

**Glacier County Commissioners
Thursday, May 27, 2021
Regular Meeting (GOTOMTG)
Cut Bank, MT**

The Glacier County Board of Commissioners met at a regular scheduled meeting at 9:00 am Thursday, May 27, 2021. Commissioners Mary Jo Bremner, Michael DesRosier and John B. Overcast were present. Austin Parrent taking minutes.

Present at the Meeting: Carol Larson, Public; Linda Luther, Public; Austin Castle, Glacier County Interim Library Director; Brenda Schilling, Glacier County Regional Port Authority Executive Director; Stephanie Eney, Cut Bank Chamber of Commerce President; LeAnne Kavanagh, Press; Marlene Luedtke, Public

Present via GoToMtg: (1) Caller; Elaine; Gloria; Kim Stoltz; Linda Burley; Janine Scott; Viewer

A. Roll Call

Meeting called to order at 9:00 a.m.

B. Approval of Agenda

Commissioner Overcast motions to approve the agenda; Commissioner Bremner seconds the motion; motion carried.

C. Approval of the Minutes: 4/15 & 4/19/2021

Commissioner Overcast motions to approve the minutes from 4/15 & 4/19/2021; Commissioner DesRosier seconds the motion; motion carried.

D. Review/Sign: Payroll/Claims

**Dated for May 27, 2021
CLAIMS APPROVED FOR PAYMENT**

<i>FUND</i>	<i>ACCOUNT</i>	<i>AMOUNT</i>
1000	General Fund	\$ 37,722.65
2110	Road Fund	\$ 94,594.50
2140	Weed Control	\$ 108.51
2180	County District Court	\$ 684.47
2220	Library	\$ 264.20
2230	Ambulance	\$ 118.87
2250	City/County Planning	\$ 1,000.00
2300	Public Safety (Law)	\$ 21,934.37
2360	Museum	\$ 1,954.90
2850	911 Emergency (Sheriff)	\$ 501.93
2863	Glacier County Transit	\$ 285.38
2918	Sheriff Law Enf Grant - Stonegarden	\$ 753.18
2979	Immunization Reimbursement	\$ 79.00
7302	West End Cemetery	\$ 75.30
7900	Hospital Agency Fund	\$ 144,316.82
	TOTAL CLAIMS	\$ 304,394.08
	PAYROLL	\$ 184,345.32
	TOTAL PAYROLL & CLAIMS	\$ 488,739.40

There was mention on the Glacier County 2011 Ford Taurus. A library staff member from the Browning Library is currently using it due to the water damage in the Browning Library creating an air hazard and poor working environment. The vehicle had to get repaired because it didn't start and had to go in a second time due to a smell coming from the vehicle. The total of the several bills from that vehicle are causing concern. Commissioner Bremner mentioned potentially trading it in for a newer county vehicle to avoid expensive repair expenditures in the future.

There was some discussion had on the amount of damage that was done to the Browning Library. The thermostat was stuck after the water damage, which caused humidity in the library. After the heat got kicked on due to the cold weather, it caused the steam/humidity which warped several doors and damaged the insides of books.

NEW BUSINESS:

E. Discussion/Approval: Cut Bank Merc Building – John B. Overcast, Glacier County Commissioner

Commissioner Overcast asks Brenda Schilling to explain the Merc Building in Cut Bank. They found out that the county does not need to own the property for the DEQ to take off the asbestos roof. It can be transferred to a government unit or a non-profit. The money will still be allocated for the roof. The DEQ said Sept or Oct would be the months that they would be able to start getting that asbestos roof off. There is 17,000, 10 from port authority, 7 from the county, that is set aside for this. Write a check to Nygaard construction to be completed when the roof is able to be taken off.

Brenda Schilling, stated that if we are no longer the owner of the Merc Building, and that 10 is used while someone else owns it, it is no longer ethical, because it was earmarked to the port authority, to the county for demolition. If the county no longer owns it that money will no longer be earmarked. That 10,000 dollar grant is only given to non-profits, and it was earmarked to the county for the demolition. The port authority does not have the money to give to for-profits.

Commissioner Bremner asked to see if they could give the 10,000 back. Brenda Schilling said the grant applications for the 10,000 that they gave to the county should be given back due to the grant having a condition requiring the construction to take place within a year. Since it was not, it would be ethical to give the money back.

Commissioner Bremner said that the museum director came and would like it to be marked as a historical site. The chamber wants to purchase the building, so they can give it to the people who want to purchase the drug store and the facade that they would keep intact with a historical plaque on the front of the building. They will also keep the esthetics of the street would be kept as well for the historical preservation.

The people who want to buy the building are not going to wait until after October because they would like to move forward with their building. Commissioner Bremner states that they cannot just give the chamber the land for that amount of money. Commissioner DesRosier states it would have to be auctioned.

