” is not true. The Town, Bob himself, did not inspect and find the improvements acceptable.

W. Bruce Houle made a motion to approve the remaining amount. Abe Rumsey seconded. All present voted in favor of the motion. MOTION CARRIED

Sketch Plan Permits.

Robert Linthicum –Montana Bar for Storage Shed. Jeremy maintained that all commercial setbacks were correct and ready for Council approval. Mark Nelson made a motion to approve the sketch plan as exhibited. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Demolition Permits. None

General Journal Vouchers: None.

Great Northern Development Corporation Fiscal Year 14-15 Dues. Invoice for \$714.00 was not enclosed in the Council Packets. Therefore, Mayor Oelkers asked that this agenda item be on the next agenda for April 6, 2015.


Wastewater Phase II Update: WWC is waiting for the Department of Environmental Quality comments. He anticipates the secondary review to be completed by the end of March. If this timeline holds, the project can go to bid in April. Jeremy reported that Amber Frydenland is working hard with the completion of all funding and updated cost analysis for final approval by the State. This matter should also be finalized by the end of April 2015.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 9:35 p.m.



Clerk



Mayor

April 6, 2015

919

April 6, 2015. The Culbertson Town Council met in regular session with the following present: Gordon Oelkers, Mark Nelson, W. Bruce Houle, Abe Rumsey, Kt Northington. Absent: Dallas Dehner and Bob Jasper. Guests: Courtney Hagadone, Lori Bauxbaum, Cheryl Kirkaldie, Nels Nicholson, Bob Peterson, Rick Knick, Audrey Stromberg, John Krumm entered the meeting at 7:30 p.m.

Mark Nelson made a motion to approve the agenda with the addition of No. 22. Color Run, No. 23, moved to visitors. No. 24. Restorex – sewer backup and cleanup, added to New Business. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle made a motion to approve the February 3, 2014 Regular Meeting minutes and Special Committee Meeting dated February 11, 2015. Mark Nelson seconded the motion. All present voted to approve the motion. MOTION CARRIED.

Courtney Hagadone – JMG program for Culbertson School, came to inform Council of a Color Run to be held May 19, 2015 to raise money for a Montana based Foundation. No action needed.

Airport – Commissioner Duane Nygaard was on the agenda to speak regarding the airport acquisition but was not in attendance. Rick Knick informed council there was a Public Meeting to be held April 14, 2014 at 6:30 pm at the Roosevelt County Complex Building regarding the Airport land acquisition.

Local Government Review Study – Dan Clark is to be here on April 15, 2015 for a spaghetti dinner to recruit people for the study.

Theodore Roosevelt Expressway – First Quarter 2015 Report attached

Possible Amtrak Stop – None.

Water Plant – Lease/Sale – Dry Red is still interested.

Monson Zoning Permit – None.

Review Fees for Temporary Discontinuance Service - Meeting set with John Weikel the morning of Wednesday April 8, 2015. Council was asked by Mayor Oelkers to look over the resolution provided by Hennessey Law Firm for any rewording they felt necessary and will discuss further after figures are more accurate. Further Discussion, No action.

American Legion Approval and Purchase of Flag Mounts – No information provided, need dollar amount and how many before approval.

Great American Lodge – Nels Nicholson asked the town to turn on the water at the location sight to test for leaks. W. Bruce Houle made a motion to turn on at the valve for testing purposes only; however, when it was time to turn on the water permanently, all conditions of approval had to be met. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED - FURTHER DISCUSSION.

Montana Bar – Street Dance, June 12 & 13, 2015 – W. Bruce Houle made a motion to approve the dates and let it be known that Montana Bar will provide the proper insurance and clean up. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Roosevelt County Weed District – Noxious Weed Spraying- Bob Jasper to further investigate. Further Discussion.

Sketch Plan Permits.

1. Rosenia Kirby – Temporary Green House – Mark Nelson made a motion to accept the sketch plan. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.
2. Travis and Kt Northington – House Garage and Fence – W. Bruce Houle made a motion to accept the plans as approved by WWC Engineering. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.
3. Ron and Amber Shanks Shed - Mark Nelson made a motion to accept the sketch plan. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.
4. Ellerkamp/ Krumm Shed – W. Bruce Houle made a motion to accept the sketch plan. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Demolition Permits - None.

Great Northern Development Corporation – FY 14-15 Dues – W. Bruce Houle made a motion to pay said dues. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Wastewater II Project – Update - Advertisements for project bids have gone out and bids are due April 28, 2015. A conference call via Skype will be held to close bidding sometime before next Council. Town of Culbertson is constantly looking for more grant funding for this project that will not affect the grant monies with Rural Development.

April 6, 2015 Con't
921

Swimming Pool Employment Applications – 2015 Season – Mark Nelson made a motion to rehire Tiffany Marchwick as Manager. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED. W. Bruce Houle made a motion to rehire Chelsey Ligon as Assistant Manager. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED. W. Bruce Houle made a motion to rehire Renee Oelkers as Head WSI Swim Lessons. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED. Mark Nelson made a motion to hire Logan Nickoloff, Carter Nickoloff, Macy Kirkaldie as lifeguards. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED. W. Bruce Houle made a motion to pay for any lifeguard wishing to get WSI certified. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

CHMS – Final Audit Report FY-13 – Audit presented for informational purposes only.


Sewer Backup/Cleanup - March 27, 2015 there was a sewer backup in the Jail building at Townhall. Restorex came in and dehumidified as well as removed the bottom 2 feet of sheetrock so mold would not form. MMIA insurance has been notified. Discussion of contractors to sheetrock was discussed but nothing decided.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:35 p.m.



Clerk



Mayor

April 30, 2015 Special Meeting 2 p.m. The Culbertson Town Council met in special session for the purpose of the bid opening for Phase 2 of the wastewater project. The following were present: Gordon Oelkers, Mark Nelson, W. Bruce Houle, Bob Jasper, Kt Northington, Absent: Dallas Dehner, Abe Rumsey. Guests: Drew Pearson, Don Davis – WWC Engineering, Carter Bignell – Century Companies Inc, Samantha Nyquist – CMG, Robert Levandowski – Frontier Electric (via Skype), Eleanor Kindness – Rural Development (via phone).

Don Davis and Drew Pearson of WWC Engineering opened bids from CMG in Billings, coming in at \$5,850,000.00 and Century Construction of Lewistown at \$4,928,497.00.


Eleanor Kindness will speak with Steve Trimble regarding the excess funding since the lowest bid was over the projected budget of \$4,200,000.00 for the project.

W. Bruce Houle made a motion to accept the lowest bid from Century Companies, Inc providing due diligence and subject to funding. Mark Nelson seconded the motion. Motion Carried.

Meeting adjourned at 2:20 p.m.



Clerk



Mayor

May 4, 2015

923

The Culbertson Town Council met in regular session Monday May 4, 2015, with the following present: Gordon Oelkers, Abe Rumsey, W. Bruce Houle, Mark Nelson, Dallas Dehner, Bob Jasper and Shirley Gallegos. Absent: Kt Northington. Guests: Robert Petersen, Nels Nicholson – Great American Lodge, Drew Pearson and Don Davis – WWC Engineering and Greg Hennessy – Attorney.

Dallas Dehner made a motion to approve the agenda with the addition under old business #11, a new date for Town Clean Up. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to approve the April 6, 2015 Regular Meeting Minutes, The Special Bid Opening, April 30, 2015 and Treasurer Reports from July 2014 – April 2015. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Julie Williams was not present for comment on lot access. Gordon had invited her to speak with WWC Engineering. Water and sewer will also present expensive issues in addition to access.

Nels Nicholson, Site Manager - Great American Lodge came to apprise the council of the situation with the Great American Lodge project. He supplied two documents. One from Greg Boe, North Dakota Development, summing up his notes taken with Montana State Building Inspector Yancey Beston. At this time they have not received a written letter from Mr. Beston. Nels submitted his letter thanking the town for their cooperation with the project. At this time it does not look like the project will be going forward. He is still asking for water to be turned on for the fire valves and fire protection.

The Town has no property on this site. North Dakota Development has not met the 12 Conditions of Approval. They owe the Town for additional Sketch Plan Review Fees, Garbage Service, Asphalt and Water use. In addition the Town has 300 Units of Sewer tied up with this project and substantial wastewater costs that the agreed upon \$5000 bond was to help relieve.

The Town will not supply water to Great American Lodge until all conditions are met and bills are paid.

The street improvements for 5th Street North are completed. Montana Dakota Utilities has marked for street lighting along the new section of roadway past 7th Avenue East. The lights will be added to the Street Lighting District. North Dakota Development or whomever owns the property will be responsible to pay the yearly fees.

Local Government Review Study. A spaghetti dinner with speaker Dan Clark is rescheduled fall 2015. This will be an attempt to recruit three people to participate in this study.

Theodore Roosevelt Expressway. No news.

Possible Amtrak Stop in Culbertson. No news.

Water Plant – Lease/Sale. News has it that Sionix has purchased the Montola Plant.

Monson – Zoning Permit. No news.

Town Clean Up. The Town Clean Up will be rescheduled to May 30, 2015, Nine to Noon with lunch for participants.

American Legion Approval and Purchase of Flag Mounts. W. Bruce Houle made a motion to approve purchase of 11 flag mounts for \$15.00 each. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Great American Lodge – Agreement for Bond. No news.
Street Light Locations. Discussed earlier.

