



PUBLIC MEETING

December 21, 2017

MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, December 21, 2017, at 9:00 AM in Commission Chambers Room 330.

Roll Call

Chairman Susan Good Geise called the meeting to order at 9 a.m.

Commissioner Andy Hunthausen and Commissioner Jim McCormick were present. Others attending all or a portion of the meeting included Roger Baltz, Connie Cole, Sumner Sharpe, Bill Shropshire, Eric Schindler, Mike Batista, Charles Lane, Jill Steeley, Laura Erikson, Nancy Everson, Brian Obert, Eric Seidensticker, Matt Heimel, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

There were no consent action items.

Amended Co-Applicant Agreement between PureView Health Center and Lewis and Clark County. (Jill Steeley/Eric Schindler)

Eric Schindler, PureView Health Center Board of Directors Chair, presented the amended co-applicant agreement between PureView Health Center and Lewis and Clark County. The amendment will allow the Board of Directors to set the Executive Director compensation in accordance with the Community Health Association of Mountain/Plains States (CHAMPS) survey. Mr. Schindler stated that the Executive Director currently has the right to hire, fire, evaluate and train an Executive Director but that they have not had the ability to set the compensation level. This amendment will give them that ability and allow them to compensate in a more equitable manner given the market conditions. The change has been reviewed and approved by the County Attorney's Office as well as by Roger Baltz, Chief Administrative Officer as well as by the PureView Health Center Board of Directors.

Roger Baltz stated the County Human Resource Department conducts a salary survey every two years. The HR Department is aware of the CHAMPS survey but it is not one that the County uses. Mr. Schindler added the CHAMPS survey is specifically for health care centers.

Mr. Schindler also gave an update on federal funding.

No public comment was received.

A motion to Approve was made by Commissioner McCormick and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

**Contract Agreement between Lewis and Clark County and The Friendship Center.
(Laura Erikson)**

Laura Erikson, Community Development Coordinator, presented the contract with the Friendship Center. The contract is in the amount of \$40,393 to provide services for Victims of Domestic Violence, Sexual Assault and Stalking Project. The total contract amount is \$40,393; \$32,314 is from the Montana Board of Crime Control and \$8,079 will be provided as match from the Friendship Center. The contract term is July 1, 2017 through June 30, 2018. Staff recommends approval.

PUBLIC COMMENT -

Mike Batista, Friendship Center Executive Director, stated the Friendship Center is a secure shelter for victims of domestic violence and sexual assault. They serve Lewis and Clark, Jefferson, and Broadwater Counties. In addition to secure shelter, they also provide a 24-hour crisis center, legal advocacy, referrals to client services, and group support.

A motion to Approve was made by Commissioner McCormick and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

Resolution 2017-162 Approving the Tax Benefits Application of American Chemet Corporation for Qualifying Improvements to Property Located at Geo Code 05-1888-36-1-01-20-0000 In the City of East Helena, Montana and in Lewis and Clark County, Montana. (Nancy Everson)

Nancy Everson, Chief Financial Officer, presented resolution 2017-162 approving the tax benefits application of American Chemet Corporation for qualifying improvements to property located in East Helena, Montana. In August 2017, American Chemet Corporation submitted an application for tax abatement as provided in MCA 15-24-1401. American Chemet is requesting Lewis and Clark County and the City of East Helena grant the abatement for the replacement of multiple old wood-framed structures with a single roof-line metal structure to house current operations and provide space for future processes. The abatement, if granted, would run from tax year 2019 through tax year 2028. An overview of the four qualifying criteria for new or expanding industry was presented. The expansion does meet the minimum amount of qualifying improvements; the building permit issued by the City of East Helena estimates the value of the newly constructed building at \$1,413,000. One hundred percent of gross sales and receipts is earned outside of Montana and the applicant is current on all property taxes.

