



PUBLIC MEETING

April 19, 2018
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, April 19, 2018, at 9:00 AM in Commission Chambers Room 330.

Roll Call

Chairman Andy Hunthausen called the meeting to order at 9 a.m.

Commissioner Jim McCormick and Commissioner Susan Good Geise were present. Others attending all or a portion of the meeting included Pam Attardo, Roger Baltz, Marni Bentley, Nicho Hash, Matt Heimel, Dan Karlin, Charles Lane, Lindsay Morgan, Dean Retz, Trevor Taylor, Audra Zacherl, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

- a. Vehicle Lease Agreement with Lithia Chevrolet. (Danny David)
- b. Montana Association of Counties Amended Bylaws. (Shannon Shanholtzer)
- c. Vendor Claims Report for Week Ending April 20, 2018. (Marni Bentley)
- d. Camelot Rural Improvement District Intercap Loan Application. (Marni Bentley)

Roger Baltz reported on the consent action items 2 a-d and recommended approval.

No public comment was received.

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

Bid Award. Four (4) New Model 2018 Snow Plow Cabs and Chassis. (Audra Zacherl).

Audra Zacherl, Assistant Director of Public Works presented the bid award for four new model 2018 snow plow cabs and chassis. On April 12, 2018 five bids were received and opened. The cabs and chassis are needed by the County Road Division to build dedicated snow plows. The Committee considered the bids based on purchase price, delivery date, and analysis and comparison with similar or related equipment. Two of the bids were found non-responsive, one was unsigned and the other did not provide a bid bond.

Of the three remaining bids there is a \$544 per truck difference, \$2,176 total difference between the lowest and next lowest bids. However, the delivery date is a 70 day difference. Once the cabs and chassis are received they will go to an upfitter that will assemble the snow plow trucks, cab & chassis, plow, sander box, hydraulics, etc. this takes a few weeks per truck. Taking possession of the cabs and chassis the middle of October rather than December would mean the new trucks could be on the road the next winter season. The value of which is greater than the \$2,176 difference.

After a review of the bids by the selection committee, staff recommends awarding the bid to Motor Power Equipment Co., of Billings, Montana for the purchase of four new 2019 International HV507 SFA cabs and chassis for a total purchase price of \$368,812.

Commissioner McCormick confirmed the units will replace units that have served their functional life to be traded off or sold. Number of units is it a net wash. Ms. Zacherl explained typically the plows are purchased, once received the two that are replaced are auctioned off. This time four are being purchased with two from this year being kept as backup plows. Two plows went out of commission this last season and want to prevent the loss of a plow on the road.

No public comment was received.

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

Resolution 2018-19 Adopting an Alternative Delivery Method. (Dan Karlin)

Dan Karlin, Engineer presented the resolution requesting the adoption of an alternative delivery method for the remodel of the existing Law Enforcement Center (LEC) that was built in 1984. The current average daily population (ADP) is approximately 102 inmates which exceeds the current bed capacity of 80 inmates. This places detention officers and inmates at risk. The recently passed \$6.5 million general obligation bond will fund the remodel of the building. The proposed improvements will repurpose existing office space into detention space and expand bed capacity from 80 to 154 bed capacity. Currently the LEC houses the Lewis and Clark Sheriff's office, the Helena Police Department, and the Detention Center. In conjunction with the remodel the Sheriff's office and Helena Police Department will relocate.

To achieve optimum project delivery, County staff requests the use of an alternative project delivery contract, as provided in Section 18-2-5, MCA. Specifically, a general contractor construction management contract (GCCM) as defined in Section 18-2-501, MCA. In addition to providing the preconstruction, budgeting, and scheduling services, the general contractor procures necessary construction services, equipment, supplies, and materials through competitive bidding contracts with subcontractors and suppliers to construct the project.

Mr. Karlin gave an overview on the process. There is a request to procure a contractor during the design phase allowing their insight and talents to inform the design. The process typically shortens the project, reduces the cost in that change orders are drastically reduced, and other benefits.

No public comment was received.

Commissioner McCormick noted the GCCM came before the remodel committee with many discussions; it was found to be the most effective way to move forward with the project.