Sheriff's Office – Drywall Bid. Restorx has finished the cleanup in the Sheriff's office. The drywall was cut back 2' foot above the floor. The bid from Bret Benson includes filling in what was removed and covering with paneling and trim, For \$900.00 Material and \$1200.00 Labor. W. Bruce Houle made a motion to accept the bid to panel and repair the sheriff's office for a total price of \$2100.00. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Season Pool Pass for Daycare Business. W. Bruce Houle made a motion for Home Away From Home Children Care to purchase a season pool pass at the family rate of \$100.00 for the purpose of taking the children in their daycare to the swimming pool. The council stipulated that the children be under adult supervision at all times while at the Culbertson pool. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Sketch Plan Permits. Brett Lapp (Wheatland Hills Subdivision) proposed to install a Fence, Deck and Shed at 316 Arrowleaf. Mark Nelson made a motion to approve the Lapp fence, deck and shed as per submitted sketch plan to be installed to meet the Town of Culbertson's Development Review Ordinance. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Demolition Permits. None.

General Journal Vouchers.

8/2014 – GJV's No. 732-734,738,797. Payroll JV, 140800. UB JV's, 998-1003.

9/2014 – GJV's No. 740. Payroll JV's, 140900-140903. UB JV's, 1004-1008.

10/2014 – GJV's No. 796. Payroll JV, 141000. UB JV's, 1009-1015, 1030.

11/2014 – GJV's No. 743-746. Payroll JV, 141100. UB JV's, 1016-1022.

12/2014 – GJV's No. 749-750, 790. Payroll JV, 141200-141202. UB JV's, 1023-1029.

1/2015 – GJV's No. None. Payroll JV, 150100. UB JV's, 1031-1037.

2/2015 – GJV's No. None. Payroll JV, 150200. UB JV's, 1038-1046.

3/2015 – GJV's No., 793. Payroll JV, 150300. UB JV's, 1047-1052.

4/2015 – GJV's No. None. Payroll JV, 150400. UB JV's, 1053-1059.

Resolution No. 422 – Airport Land Acquisition. A Joint Resolution of the Board of County Commissioners of Roosevelt County, Montana and the Town Council of Culbertson, Montana Authorizing an Intercap Loan Application and Agreeing to Joint Responsibility for Costs for The Big Sky Field (Culbertson Airport) Project Land Acquisition Services.

May 4, 2015 cont.

925

The InterCap Loan for \$134,000.00 at 1% interest, funds the process to purchase land to extend the runway at Big Sky Field Airport. Once an agreement for sale is entered the FAA will fund the project and repayment for the loan.

The 60.9 acres of land being considered is currently owned by Don Oelkers, Roosevelt Medical Center, Steve Hampton and The Schuetze Foundation.

The Town is taking the lead in acquiring a loan. The resolution is a way to split costs with Roosevelt County for the project.

W. Bruce Houle made a motion to accept Resolution No. 422 agreeing to joint responsibility for costs for the Big Sky Field land acquisition with Roosevelt County. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Wastewater Phase II Project. Drew Pearson, WWC Engineering gave an update of the April 30, 2015 Bid Opening for Phase II of the Wastewater Project. Of two bidders, Century Company of Lewistown Montana was the apparent low bidder at \$4,928,497.00. CMG of Billings Montana bid was at \$5,850,000.00. The general consensus for the low number of bidders was previously awarded projects that left companies short of workers and with bonding issues.

The Century Company bid came in higher than the engineers projected budget of \$4,200,000.00. Drew will call Century Company to question why some items are substantially higher than their projection.

Question, as to whether the price can be bargained down with Century Company. Town Attorney Greg Hennessy stated that there was no legal issue with this approach since the contract has been awarded to Century Company with only stipulations on funding and due diligence.

Because of DEQ requirements this portion of the project cannot held off to a later date. Issues with funding loss and additional expenses to rebid are of consequence.

Eleanor Kindness of Rural Development has stated that there is additional grant/loan money available for the overage as long as the Town and WWC Engineering will show due diligence with acquiring the best price.

Swimming Pool Employment Applications – 2015 Season. Mark Nelson made a motion to hire Lifeguards, Madalynn Raab and Alexi Bidegaray for the 2015 season. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Roosevelt Medical Center – Jamie Green, Requests Pool Pass Donation. The town has a policy to not give donations. Since this is not a cash donation and is in the form of a pool pass they will make a concession. W. Bruce Houle made a motion to grant a 2016 Pool Pass Donation for the Roosevelt Medical Center fund raiser. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Public Works Director Bob Jasper gave the following update. The emergency shut off for the river pumps failed, flooding the river pump house building. One pump is working. The other which was just rebuilt in April was sent to Williston for repair. Sheridan Electric will submit a bill for changing some electronic controls.

Dry Prairie has been using a lot of water. The bottom pond is full and the top pond is $\frac{3}{4}$ full.

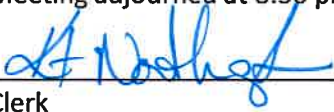
The company sand blasting the pool had to revert to pressure washing as holes were being blown in the concrete.

May 4, 2015 cont.

926

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:30 p.m.



Clerk



Mayor

| CULBERTSON WASTEWATER FACILITY REHABILITATION PHASE 2 | | | | CMG Construction Inc. | | Century Company | | WWC Engineer's Estimate | | Century Cost Difference |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------|----------|-----------------------|----------------|-----------------|----------------|-------------------------|----------------|-------------------------|
| SUMMARY OF BIDS ON 4/30/15 | | | | Bid Unit Price | Bid Price | Bid Unit Price | Bid Price | Bid Unit Price | Bid Price | |
| Bid Item | Description | Unit | Quantity | | | | | | | |
| PROJECT MOBILIZATION & MISC. FEES | | | | | | | | | | |
| 100 | Mobilization/Prep. Work | LS | 1 | \$400,000.00 | \$400,000.00 | \$380,000.00 | \$380,000.00 | 225000 | \$225,000.00 | \$155,000.00 |
| 101 | Taxes, Bond & Insurance | LS | 1 | \$120,000.00 | \$120,000.00 | \$22,200.00 | \$22,200.00 | 90300 | \$90,300.00 | -\$68,100.00 |
| 102 | Permits | LS | 1 | \$20,000.00 | \$20,000.00 | \$7,500.00 | \$7,500.00 | 10000 | \$10,000.00 | -\$2,500.00 |
| PROJECT MOBILIZATION & MISC. FEES SUBTOTAL (ITEMS 100 THROUGH 102) | | | | | \$540,000.00 | | \$409,700.00 | | \$325,300.00 | \$84,400.00 |
| FORCE MAIN EXTENSION | | | | | | | | | | |
| 200 | 8" Ø Force Main Extension | LF | 1,355 | \$80.00 | \$108,400.00 | \$105.00 | \$142,275.00 | 45 | \$61,000.00 | \$81,275.00 |
| FORCE MAIN EXTENSION SUBTOTAL (ITEM 200) | | | | | \$108,400.00 | | \$142,275.00 | | \$61,000.00 | \$81,275.00 |
| AERATED LAGOONS | | | | | | | | | | |
| 300 | Clearing and Grubbing | AC | 10.50 | \$2,000.00 | \$21,000.00 | \$1,320.00 | \$13,860.00 | \$2,000.00 | \$21,000.00 | -\$7,140.00 |
| 301 | Topsoil Relocation | CY | 13,850 | \$4.00 | \$55,400.00 | \$2.80 | \$38,780.00 | \$1.20 | \$16,600.00 | \$22,180.00 |
| 302 | Topsoil Salvage and Placement | LS | 1 | \$300,000.00 | \$300,000.00 | \$145,000.00 | \$145,000.00 | \$90,000.00 | \$90,000.00 | \$55,000.00 |
| 303 | Compacted Fill for Lagoon Embankments | CY | 30,245 | \$12.00 | \$362,940.00 | \$25.00 | \$756,125.00 | \$8.00 | \$242,000.00 | \$514,125.00 |
| 304 | Compacted Fill for Infiltration Trenches | CY | 3,225 | \$85.00 | \$274,125.00 | \$10.00 | \$32,250.00 | \$8.00 | \$25,800.00 | \$6,450.00 |
| 305 | Liner Subgrade | CY | 3,270 | \$65.00 | \$212,550.00 | \$24.00 | \$78,480.00 | \$71.00 | \$232,200.00 | -\$153,720.00 |
| 306 | Geotextile (Under Liner) | SQYD | 19,567 | \$2.00 | \$39,134.00 | \$2.50 | \$48,917.50 | \$2.75 | \$53,800.00 | -\$4,882.50 |
| 307 | Liner Venting System | LS | 1 | \$25,000.00 | \$25,000.00 | \$35,000.00 | \$35,000.00 | \$35,000.00 | \$35,000.00 | \$0.00 |
| 308 | Geomembrane Liner | LS | 1 | \$325,000.00 | \$325,000.00 | \$465,000.50 | \$465,000.50 | \$219,000.00 | \$219,000.00 | \$246,000.50 |
| 309 | Boat Ramp | EA | 3 | \$8,500.00 | \$25,500.00 | \$14,500.00 | \$43,500.00 | \$20,000.00 | \$60,000.00 | -\$16,500.00 |
| 310 | Diversion Structure | LS | 1 | \$20,000.00 | \$20,000.00 | \$32,000.00 | \$32,000.00 | \$25,500.00 | \$25,500.00 | \$6,500.00 |
| 311 | Lagoon Inlet Piping | LS | 1 | \$150,000.00 | \$150,000.00 | \$117,000.00 | \$117,000.00 | \$65,000.00 | \$65,000.00 | \$52,000.00 |
| 312 | Lagoon Inlet Structures | EA | 2 | \$10,000.00 | \$20,000.00 | \$12,900.00 | \$25,800.00 | \$26,000.00 | \$52,000.00 | -\$26,200.00 |
| 313 | Level Control Structure No. 1 | LS | 1 | \$30,000.00 | \$30,000.00 | \$36,000.00 | \$36,000.00 | \$48,000.00 | \$48,000.00 | -\$12,000.00 |
| 314 | Level Control Structure No. 2 | LS | 1 | \$30,000.00 | \$30,000.00 | \$37,000.00 | \$37,000.00 | \$48,000.00 | \$48,000.00 | -\$11,000.00 |
| 315 | Outlet Structure Lagoon No. 3 | LS | 1 | \$10,000.00 | \$10,000.00 | \$36,000.00 | \$36,000.00 | \$48,000.00 | \$48,000.00 | -\$12,000.00 |
| 316 | Lagoon Outlet Piping | LF | 705 | \$100.00 | \$70,500.00 | \$72.00 | \$50,760.00 | \$86.00 | \$60,600.00 | -\$9,840.00 |
| 317 | Outlet Gravity Manhole | LS | 1 | \$7,000.00 | \$7,000.00 | \$19,400.00 | \$19,400.00 | \$5,900.00 | \$5,900.00 | \$13,500.00 |
| 318 | Emergency Overflow Pipe | EA | 3 | \$2,000.00 | \$6,000.00 | \$1,465.00 | \$4,395.00 | \$5,900.00 | \$17,700.00 | -\$13,305.00 |
| 319 | Riprap (Overflow Pipe Outlets) | CY | 25 | \$200.00 | \$5,000.00 | \$145.00 | \$3,625.00 | \$120.00 | \$3,000.00 | \$625.00 |
| 320 | Geotextile (Under Overflow Riprap) | SQYD | 70 | \$2.00 | \$140.00 | \$3.00 | \$210.00 | \$2.75 | \$200.00 | \$10.00 |
| 321 | Aeration Equipment (Procured through competitive pre-selection process) | LS | 1 | \$236,195.00 | \$236,195.00 | \$236,195.00 | \$236,195.00 | \$255,146.00 | \$255,146.00 | -\$18,951.00 |
| 322 | Additional Aeration Equipment and Installation | LS | 1 | \$200,000.00 | \$200,000.00 | \$80,000.00 | \$80,000.00 | \$100,000.00 | \$100,000.00 | -\$20,000.00 |
| 323 | Floating Hextile Cover | SQ.Ft | 22,020 | \$4.00 | \$88,080.00 | \$3.65 | \$80,373.00 | \$4.50 | \$99,100.00 | -\$18,727.00 |
| 324 | Floating Baffle | LS | 1 | \$10,000.00 | \$10,000.00 | \$25,000.00 | \$25,000.00 | \$30,000.00 | \$30,000.00 | -\$5,000.00 |
| 325 | Crushed Base Course (Lagoon Berms and Access Road) | CY | 1,220 | \$70.00 | \$85,400.00 | \$72.00 | \$87,840.00 | \$50.00 | \$59,800.00 | \$28,040.00 |
| 326 | Geotextile (Separation between aggregate surfacing and subgrade for Lagoon Berms and Access Road) | SQYD | 4,860 | \$2.00 | \$9,720.00 | \$1.60 | \$7,776.00 | \$2.60 | \$12,400.00 | -\$4,624.00 |
| 327 | 8" Ø Culvert | LF | 60 | \$30.00 | \$1,800.00 | \$48.00 | \$2,880.00 | \$47.00 | \$1,900.00 | \$980.00 |
| 328 | 12" Ø Culvert | LF | 30 | \$50.00 | \$1,500.00 | \$54.00 | \$1,620.00 | \$55.00 | \$1,700.00 | -\$80.00 |
| 329 | Seeding - Phase A | AC | 16 | \$600.00 | \$9,540.00 | \$490.00 | \$7,791.00 | \$2,500.00 | \$35,000.00 | -\$27,209.00 |
| 330 | Gates | EA | 2 | \$2,000.00 | \$4,000.00 | \$1,700.00 | \$3,400.00 | \$1,800.00 | \$3,600.00 | -\$200.00 |
| 331 | Warning Signage | EA | 11 | \$150.00 | \$1,650.00 | \$30.00 | \$330.00 | \$425.00 | \$4,700.00 | -\$4,370.00 |
| 332 | Safety Anchor Posts | EA | 12 | \$600.00 | \$7,200.00 | \$600.00 | \$7,200.00 | \$450.00 | \$5,400.00 | \$1,800.00 |
| AERATED LAGOONS (SUBTOTAL ITEMS 300 THROUGH 331) | | | | | \$2,644,374.00 | | \$2,559,508.00 | | \$1,978,046.00 | \$581,462.00 |