Ms. Everson stated the estimated value of the abatement is \$80,000 over 10 years. American Chemet is a major employer in the City of East Helena. They currently employ 110 employees in East Helena, and 14 employees in Helena with an average salary of \$25.38.

American Chemet Corporation was granted a tax abatement in July 2015 for qualifying improvements and modernizing processes in the amount of \$4,467,145 and has performed on all of the commitments associated with abatements.

Staff recommends approval of this tax abatement request. The City of East Helena approved the abatement at their recent public meeting. American Chemet Corporation is a good example of the diversification of the local economy and provides quality, high paying jobs for workers and families in Lewis and Clark County.

PUBLIC COMMENT -

Bill Shropshire, CEO of American Chemet, stated they make metal based powders and chemicals that are used to move, shelter and feed the world. The products make industries more efficient. They have been located in East Helena since 1946. They are the world leader in cuprous oxide production. In its application, it reduces fuel consumption by the shipping industry by 200 million metric tons a year. Ninety percent of the copper they use is recycled. This investment will improve the environment for their workforce and give them about 20% more usable space without changing their footprint.

Eric Seidensticker, Montana Business Assistance Connection, stated they are in support of American Chemet and this tax abatement.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner McCormick. The motion Passed on a 3-0 vote.

Amendments to the Open Lands Program Guide (Planner: Matt Heibel)

Matt Heibel, Special Districts Planner, presented the amendments to the Open Lands Program Guide. The Open Lands Citizen's Advisory Committee (CAC) has requested the changes to the program guide. The program guide was last updated in 2014 and since that time several project sponsors and landowners have commented on the timing and cost of the application process. County Staff and the CAC have worked to address concerns that have been raised regarding the requirements that costly due diligence items must be submitted early on in the process. Those items include appraisals, hazmat reports, baseline property reports and mineral reports, and currently they must be submitted prior to the applicant receiving any feedback on their potential funding. The suggested revision provides applicants with two choices; they can proceed more rapidly and thus have to submit the due diligence documentation early on, or, they can follow an extended timeline, allowing the applicant to receive substantive feedback from the Commission before having to spend funds on due diligence documentation. Both choices will still include multiple CAC meetings to discuss the project, site visits, staff review and public comment. In addition to the revisions to the text of the program guide and the flow chart, the CAC is recommending the use of a Project Evaluation Matrix. This is a form that will be completed by the CAC and provided to the Commission as part of the CAC's recommendation regarding the project. The CAC will use a qualitative rating system of low, medium or high to evaluate each criteria and will provide an explanatory narrative in their submittal to the Commission.

Commissioner Good Geise talked about the importance of the matrix and how it will be a benefit to the Commission to see how a project might rate low in one criteria but high in another.

PUBLIC COMMENT -

Connie Cole, 6040 Ferry Drive, Chair of the CAC, stated they have an amazing and diverse group of people on the CAC. The county is divided into six planning areas and they try to recruit CAC members from each of those areas. These changes will create a matrix for rating a project which will help the Commission make funding decisions. This will also give landowners the flexibility of deciding when to pay for expensive due diligence items, such as appraisals.

Sumner Sharpe, CAC members, stated when speaking with applicants the discussion of public access comes up. It is not a requirement of the bond and for projects to be funded but that conversation needs to happen with the applicant. Mr. Sharpe also thanks Hugh Zackheim for working on these proposed changes.

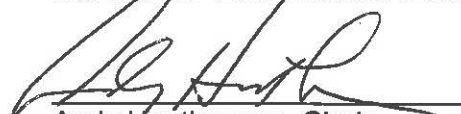
A motion was made by Commissioner McCormick to open a 30-day comment period on the amendments to the program guide and schedule a public hearing on January 23, 2018. The motion was seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

Adjourn

There being no further business, the meeting adjourned at 10:09 a.m.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Andy Hunthausen, Chair

Jim McCormick, Vice Chair

Susan Good Geise, Member

ATTEST:



Paulette DeHart, Clerk of the Board