Roger Baltz, Chief Administrative Officer stated the project is anticipated to be complex. The working group has been sensitive to the time constraints, complexity, and the costs. Research was also completed about using this method and how other projects have been delivered throughout the state. Another piece of the alternative delivery method, approved by the commission, is to engage with Hulteng, Inc. a project manager, owners' representative. Mr. Baltz gave an overview

on the architectural services, the Request for Qualifications deadline, taking the 2016 feasibility study to go through the design project; have construction drawings and then bid out to a construction company.

A motion was made by Commissioner McCormick to approve Resolution 2018-19 and was seconded by Commissioner Good Geise. The motion Passed on a 3-0 vote.

Contract Between Lewis and Clark County and Project Management. (Pam Attardo)

Pam Attardo, Heritage Preservation Officer presented the contract for a month to month lease in the amount of \$100 monthly for storage space in the Power Block building. The aim is to store historic maps, low value artifacts, and other items. There is currently a volunteer intern that will have some room there to continue working on a project.

No public comment was received.

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

Grant Award from the Montana History Foundation. (Pam Attardo)

Pam Attardo, Heritage Preservation Officer presented the grant award for the Silver City Cemetery in the amount of \$1,500. The cemetery is a pioneer cemetery located on the road between the Silver City Saloon and headed toward Birdseye. Lewis and Clark County owns the cemetery. It is an active cemetery, the first grave site is dated from 1864. The funds are to be used for reproduction of two historic wooden grave fences. There will be other work done this summer as well. Ms. Attardo noted the cemetery is about one acre with maybe 40 graves. Many of the tombstones are made from wood and many are not legible.

Commissioner McCormick referenced the unmarked graves and confirmed with Ms. Attardo that some of the decedents in the area will be helping with the work.

No public comment was received.

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

Final Plat and Subdivision Improvements Agreement. Amended Plat of Tract 125 - Big Valley Subdivision. (Representative: Trevor E. Taylor) (Planner: Lindsay A. Morgan)

Lindsay Morgan, Planner III presented the final plat application of the Amended Plat of Tract 125 known as Big Valley Subdivision, a preliminarily approved subdivision that will create four single-family residential lots. Preliminary approval of the subdivision was granted on December 18, 2014 under a Settlement Agreement subject to fifteen conditions.

As a part of the final plat submittal the applicant is requesting a Subdivision Improvements Agreement (SIA) for two requirements: 1) the individual stormwater retention ponds in order to determine exact locations once homes are constructed onsite; 2) installation of the remaining signage. Both of the requirements have been financially guaranteed in the form of two cashiers checks. The cost of improvements associated with these requirements has been approved by the County Public Works Department. So long as the SIA is entered into, it appears all conditions have been met or addressed by the applicant. Staff has reviewed the final plat and finds it to be in compliance with the Subdivision Regulations.

Trevor Taylor, 8163 Cooley Court stated he is available for any questions there might be and he thanked everyone involved in this project.

Commissioner Hunthausen cautioned about encroaching in easements. Mr. Taylor stated he understands the concerns. Ms. Morgan added that the buyer or builder can contact the Planning Department for information regarding a lot and easements.

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

Resolution 2018-18 of Intention to Amend the South Forestvale Rural Improvement District No. 2015-7. (Planner: Matt HeimeI)

Matt HeimeI, Special Districts Planner presented the resolution of intent to amend the South Forestvale Rural Improvement District (RID) No. 2015-7. Planning staff has received a petition to amend the South Forestvale RID for the purpose of paving roads within the district. The petition has been signed by 70% of the property owners within the district, thus satisfying the County's policy of having a petition signed by at least 60% of property owners. The RID was created in 2015 and at the time the subdivision regulations required construction of gravel roads. The work to be completed under this resolution includes paving the gravel roads. The current maintenance assessment for this RID is \$138.76. If approved, the current assessment would be replaced with two special assessments: \$887.71 per lot over 10-years to pay off a loan for the improvements; and, \$149.70 per lot for ongoing road maintenance and saving for a future chip seal.

Peter Italiano, Director of Community Development and Planning stated currently there are approximately 106 RIDs in the County. Planning staff is currently working with the Public Works Department and the Finance Department to update the policies regarding the maintenance of RIDs.

Commissioner Hunthausen clarified this is an amendment of an existing RID not a new RID.

No public comment was received.

A motion to Approve was made by Commissioner McCormick and seconded by Commissioner Good Geise. 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 9:46 am.

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