| EQUIPMENT BUILDING | | | | | | | | | | | |
|------------------------------------------------------------------------|------------------------------------------------------------------|------|-------|--------------|----------------|--------------|----------------|--|--------------|----------------|----------------|
| 400 | Equipment Building | LS | 1 | \$475,546.00 | \$475,546.00 | \$600,000.00 | \$600,000.00 | | \$315,000.00 | \$315,000.00 | \$285,000.00 |
| 401 | UV Treatment System | LS | 1 | \$150,000.00 | \$150,000.00 | \$80,000.00 | \$80,000.00 | | \$65,000.00 | \$65,000.00 | \$15,000.00 |
| 402 | Instrumentation and Controls | LS | 1 | \$90,000.00 | \$90,000.00 | \$82,000.00 | \$82,000.00 | | \$55,000.00 | \$55,000.00 | \$27,000.00 |
| 403 | Backup Generator | LS | 1 | \$40,000.00 | \$40,000.00 | \$36,500.00 | \$36,500.00 | | \$38,000.00 | \$38,000.00 | -\$1,500.00 |
| 404 | 8' Ø Wet Well | LS | 1 | \$70,000.00 | \$70,000.00 | \$135,000.00 | \$135,000.00 | | \$35,000.00 | \$35,000.00 | \$100,000.00 |
| 405 | Submersible Pumps | LS | 1 | \$150,000.00 | \$150,000.00 | \$57,000.00 | \$57,000.00 | | \$32,000.00 | \$32,000.00 | \$25,000.00 |
| 406 | Crushed Base Course (Surfacing around building) | CY | 75 | \$100.00 | \$7,500.00 | \$58.00 | \$4,350.00 | | \$56.00 | \$4,200.00 | \$150.00 |
| 407 | Geotextile (Separation between aggregate surfacing and subgrade) | SY | 300 | \$3.00 | \$900.00 | \$1.50 | \$450.00 | | \$3.56 | \$1,100.00 | -\$650.00 |
| 408 | Security Fencing & Signage | LF | 260 | \$60.00 | \$15,600.00 | \$44.00 | \$11,440.00 | | \$55.00 | \$14,300.00 | -\$2,860.00 |
| EQUIPMENT BUILDING SUBTOTALS (ITEMS 400 THROUGH 408) | | | | | \$999,546.00 | | \$1,006,740.00 | | | \$559,600.00 | \$447,140.00 |
| DISCHARGE MAIN | | | | | | | | | | | |
| 500 | 6" Ø Discharge Piping (Lift Station to Gravity MH No. 1) | LF | 4,250 | \$70.00 | \$297,500.00 | \$52.00 | \$221,000.00 | | \$45.00 | \$191,300.00 | \$29,700.00 |
| 501 | 8" Ø Discharge Piping (Gravity MH No.2 to Gravity MH No. 1) | LF | 256 | \$90.00 | \$23,040.00 | \$76.00 | \$19,456.00 | | \$61.00 | \$15,600.00 | \$3,856.00 |
| 502 | 8" Ø Discharge Piping (Gravity MH No. 2 to River) | LS | 1 | \$275,000.00 | \$275,000.00 | \$56,000.00 | \$56,000.00 | | \$25,000.00 | \$25,000.00 | \$31,000.00 |
| 503 | Clean Out Structure No. 1 | LS | 1 | \$45,000.00 | \$45,000.00 | \$42,000.00 | \$42,000.00 | | \$26,000.00 | \$26,000.00 | \$16,000.00 |
| 504 | Clean Out Structure No. 2 | LS | 1 | \$45,000.00 | \$45,000.00 | \$40,500.00 | \$40,500.00 | | \$26,000.00 | \$26,000.00 | \$14,500.00 |
| 505 | Gravity Manhole No. 1 | LS | 1 | \$10,000.00 | \$10,000.00 | \$15,750.00 | \$15,750.00 | | \$11,000.00 | \$11,000.00 | \$4,750.00 |
| 506 | Gravity Manhole No. 2 | LS | 1 | \$10,000.00 | \$10,000.00 | \$19,000.00 | \$19,000.00 | | \$11,000.00 | \$11,000.00 | \$8,000.00 |
| 507 | Air Release Structure | LS | 1 | \$15,000.00 | \$15,000.00 | \$16,000.00 | \$16,000.00 | | \$9,100.00 | \$9,100.00 | \$6,900.00 |
| 508 | Crushed Base Course (Maintenance Road) | CY | 1,080 | \$60.00 | \$64,800.00 | \$58.00 | \$62,640.00 | | \$51.00 | \$55,100.00 | \$7,540.00 |
| 509 | Geotextile (Separation between aggregate surfacing and subgrade) | SY | 6,480 | \$3.00 | \$19,440.00 | \$1.50 | \$9,720.00 | | \$2.75 | \$17,800.00 | -\$8,080.00 |
| 510 | Riprap (Maintenance Road near the Missouri River) | CY | 85 | \$200.00 | \$17,000.00 | \$155.00 | \$13,175.00 | | \$130.00 | \$11,100.00 | \$2,075.00 |
| 511 | Geotextile (Under Maintenance Road Riprap) | SQYD | 260 | \$2.00 | \$520.00 | \$1.80 | \$468.00 | | \$2.75 | \$700.00 | -\$232.00 |
| 512 | Access Gate | LS | 1 | \$1,000.00 | \$1,000.00 | \$800.00 | \$800.00 | | \$2,900.00 | \$2,900.00 | -\$2,100.00 |
| DISCHARGE MAIN SUBTOTALS (ITEMS 500 THROUGH 512) | | | | | \$823,300.00 | | \$516,509.00 | | | \$402,600.00 | \$113,909.00 |
| FACULTATIVE LAGOON RECLAMATION | | | | | | | | | | | |
| 600 | Lagoon Dewatering | LS | 1 | \$85,000.00 | \$85,000.00 | \$85,000.00 | \$85,000.00 | | \$90,000.00 | \$90,000.00 | -\$5,000.00 |
| 601 | Sludge Disposal | LS | 1 | \$600,000.00 | \$600,000.00 | \$165,000.00 | \$165,000.00 | | \$400,000.00 | \$400,000.00 | -\$235,000.00 |
| 602 | Seeding - Phase B | AC | 32.30 | \$600.00 | \$19,380.00 | \$550.00 | \$17,765.00 | | \$2,200.00 | \$71,100.00 | -\$53,335.00 |
| FACULTATIVE LAGOON RECLAMATION SUBTOTAL (ITEMS 600 THROUGH 602) | | | | | \$704,380.00 | | \$267,765.00 | | | \$561,100.00 | -\$293,335.00 |
| EXISTING LIFT STATION RENOVATIONS | | | | | | | | | | | |
| 700 | Sample Port | LS | 1 | \$30,000.00 | \$30,000.00 | \$26,000.00 | \$26,000.00 | | \$1,500.00 | \$1,500.00 | \$24,500.00 |
| EXISTING LIFT STATION RENOVATIONS SUBTOTAL (ITEM 700) | | | | | \$30,000.00 | | \$26,000.00 | | | \$1,500.00 | \$24,500.00 |
| TOTAL BID PRICE | | | | | \$5,850,000.00 | | \$4,928,497.00 | | | \$3,889,146.00 | \$1,039,351.00 |

| CULBERTSON WASTEWATER FACILITY REHABILITATION PHASE 2 | | | | CMG Construction Inc. | | Century Company | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------|----------|-----------------------|-----------------------|-----------------|-----------------------|
| SUMMARY OF BIDS ON 4/30/15 | | | | | | | |
| Bid Item | Description | Unit | Quantity | Bid Unit Price | Bid Price | Bid Unit Price | Bid Price |
| PROJECT MOBILIZATION & MISC. FEES | | | | | | | |
| 100 | Mobilization/Prep. Work | LS | 1 | \$400,000.00 | \$400,000.00 | \$380,000.00 | \$380,000.00 |
| 101 | Taxes, Bond & Insurance | LS | 1 | \$120,000.00 | \$120,000.00 | \$22,200.00 | \$22,200.00 |
| 102 | Permits | LS | 1 | \$20,000.00 | \$20,000.00 | \$7,500.00 | \$7,500.00 |
| PROJECT MOBILIZATION & MISC. FEES SUBTOTAL (ITEMS 100 THROUGH 102) | | | | | \$540,000.00 | | \$409,700.00 |
| FORCE MAIN EXTENSION | | | | | | | |
| 200 | 8" Ø Force Main Extension | LF | 1,355 | \$80.00 | \$108,400.00 | \$105.00 | \$142,275.00 |
| FORCE MAIN EXTENSION SUBTOTAL (ITEM 200) | | | | | \$108,400.00 | | \$142,275.00 |
| AERATED LAGOONS | | | | | | | |
| 300 | Clearing and Grubbing | AC | 10.50 | \$2,000.00 | \$21,000.00 | \$1,320.00 | \$13,860.00 |
| 301 | Topsoil Relocation | CY | 13,850 | \$4.00 | \$55,400.00 | \$2.80 | \$38,780.00 |
| 302 | Topsoil Salvage and Placement | LS | 1 | \$300,000.00 | \$300,000.00 | \$145,000.00 | \$145,000.00 |
| 303 | Compacted Fill for Lagoon Embankments | CY | 30,245 | \$12.00 | \$362,940.00 | \$25.00 | \$756,125.00 |
| 304 | Compacted Fill for Infiltration Trenches | CY | 3,225 | \$85.00 | \$274,125.00 | \$10.00 | \$32,250.00 |
| 305 | Liner Subgrade | CY | 3,270 | \$65.00 | \$212,550.00 | \$24.00 | \$78,480.00 |
| 306 | Geotextile (Under Liner) | SQYD | 19,567 | \$2.00 | \$39,134.00 | \$2.50 | \$48,917.50 |
| 307 | Liner Venting System | LS | 1 | \$25,000.00 | \$25,000.00 | \$35,000.00 | \$35,000.00 |
| 308 | Geomembrane Liner | LS | 1 | \$325,000.00 | \$325,000.00 | \$465,000.50 | \$465,000.50 |
| 309 | Boat Ramp | EA | 3 | \$8,500.00 | \$25,500.00 | \$14,500.00 | \$43,500.00 |
| 310 | Diversion Structure | LS | 1 | \$20,000.00 | \$20,000.00 | \$32,000.00 | \$32,000.00 |
| 311 | Lagoon Inlet Piping | LS | 1 | \$150,000.00 | \$150,000.00 | \$117,000.00 | \$117,000.00 |
| 312 | Lagoon Inlet Structures | EA | 2 | \$10,000.00 | \$20,000.00 | \$12,900.00 | \$25,800.00 |
| 313 | Level Control Structure No. 1 | LS | 1 | \$30,000.00 | \$30,000.00 | \$36,000.00 | \$36,000.00 |
| 314 | Level Control Structure No. 2 | LS | 1 | \$30,000.00 | \$30,000.00 | \$37,000.00 | \$37,000.00 |
| 315 | Outlet Structure Lagoon No. 3 | LS | 1 | \$10,000.00 | \$10,000.00 | \$36,000.00 | \$36,000.00 |
| 316 | Lagoon Outlet Piping | LF | 705 | \$100.00 | \$70,500.00 | \$72.00 | \$50,760.00 |
| 317 | Outlet Gravity Manhole | LS | 1 | \$7,000.00 | \$7,000.00 | \$19,400.00 | \$19,400.00 |
| 318 | Emergency Overflow Pipe | EA | 3 | \$2,000.00 | \$6,000.00 | \$1,465.00 | \$4,395.00 |
| 319 | Riprap (Overflow Pipe Outlets) | CY | 25 | \$200.00 | \$5,000.00 | \$145.00 | \$3,625.00 |
| 320 | Geotextile (Under Overflow Riprap) | SQYD | 70 | \$2.00 | \$140.00 | \$3.00 | \$210.00 |
| 321 | Aeration Equipment (Procured through competitive pre-selection process) | LS | 1 | \$236,195.00 | \$236,195.00 | \$230,195.00 | \$236,195.00 |
| 322 | Additional Aeration Equipment and Installation | LS | 1 | \$200,000.00 | \$200,000.00 | \$80,000.00 | \$80,000.00 |
| 323 | Floating Hextile Cover | SQ.Ft | 22,020 | \$4.00 | \$88,080.00 | \$3.65 | \$80,373.00 |
| 324 | Floating Baffle | LS | 1 | \$10,000.00 | \$10,000.00 | \$25,000.00 | \$25,000.00 |
| 325 | Crushed Base Course (Lagoon Berms and Access Road) | CY | 1,220 | \$70.00 | \$85,400.00 | \$72.00 | \$87,840.00 |
| 326 | Geotextile (Separation between aggregate surfacing and subgrade for Lagoon Berms and Access Road) | SQYD | 4,860 | \$2.00 | \$9,720.00 | \$1.60 | \$7,776.00 |
| 327 | 8" Ø Culvert | LF | 60 | \$30.00 | \$1,800.00 | \$48.00 | \$2,880.00 |
| 328 | 12" Ø Culvert | LF | 30 | \$50.00 | \$1,500.00 | \$54.00 | \$1,620.00 |
| 329 | Seeding – Phase A | AC | 16 | \$600.00 | \$9,540.00 | \$490.00 | \$7,791.00 |
| 330 | Gates | EA | 2 | \$2,000.00 | \$4,000.00 | \$1,700.00 | \$3,400.00 |
| 331 | Warning Signage | EA | 11 | \$150.00 | \$1,650.00 | \$30.00 | \$330.00 |
| 332 | Safety Anchor Posts | EA | 12 | \$600.00 | \$7,200.00 | \$600.00 | \$7,200.00 |
| AERATED LAGOONS (SUBTOTAL ITEMS 300 THROUGH 331) | | | | | \$2,644,374.00 | | \$2,559,508.00 |

| EQUIPMENT BUILDING | | | | | | | |
|------------------------------------------------------------------------|------------------------------------------------------------------|------|-------|--------------|----------------|--------------|----------------|
| 400 | Equipment Building | LS | 1 | \$475,546.00 | \$475,546.00 | \$600,000.00 | \$600,000.00 |
| 401 | UV Treatment System | LS | 1 | \$150,000.00 | \$150,000.00 | \$80,000.00 | \$80,000.00 |
| 402 | Instrumentation and Controls | LS | 1 | \$90,000.00 | \$90,000.00 | \$82,000.00 | \$82,000.00 |
| 403 | Backup Generator | LS | 1 | \$40,000.00 | \$40,000.00 | \$36,500.00 | \$36,500.00 |
| 404 | 8' Ø Wet Well | LS | 1 | \$70,000.00 | \$70,000.00 | \$135,000.00 | \$135,000.00 |
| 405 | Submersible Pumps | LS | 1 | \$150,000.00 | \$150,000.00 | \$57,000.00 | \$57,000.00 |
| 406 | Crushed Base Course (Surfacing around building) | CY | 75 | \$100.00 | \$7,500.00 | \$58.00 | \$4,350.00 |
| 407 | Geotextile (Separation between aggregate surfacing and subgrade) | SY | 300 | \$3.00 | \$900.00 | \$1.50 | \$450.00 |
| 408 | Security Fencing & Signage | LF | 260 | \$60.00 | \$15,600.00 | \$44.00 | \$11,440.00 |
| EQUIPMENT BUILDING SUBTOTALS (ITEMS 400 THROUGH 408) | | | | | \$999,546.00 | | \$1,006,740.00 |
| DISCHARGE MAIN | | | | | | | |
| 500 | 6" Ø Discharge Piping (Lift Station to Gravity MH No. 1) | LF | 4,250 | \$70.00 | \$297,500.00 | \$52.00 | \$221,000.00 |
| 501 | 8" Ø Discharge Piping (Gravity MH No. 2 to Gravity MH No. 1) | LF | 256 | \$90.00 | \$23,040.00 | \$76.00 | \$19,456.00 |
| 502 | 8" Ø Discharge Piping (Gravity MH No. 2 to River) | LS | 1 | \$275,000.00 | \$275,000.00 | \$56,000.00 | \$56,000.00 |
| 503 | Clean Out Structure No. 1 | LS | 1 | \$45,000.00 | \$45,000.00 | \$42,000.00 | \$42,000.00 |
| 504 | Clean Out Structure No. 2 | LS | 1 | \$45,000.00 | \$45,000.00 | \$40,500.00 | \$40,500.00 |
| 505 | Gravity Manhole No. 1 | LS | 1 | \$10,000.00 | \$10,000.00 | \$15,750.00 | \$15,750.00 |
| 506 | Gravity Manhole No. 2 | LS | 1 | \$10,000.00 | \$10,000.00 | \$19,000.00 | \$19,000.00 |
| 507 | Air Release Structure | LS | 1 | \$15,000.00 | \$15,000.00 | \$16,000.00 | \$16,000.00 |
| 508 | Crushed Base Course (Maintenance Road) | CY | 1,080 | \$60.00 | \$64,800.00 | \$58.00 | \$62,640.00 |
| 509 | Geotextile (Separation between aggregate surfacing and subgrade) | SY | 6,480 | \$3.00 | \$19,440.00 | \$1.50 | \$9,720.00 |
| 510 | Riprap (Maintenance Road near the Missouri River) | CY | 85 | \$200.00 | \$17,000.00 | \$155.00 | \$13,175.00 |
| 511 | Geotextile (Under Maintenance Road Riprap) | SQYD | 260 | \$2.00 | \$520.00 | \$1.80 | \$468.00 |
| 512 | Access Gate | LS | 1 | \$1,000.00 | \$1,000.00 | \$800.00 | \$800.00 |
| DISCHARGE MAIN SUBTOTALS (ITEMS 500 THROUGH 512) | | | | | \$823,300.00 | | \$516,509.00 |
| FACULTATIVE LAGOON RECLAMATION | | | | | | | |
| 600 | Lagoon Dewatering | LS | 1 | \$85,000.00 | \$85,000.00 | \$85,000.00 | \$85,000.00 |
| 601 | Sludge Disposal | LS | 1 | \$600,000.00 | \$600,000.00 | \$165,000.00 | \$165,000.00 |
| 602 | Seeding - Phase B | AC | 32.30 | \$600.00 | \$19,380.00 | \$550.00 | \$17,765.00 |
| FACULTATIVE LAGOON RECLAMATION SUBTOTAL (ITEMS 600 THROUGH 602) | | | | | \$704,380.00 | | \$267,765.00 |
| EXISTING LIFT STATION RENOVATIONS | | | | | | | |
| 700 | Sample Port | LS | 1 | \$30,000.00 | \$30,000.00 | \$26,000.00 | \$26,000.00 |
| EXISTING LIFT STATION RENOVATIONS SUBTOTAL (ITEM 700) | | | | | \$30,000.00 | | \$26,000.00 |
| TOTAL BID PRICE | | | | | \$5,850,000.00 | | \$4,928,497.00 |

I hereby certify that the above bids were received sealed and were publicly opened and read aloud at WWC Engineering office in Helena, MT at 2:00 pm on April 30, 2015 and that this is a true and correct tabulation of all bids received for this project. Any discrepancies or extended totals have been identified.



June 1, 2015

927

The Culbertson Town Council met in regular session Monday June 1, 2015, with the following present: Gordon Oelkers, Abe Rumsey, W. Bruce Houle, Bob Jasper, Kt Northington and Shirley Gallegos. Absent: Dallas Dehner, Mark Nelson. Guests: Andrea Damm, Elaine Boyd, Chloe Burks, Mike Connolly-TetraTech, Drew Pearson and Don Davis – WWC Engineering and Greg Hennessey – Attorney.

W. Bruce Houle made a motion to approve the agenda with the additions under Recognition and Action of Visitors #5 - TetraTech, under New Business #27 – Application for Senior Community Center Cleaning application, and #28 Debt Service changes to charges. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle made a motion to approve the May 4, 2015 Regular Meeting Minutes, and May Treasurer Report. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Elaine Boyd, Andrea Damm and 7th grader Chloe Burks came to ask permission from the Town to put up a food booth during Frontier Days for a fundraiser. Mayor Oelkers stated that no permission or permit was needed, but they would have to contact Ron Smith and follow the sanitation guidelines, and wished them luck during their fundraiser.

Mike Connolly from TetraTech came to ask permission from the Town to drill 4 daylight wells at various locations due to soil contamination at the old McKinney Motors property at 7 1st Street. Each of these locations would have a 8" diameter cover that would be recessed approximately 1/8" below the level of the asphalt as to not damage any of the Town road equipment. Greg Hennessey was concerned that there wasn't a held harmless clause. Jeremy Fadness stated that if contamination was found, there may be grant money to help the property owner cover contaminated cleanup costs and that he wasn't worried about the harmless clause. W. Bruce Houle made a motion to give TetraTech permission to dig the 4 well locations. Abe Rumsey seconded. MOTION CARRIED.

Local Government Review Study. No news.

Theodore Roosevelt Expressway. No news.

Possible Amtrak Stop in Culbertson. Mayor Oelkers had a private meeting with Senator Jon Tester, who stated that he would put the Amtrak stop in Culbertson on the infrastructure bill.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. No news.

W. Bruce Houle made a motion to remove Neil Turnbull and appoint Dustin Harmon to the airport board. Abe Rumsey seconded. MOTION CARRIED.

Great American Lodge – Greg Hennessey is in contact with the Receivership Attorney. He stated that he will attempt to collect any moneys owed on behalf of the Town.

Yellowstone Painting, LLC submitted an estimate for painting the Town Water Tank. The estimate came in at \$15,050.00. Mayor Oelkers gave Bob permission to schedule the painting for the 15-16 Fiscal year.

Resolution 420 - W. Bruce Houle made a motion to accept Resolution 420 – Adopting a Current Personnel Policy Manual. Abe Rumsey seconded the motion. MOTION CARRIED.

The Utility Clerk position currently held by Shirley Gallegos needed to include Deputy Clerk so she would be able to handle and write Council Minutes and Agendas and act in the capacity of the Clerk in case of an absence. W. Bruce Houle made a motion to accept and amend the Utilities Clerk job description to Utility Clerk/Deputy Clerk. Abe Rumsey seconded the motion. MOTION CARRIED.

Resolution 423 - Abe Rumsey made a motion to accept Resolution 423 – Establishing Splash Pad Fund. W. Bruce Houle seconded the motion. MOTION CARRIED.

Notice of Award to Century Companies - W. Bruce Houle made a motion to accept the Notice of Award to Century Companies contingent upon Rural Developments funding package. Abe Rumsey seconded the motion. MOTION CARRIED.

Resolution 424- W. Bruce Houle made a motion to accept and adopt Resolution 424 – RESOLUTION OF INTENTION OF THE TOWN OF CULBERTSON, MONTANA TO INCREASE RATES FOR THE USERS OF THE MUNICIPAL SEWER SYSTEM. Abe Rumsey seconded the motion. MOTION CARRIED.

Sketch Plan Permits. Corey Burrington submitted a sketch plan early in May to install a Fence. Gordon approved and signed May 22 because it met Town's Development Review Ordinance. W. Bruce Houle and Abe Rumsey signed off on the approval.

Demolition Permits. None.

General Journal Vouchers.

13/2013 – GJV's 800-806

5/2015 – GJV's No. None. Payroll JV, 150500. UB JV's, 1060-1065.

Swimming Pool Employment Applications – 2015 Season. W. Bruce Houle made a motion to accept and hire the following Lifeguard applicants, Michaela Cathey, Aaliyah Moon, Jaycee Lambert, Charlee LeMay. Abe Rumsey seconded the motion. MOTION CARRIED.

Roosevelt County Fair Grounds - Move Fire Hydrant – Mayor Oelkers spoke to Commissioner MacDonald stating that because the Fire Hydrant is on Roosevelt County property, it would be the counties responsibility to get an engineer to sign off and approve the relocation of the hydrant.

Water Questions Regarding Sionix – Public Works Director Bob Jasper stated Sionix had asked for a 4" meter and pipe running to their property and thought a 2" would be sufficient so they could not pull more water then their allotted amount and the plant could handle. Jeremy Fadness of WWC agreed that a 2" meter would help the Town to regulate their inflow. If Sionix had the capacity to pull more water it could end up being a Public Health & Safety issue, and fire hazard for the Town. In providing

June 1, 2015 cont.

929

the plant with water Sionix is required to Annex into the City Limits. Jeremy will write a letter to them to start that process.

Senior Community Center Applications - W. Bruce made a motion to accept and hire Michelle Gilbertson as a cleaning person at \$11.00 an hour with a 6 month probationary period. Abe Rumsey seconded the motion. MOTION CARRIED.

Council discussed adding a debt service on water, raising the connection fee for sewer, and increasing the water security deposit. The water debt service would be in addition to the sewer debt service established in Resolution 424, and would be added to all properties with an established curb stop. Greg Hennessey will look into how to go about changing this policy be it ordinance or resolution. Council will continue to discuss fee amounts at the next meeting.

Public Works Director Bob Jasper gave the following update. The pool is up and running and will be ready to open on June 4.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:51 p.m.



Clerk



Mayor

July 6, 2015 Special Meeting 7:30 p.m. The Culbertson Town Council met in special session for the purpose of the adopting Resolution 425 - A RESOLUTION OF THE TOWN OF CULBERTSON, MONTANA TO INCREASE RATES FOR THE USERS OF THE MUNICIPAL SEWER SYSTEM. The following were present: Gordon Oelkers, Mark Nelson, W. Bruce Houle, Abe Rumsey, Dallas Dehner, Bob Jasper, Kt Northington, Absent: None Guests: Greg Hennessy- City Attorney, Don Davis – WWC, Angela Benson – Searchlight, Kurt Carlson – Century Companies, Jaimee Green, Gary Rasmussen, Bob Knick, Wayne Ploss.

W. Bruce Houle made a motion to accept the agenda, Abe Rumsey Seconded. Motion Carried.


Mayor Oelkers explained that DEQ had found Culbertson sewer system in violation but were never cited because we had Phase 1 and Phase 2 in place. The town is upgrading the sewer system to handle 1500 units to give the Town an opportunity for growth. The new sewer rates are based on the recommendation of Montana Rural Water Systems and the \$50.46 debt service charge is to spread the debt among all of the lots with the ability to use the sewer system.

Mayor Oelkers opened for public comment. Gary Rasmussen asked about the lot his garage sits on. Mayor Oelkers informed him that if it had a separate hookup from the house, and had an existing curb stop that it would get charged the debt service fee.

Mark Nelson made a motion to pass and accept Resolution 425 – A RESOLUTION OF THE TOWN OF CULBERTSON, MONTANA TO INCREASE RATES FOR THE USERS OF THE MUNICIPAL SEWER SYSTEM, W. Bruce Houle seconded the motion. Motion Carried.

Meeting adjourned at 7:42 p.m.


Clerk


Mayor

PERMISSION FOR ACCESS TO PROPERTY

I, the undersigned, am the owner, their representative, or otherwise control the real property at the location described below. Tetra Tech, on behalf of HB Montana LLC., will install four monitoring wells as per the *Corrective Action Work Plan and Budget for Remedial Investigation* (Tetra Tech, December 27, 2013) approved by the Montana Department of Environmental Quality (MDEQ) on January 24, 2014, to conduct periodic groundwater monitoring on this property. Access will be granted during the installation of the monitoring wells, groundwater monitoring events, and abandonment of the wells.

The wells will be placed on the city of Culbertson's property as shown on the attached figure. Once the wells have been installed, they will be surveyed by a licensed surveyor and a map with their precise locations will be provided to the City of Culbertson. Access will be granted to these wells for the duration of this project for as long as MDEQ requires monitoring activities.

Address or description of property:

- On west side of Broadway Avenue (in the street), approximately 155 feet north of the intersection with Hill Street.
- In the street west of 20 Broadway Avenue, approximately 25 feet south of the corner.
- In the street directly north of 23 Broadway Avenue (on the south side of 1st Street West), approximately 75 feet west of the intersection with Broadway Avenue.
- In the alley between Broadway Ave and 1st Ave East, 150 feet north of Hill Street near the buildings owned by Larsen Construction.

I understand that any disturbance will be restored to substantially the same condition as existed prior to such disturbance by HB Montana LLC. or contractors, at no expense to the property owner, unless exceptions are noted above.

Signature of city representative

Gordon McKenney
Name (printed) and Title

[Signature]
Signature

6-1-15
Date

406-782-5315
Telephone No.

gordon@nomont.net
Email Address

Signature of HB Montana LLC. or Representative

Monte Helm
Name (printed) and Title

[Signature]
Signature

6.1.15
Date

435-229-0019
Telephone No.

monte@montehelm.com
Email Address

July 6, 2015

931

The Culbertson Town Council met in regular session Monday July 6, 2015, with the following present: Gordon Oelkers, Mark Nelson, W. Bruce Houle, Abe Rumsey, Dallas Dehner, Bob Jasper, Kt Northington, Absent: None Guests: Greg Hennessy- City Attorney, Don Davis – WWC, Angela Benson – Searchlight, Kurt Carlson – Century Companies, Jaimee Green, Gary Rasmussen, Bob Knick, Wayne Ploss.

W. Bruce Houle made a motion to approve the agenda. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to approve the June 1, 2015 Regular Meeting Minutes, and June Treasurer Report. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Local Government Review Study. No news.

Theodore Roosevelt Expressway. W. Bruce Houle informed council there will be a meeting in Williston, October 6-8 and encouraged everyone to attend.

Possible Amtrak Stop in Culbertson. Another feasibility study will be done regarding the stop in Culbertson before it can be placed on the infrastructure bill.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. No news.

Great American Lodge – Greg Hennessey is in contact with the Receivership Attorney. He stated again that he would attempt to collect any moneys owed on behalf of the Town right now that is around \$505,000.

Rural Development Loan Resolutions - W. Bruce Houle made a motion to accept and adopt two Loan Resolutions, one with the principal amount of Two Million Eight Hundred Forty-Seven Thousand dollars and the second with the principle amount of Six Hundred Seventy-Four Thousand dollars. Abe Rumsey seconded the motion. MOTION CARRIED.

Water and Waste System Grant Agreement – Mark Nelson made a motion to accept and execute the Water and Waste System Grant Agreement. Dallas Dehner seconded the motion. MOTION CARRIED.

Interlocal Prosecution Agreement with Roosevelt County – Dallas Dehner made a motion to accept Resolution 426 – A RESOLUTION TO CONTRACT WITH ROOSEVELT COUNTY FOR CRIMINAL PROSECUTION SERVICES. Mark Nelson seconded the motion. MOTION CARRIED. Mark Nelson made a motion to accept and execute the Interlocal Prosecution Agreement with Roosevelt County. W. Bruce Houle seconded the motion. MOTION CARRIED.

Code Book – Recodifying the Town of Culbertson's code book will be looked at in a future Preliminary Budget meeting.

Tractor Tire Disposal Price Change – The disposal of a full tire load plus a fee was discussed. An ordinance would take care of this after further discussion by council of what should be done.

Sketch Plan Permits. Kings Inn submitted a sketch plan for a prebuilt shed. Council approved, W. Bruce Houle, Mark Nelson, Dallas Dehner and Abe Rumsey signed off on the approval.

Demolition Permits. Dalton Barlow, 119 2nd Street East. Permit was completed and demolition completed by July 6, 2015 council meeting. Mr. Barlow has been contacted about putting a fence around the property because of the danger to the community.

A special meeting has been set for the Bond Resolution and Preliminary Budget meeting on Tuesday, July 14th at 6pm in the Community Center Building.

Sionix Update – As of July 6, 2015 a 3” meter was installed at the Sionix Plant.

Sewer Hookup Fees being increased from \$150.00 to \$3000.00, the water debt service charge of \$2.76, and the water deposit being increased from \$50.00 to \$100.00 was discussed and Greg Hennessey will begin working on an Ordinance to change these rates.

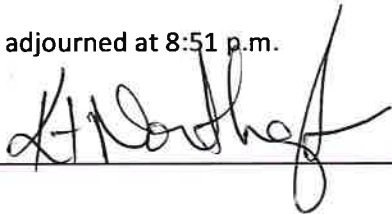
Community/Senior Center Cleaning person hired in June has not been in to clean and the position is now reopened.

Public Works Director Bob Jasper informed council that the weeds at North Dakota Development property were out of control. This property is now in City Limits and would need to follow City code.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:51 p.m.

Clerk



Mayor



July 14, 2015 Special Meeting 6:00 p.m. The Culbertson Town Council met in special session for the purpose of the adopting Resolution 427 - RESOLUTION RELATING TO UP TO A \$674,000 SEWER SYSTEM IMPROVEMENT AND REFUNDING REVENUE BOND, A \$2,847,000 SEWER SYSTEM REVENUE BOND, AND A \$2,847,000 SEWER SYSTEM REVENUE BOND ANTICIPATION NOTE TO BE ISSUED IN ANTICIPATION THEREOF; AUTHORIZING THE ISSUANCE AND FIXING THE TERMS AND CONDITIONS THEREOF AND THE SECURITY THEREFOR. The following were present: Gordon Oelkers, Mark Nelson, W. Bruce Houle, Abe Rumsey, Kt Northington, Absent: Dallas Dehner, Bob Jasper Guests: none.

Mark Nelson made a motion to accept the agenda with the additions of Abe Rumsey's Fence Sketch Plan and Lloyd Aspenlieder's Fence Sketch Plan. W. Bruce Houle Seconded. Motion Carried.

W. Bruce Houle made a motion to accept Aspenlieder Fence and extend the completion date of the Rumsey Fence project, originally accepted by council in October 2013, to one year from July 14, 2015. Mark Nelson seconded. Abe abstained from voting. Motion Carried.

Mark Nelson made a motion to pass and accept Resolution 427 - RESOLUTION RELATING TO UP TO A \$674,000 SEWER SYSTEM IMPROVEMENT AND REFUNDING REVENUE BOND, A \$2,847,000 SEWER SYSTEM REVENUE BOND, AND A \$2,847,000 SEWER SYSTEM REVENUE BOND ANTICIPATION NOTE TO BE ISSUED IN ANTICIPATION THEREOF; AUTHORIZING THE ISSUANCE AND FIXING THE TERMS AND CONDITIONS THEREOF AND THE SECURITY THEREFOR, Abe Rumsey seconded the motion. Motion Carried.

Preliminary Budget was looked over and agreed upon as well as wage increases for employees effective July 1, 2015. Items discussed to be added to the budget included Municode, updating our code book and adding it online, Audits for Fiscal Year 2013-2014, and 2014-2015 from Sidney Tax Service, a valve exerciser for the water mains, a chlorine pump for the pool.

Meeting adjourned at 7:18 p.m.



Clerk



Mayor

August 3, 2015

934

The Culbertson Town Council met in regular session Monday August 3, 2015, with the following present: Gordon Oelkers, W. Bruce Houle, Abe Rumsey, Kt Northington, Absent: Mark Nelson, Dallas Dehner, Bob Jasper, Greg Hennessy- City Attorney Guests: Don Davis – WWC, Angela Benson – Searchlight, Gene Marchwich, Amanda Alandt

W. Bruce Houle made a motion to approve the agenda. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle made a motion to approve the July 6, 2015 Regular Meeting Minutes, July 6, 2015 Special Meeting Minutes and July 14, 2015 Special Meeting Minutes. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Gene Marchwick brought forth a complaint regarding a neighboring property to his rental. A horse barn is placed very close to his rental and he would like it relocated, due to the smell it was producing, which has caused his renters to move out. Mr. Marchwick asked that if this is within Town Limits we enforce 8.02.010 of the code book, which states it is unlawful for any person to have, keep or cause the maintenance of, within the corporate limits, any horses, mules, swine, calves, cattle, chickens, fowl or any other type of domesticated animals or fowl. Mayor Oelkers stated that more research would have to be done to find out if the 8 acres of property was ever annexed into the Town Limits. If it was annexed in, then the horses would have to be removed completely, moving the barn and horses to another part of the property would not be an option, and if it has not been annexed in to Town Limits, there would be nothing Council could do to enforce our Town Codes, because it would not be within Council's jurisdiction.

Local Government Review Study. No news.

Theodore Roosevelt Expressway. Hwy 85 in North Dakota is being monitored.

Possible Amtrak Stop in Culbertson. Senator Daines office has been in contact with Mayor Oelkers. Another feasibility study will be done regarding the stop in Culbertson before it can be placed on the infrastructure bill.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. No news.

Great American Lodge – No news.

Wastewater Phase 2 – Don Davis of WWC updated council on progress. Century Companies is ahead of their own schedule. This month they will be working on the blower building.

W. Bruce Houle made a motion to accept and adopt Resolution 428 – A Resolution of the Town Council of the Town of Culbertson, Montana Establishing Personnel Wages, Compensation and Health Insurance for the Fiscal Year 2015-2016; Revoking Resolutions in Conflict Herewith; and Establishing an Effective Date for Salaries and Compensation. Abe Rumsey seconded the motion. MOTION CARRIED.

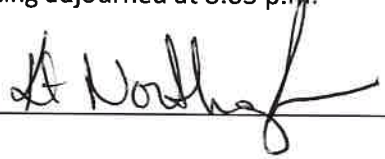
August 3, 2015 cont.
935

W. Bruce Houle made a motion to accept and execute the Resolution document from the Department of Administration Property Supply Bureau that would allow council and Bob Jasper to attend auctions in Helena and bid on items. Abe Rumsey seconded the motion. MOTION CARRIED.

W. Bruce Houle made a motion to approve JV 829, 830, 831, 832, 833, 834, all of which corrected FY 2014-2015. Abe Rumsey seconded the motion. MOTION CARRIED

Sketch Plan Permits. W. Bruce Houle made a motion to approve Payden Nygaard Manufactured Home as long as it followed WWC suggestions. Abe Rumsey seconded the motion. Motion Carried. W. Bruce Houle made a motion to approve Keval/Logan Front Deck. Abe Rumsey seconded the motion. MOTION CARRIED

Meeting adjourned at 8:03 p.m.



Clerk



Mayor

September 1, 2015

936

The Culbertson Town Council met in regular session Tuesday, September 1, 2015, with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Kt Northington, Greg Hennessy- City Attorney
Absent: Abe Rumsey, Dallas Dehner, Bob Jasper; Guests: Don Davis – WWC, Jaimee Green, Amanda Alandt, Bob Petersen

Mark Nelson made a motion to approve the agenda, with the following additions: Ordinance 232 - An Ordinance to Amend Chapter 4.06 Town Code to Update and Increase Water and Sewer Charges to Present Day Cost of Water and Sewer, and Von Wald Building Permit. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to approve the August 3, 2015 Regular Meeting Minutes. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Bob Petersen came to remind council that the fence to secure the airport tarmac was still in need to be completed. A prior estimate had been submitted to the Town of Culbertson and Roosevelt County for \$4400 to install 100 yards of new fence and repair 600 yards of existing fence. W. Bruce Houle made a motion to pay 50% of the project up to \$5000, if the county will pay the other 50%, and to have the Town Clerk send a letter to the Roosevelt County Commissioners saying such. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Local Government Review Study. Mayor Oelkers appointed Amanda Alandt, Amber Fox and Chris Peterson to the Local Government Review Study.

Theodore Roosevelt Expressway. Environmental Study is being done by KLJ.

Possible Amtrak Stop in Culbertson. Rob Eaton, Senior Manager for Government affairs, a representative from Amtrak met with Mayor Oelkers and Shirley. Mr. Eaton stated that he was still working on funding for the stop in Culbertson.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. No news.

Great American Lodge – Bob mowed the weeds next to the streets.

Wastewater Phase 2 – Don Davis of WWC updated council on progress. Century Companies have been progressing. The line to the river is in except for 120 feet. Century had been generating quite a bit of dust moving sand. The week of the 21st the liners will go in and will have to be electrostatic tested for holes/leaks.

W. Bruce Houle made a motion to accept and adopt Resolution 429 – A Resolution to Conduct a Formal Hearing for Budget. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to accept and adopt Resolution 430 – A Resolution Approving and Adopting the Budget for the Town of Culbertson for the Fiscal Year 2015-2016. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

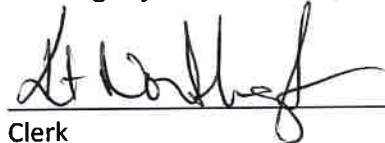
Mark Nelson made a motion to accept and adopt Resolution 431 – A Resolution Adopting the amended Personnel Policy, dated September 1, 2015. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle made a motion to approve June: PR150600-150601, UB1066-1073, JV814, 820, 824, 825, 827, 828; July: RY150700, UB1074-1079; August: PR150800. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED

Sketch Plan Permits. W. Bruce Houle made a motion to approve Century Company, Culbertson Wastewater Aeration/UV Building. Mark Nelson seconded the motion. MOTION CARRIED. W. Bruce Houle made a motion to approve Von Wald relocation of their Manufactured home. Mark Nelson seconded the motion. MOTION CARRIED. Mark Nelson made a motion to approve Scogins Fence Permit. W. Bruce Houle seconded the motion. MOTION CARRIED

Wheatland Hills Warranty Inspection was performed by Don Davis of WWC and Bob Jasper from Town of Culbertson. It was found that some work would need to be done on the ponds, which would include valley gutters, curb and gutter along some of the roads, approximately 4 of the Fire Hydrants were not getting the right amount of pressure. Wheatland Hills is also not in compliance of the weed control act. Town of Culbertson does have approximately \$420,000 remaining on the bond that could be used for these repairs.

Meeting adjourned at 8:25 p.m.



Clerk



Mayor

October 5, 2015

938

The Culbertson Town Council met in regular session Monday, October 5, 2015, with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Kt Northington, Greg Hennessy-City Attorney Absent: Dallas Dehner, Bob Jasper; Guests: Don Davis – WWC, Angela Benson - Searchlight

Mark Nelson made a motion to approve the agenda, with the following addition: Larry Crowder Shed Permit. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to approve the September 1, 2015 Regular Meeting Minutes, and August and September 2015 Treasurer Reports. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Local Government Review Study. Dan Clark is sending information to committee needed to continue forward. Once information is received by Town Clerk, a meeting will be set up with committee.

Theodore Roosevelt Expressway. Mr. Houle will be attending meetings October 6-9 in Williston to find out about funding, and will report at next meeting.

Possible Amtrak Stop in Culbertson. Rob Eaton, Senior Manager for Government affairs, a representative from Amtrak will meet with town officials in Culbertson on November 4th.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. No news.

Great American Lodge – No news.

Wastewater Phase 2 – Don Davis of WWC updated council on progress. All 3 ponds are completely lined and fused. Century is still waiting on valves, which are slated to arrive sometime in November, and stainless steel products such as straight pipe and a manifold. Project completion date is still set for November 18th. B&B is doing a good job on the blower building.

The second reading of Ordinance 234 - Mark Nelson made a motion to accept and adopt Ordinance 234 – An Ordinance to Amend Chapter 4.06 Town Code to Update and Increase Water and Sewer Charges to Present Day Cost of Water and Sewer. W. Bruce Houle seconded the motion. All present voted in favor of the motion. Ordinance 234 will be in effect November 5, 2015. MOTION CARRIED.

W. Bruce Houle made a motion to approve August: UB1080-1087, JV 836; September: PR150900-150901, UB1088-1093, JV 836. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED

Sketch Plan Permits. W. Bruce Houle made a motion to approve Troy Vaira Shed. Abe Rumsey seconded the motion. MOTION CARRIED. W. Bruce Houle made a motion to approve United Grain – Grain Bin Permit. Mark Nelson seconded the motion. MOTION CARRIED. Mark Nelson made a motion

to approve Dillon and Sarah Murray Manufactured home permit. W. Bruce Houle seconded the motion. MOTION CARRIED. Mark Nelson made a motion to approve Larry Crowder – Shed permit. W. Bruce Houle seconded the motion. MOTION CARRIED.

W. Bruce Houle will ask Bob Jasper about pricing and placement of 2 permanent radar signs, one for Broadway and the other near the school.

Wheatland Hills Warranty Inspection – Jeremy Fadness of WWC reported that a contractor is working on the punch list. Removing Valley gutters and redoing them as approved in the original plans. Contractor will also arrange a meeting with Bob Jasper to discuss the hydrant/water pressure issues.

Jeremy Fadness also suggested that Council review our growth policy and development policy, to see if there would need to be changes since it has been 5 years since they have been implemented. If changes are needed, grant monies would be available.

Meeting adjourned at 8:17 p.m.


Clerk


Mayor

November 2, 2015

940

The Culbertson Town Council met in regular session Monday, October 5, 2015, with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Dallas Dehner, Kt Northington, Greg Hennessy- City Attorney and Bob Jasper. Absent: None. Guests: Don Davis – WWC, Angela Benson – Searchlight, Jaimee Green, Amanda Alandt, Steve Rudh, Raedelle Aspenleider, Travis Northington, Rex Crick, Doug Engle – United Grain Corporation and Jeremy Fadness- WWC both via Skype

Mark Nelson made a motion to approve the agenda. Dallas Dehner seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Dallas Dehner made a motion to approve the October 5, 2015 Regular Meeting Minutes, and October 2015 Treasurer Report. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Doug Engle representing United Grain Corporation gave a presentation asking for tax abatement on the expansion project for their Culbertson Elevator. Mr. Engle stated that this would be a 50% reduction of their taxes for the first 5 years and then United Grain would be responsible for 60% in year 6, 70% in year 7 and so forth until they reached 100% in year 10. This reduction in tax would be for a total of 10 years and would only be on the expansion, not on what is currently taxed. Dallas Dehner made a motion to approve the abatement on behalf of United Grain. No Second. MOTION FAILED. Dallas Dehner remade the motion to approve the abatement. No Second. MOTION FAILED.

Rex Crick of Sionix addressed Council to request the Town closes the Water Depot as it is in direct competition with Sionix. Rex stated that Sionix has a price of 70 cents per barrel and the Town is at 72 cents. Mayor Oelkers suggested that Rex talked with the customers that are using the Water Depot to advertise, but the Town would not shut down the Water Depot.

Local Government Review Study. Final Report was filed with the state of Montana. Study Commissions findings were no change.

Theodore Roosevelt Expressway. Senate has passed a bill for federal funding, however, this will only pertain to Highway 85 in our area.

Possible Amtrak Stop in Culbertson. Rob Eaton, Senior Manager for Government affairs, a representative from Amtrak will meet with town officials in Culbertson on November 4th at 8:00am.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. No news.

Great American Lodge – No news.

Sionix Annexation – As of now Sionix has not submitted any paperwork to the Town or to WWC. Jeremy will send an email to Sionix.

Wastewater Phase 2 – Don Davis of WWC updated council on progress. As of the 20th of October the contractors are 72% complete. Still waiting for valves. Weather could hold up the project. Added costs of storage for pipe, and other items could be possible. Mayor Oelkers strongly believes that the Town cannot afford additional costs and should not be responsible for them.

Paygov – A month to month agreement for the ability to take Credit Card payments at no cost to the Town. PayGOV will provide all equipment and service support at no cost to the Town. Fees are not charged to the Town, instead charged to the customer. W. Bruce Houle made a motion to accept PayGOV as a service. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

October Journal Vouchers: PR151000, UB1095-1098, JV 837, 838, 840, 842, 843, 844. Approved and signed.

Sketch Plan Permits. Mark Nelson made a motion to approve RMC Shed. Abe Rumsey seconded the motion. MOTION CARRIED.

Demolition Permits. W. Bruce Houle made a motion to approve Gordon Oelkers, Trailer at 20 5th St. W. Dallas Dehner seconded the motion. MOTION CARRIED.

Wheatland Hills Warranty Inspection – Jeremy Fadness of WWC reported that a contractor had redone the valley gutters as approved in the original plans. Contractor stated they discovered the hydrant/water pressure issue was a main valve that was partially closed. Road problems would addressed this week. Don Davis and Bob Jasper would check for punch list items next week.


Growth and Development Policy – W. Bruce Houle made a motion to move forward with the Growth and Development Policy under the contingency that the Town is approved for the CDBG planning grant in the amount of \$22,500.00 and that the cost to the Town would not exceed \$7500.00. Mark Nelson seconded the motion. MOTION CARRIED.

W. Bruce Houle asked Bob Jasper about pricing and placement of 2 permanent radar signs, one for Broadway and the other near the school. Mr. Jasper stated that he would get pricing. Mayor Oelkers stated this would be for next years budget and would be brought up again at that time.

W. Bruce Houle made a motion to change from Angle parking to Parallel parking in front of Al's Mini Storage on Highway 2 due to the lack of view and danger to pedestrians. Mark Nelson seconded the motion. MOTION CARRIED.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:31 p.m.


Clerk


Mayor

November 10, 2015

942

November 10, 2015 Special Meeting 6 p.m. The Culbertson Town Council met in special session for the purpose approving a Bond Resolution. The following were present: Gordon Oelkers, Mark Nelson, W. Bruce Houle, Dallas Dehner, Kt Northington, Absent: Abe Rumsey. Guests: None.

Dallas Dehner made a motion to approve the agenda. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Dallas Dehner made a motion to accept Resolution 432 – Resolution Relating to \$2,847,000 Sewer System Revenue Bond, Series 2015A, Confirming the Issuance Thereof and the Security Therefor and Making Certain Designations and Covenants in Respect of the Bond. Mark Nelson seconded the motion. Motion Carried.

Meeting adjourned at 6:05 p.m.


Clerk


Mayor

December 7, 2015

943

The Culbertson Town Council met in regular session Monday, December 7, 2015, with the following present: Gordon Oelkers, W. Bruce Houle, Mark Nelson, Abe Rumsey, Kt Northington, Greg Hennessy-City Attorney. Absent: Dallas Dehner and Bob Jasper. Guests: Angela Benson – Searchlight, Jaimee Green, Raedelle Aspenleider, Travis Northington, Rex Crick, Tori Matejovsky – Great Northern Development, Audrey Stromberg – Roosevelt Medical Center

Mark Nelson made a motion to approve the agenda. W. Bruce Houle seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Mark Nelson made a motion to approve the November 2, 2015 Regular Meeting Minutes, November 10, 2015 Special Meeting Minutes and November 2015 Treasurer Report. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

Angela Benson asked Council if they would like to run the Christmas ad the same as last year. W. Bruce Houle made a motion to approve running the ad in the Searchlight. Abe Rumsey seconded the motion. All present voted in favor of the motion. MOTION CARRIED

Tori Matejovsky of Great Northern Development introduced herself and let council know that they have programs for free grant writing for any future projects.

Theodore Roosevelt Expressway. All 50 states will be vying for a piece of a Bill that was passed for transportation in the amount of 44 Billion dollars. They are looking to shut down the Port of Raymond for 8 hours at night, which would mean Montana would no longer have a 24 hour port.

Possible Amtrak Stop in Culbertson. Town has not heard back from Rob Eaton regarding the blessing from BNSF.

Water Plant – Lease/Sale. No news.

Monson – Zoning Permit. Remove from agenda.

Great American Lodge – No news.

Sionix Annexation

Wastewater Phase 2 – The project is shut down for the winter and Don will not be in Culbertson until next spring unless he is needed.

W. Bruce Houle made a motion to approve November Journal Vouchers: PR151100, UB1099-1106, JV 847-850. Mark Nelson seconded the motion. All present voted in favor of the motion. MOTION CARRIED.

W. Bruce Houle made a motion to appoint Mark Nelson to the Roosevelt County Conservation District for another term. Abe Rumsey seconded the motion. W. Bruce Houle and Abe Rumsey voted in favor of the motion with Mark Nelson abstaining. MOTION CARRIED.

Sketch Plan Permits. – None

Wheatland Hills Warranty Inspection – Only a few minor items remain on the punch list and a follow up letter will be sent out by WWC.

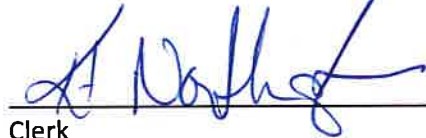
Growth Policy/Capital Improvement Plan – WWC is working on funding for next fiscal year.

Angle parking in front of Al's Mini Storage – State of Montana highway department contacted Townhall and stated that they had plans to make this location a no parking zone. Clerk will contact the State to get a date as to when the State will make this a no parking zone and report at the next meeting.

United Grain Corporation Tax Abatement – Abe Rumsey made a motion to approve the abatement on behalf of United Grain. No second. MOTION TABLED.

The following bills were reviewed by the auditing committee and ordered paid.

Meeting adjourned at 8:00 p.m.



Clerk



Mayor