The DEQ has allocated 45,000 dollars for the roof to be taken care of. Chrissy Grim, I did have a conversation with Jason Tyler at DEQ, as well as Brenda, I was under the impression that it had to be county owned. I have called and left a message with Jason, I think that Brenda's information is fully accurate as long as the building is owned by the county government or non-profit entity.

Commissioner Bremner said that if we have a Sep or Oct deadline it would behoove us to keep the property until then. Their next discussion is a temporary fence around the area to stop some vandalism/entry.

Chrissy Grim has noticed that there is not even a no trespassing sign as well as a temporary fence. They do absolutely nothing possibly but for the sake of the county's liability, a no trespassing sign would be a really good idea.

Commissioner Bremner states that the soonest available date that the DEQ has in September. There was mention by the mention of having to reapply for the roof to be removed, but the funds should be set aside and allocated for it still.

Chrissy states they would like to move quickly but do understand the situation at hand. More important to them is making sure they have full control of the demolition in the future. Removing everything but the facade. If they have control of that building, they will be able to make sure the drug store next to it has the proper stability as well.

The port authority board was not in favor of moving the ownership of the building to the port authority. Commissioner Overcast mentioned giving ownership over to the City of Cut Bank potentially. Commissioner Bremner stated they would ask Chancy Kittson if he would look into it. The chamber person said they would like to have a committee of people looking into it including her and Chancy as well.

Commissioner Bremner states that people are dumping stuff behind the building as well. She states that possibly fencing off the property next to the alley would be a good start.

Commissioner Bremner states they wouldn't touch any demolition and leave the buyer to do that. The county was ready to raise it down to the ground but due to the roof containing asbestos they would not be able to.

Commissioner Overcast wants to make sure that some of these funds are put towards the demolition just to help the buyers out because they are spending a lot of their own money on their own building.

Commissioner Bremner asks for a motion to return to the \$10,000 grant that was given from the Port Authority.

Brenda Schillings states the \$10,000 cleared the bank in September of 2016 after Commissioner DesRosier asked if the county had that money still.

Brenda Schilling would like it to come back to the Port Authority only if the money does not end up being used for the safe demolition of the roof.

Commissioner Overcast was given responsibility to look into making sure the process runs smoothly and to talk to Chancy Kittson about the DEQ grant as well.

F. Discussion/Approval: (2) Library Board Member Appointments/Recommendations - Austin Castle, Glacier County Interim Library Director

Austin Castle, Glacier County Interim Library Director presents two applications for the new library board member appointments. He stated he emailed a copy of the letters that he emailed to everyone.

One of the members would be Becky Kimmet, who is a retired teacher, her knowledge would be beneficial.

Amber Sickles, a registered nurse at Northern Rockies Medical Center. The connection with the hospital and the schools would be good connections to have for the library.

Commissioner DesRosier asks if these are the only two applications that were submitted. Austin Castle responds that these were the only two.

Commissioner Bremner put forward a motion to appoint Becky Kimmet and Amber Sickles as the new glacier county library board members.

Commissioner DesRosier motions to appoint two new Glacier County Library Board Members Becky Kimmet and Amber Sickles; Commissioner Overcast seconds the motion; motion carried. All in favor.

There was mention of the library paying for the 2011 Ford Taurus expenses due to them being the ones who use it. It was unclear if this was in regard to the repair expenses or the fuel costs (although it seemed like he meant fuel costs).



Don Wilson, Glacier County Treasurer enters the meeting and discussion continues on ownership transfer.

Treasurer Wilson, states it would behoove us to contact one of those companies to find out what it would cost to remove that.

Brenda Schilling, states that they have their own subcontractor, DEQ, it's why they are holding on to the funding.

OTHER BUSINESS:

G. Public Comment

LeAnne Kavanagh, Press asked Brenda Schilling, Glacier County Regional Port Authority Executive Director a question. Brenda Schilling, the answer was they didn't feel there was any advantage for the port authority to be involved at this point and time. They wanted it made clear that the \$10,000 was earmarked for demolition. There was no motion made or decision made, it was still in fact finding mode. One thing that was said was the port authority has never made a promise to sell the building for a dollar. The port authority is an economic development. Why would they sell it for a dollar if they are an economic development?

Commissioner DesRosier said they were looking through an avenue where they wouldn't have to do a public auction. He said it is also a local avenue for local government to transfer.

Brenda Schilling said it was all just discussion until she did more research with the DEQ and spoke with the Glacier County Commissioners. It is still in discussion.

Commissioner Bremner states that there is still time to work through all the questions and to get them answered.

Commissioner DesRosier states that the port authority spoke up about their economic needs during a similar situation and it ended up being pretty minimal but it was for more than \$1, it was around \$1,000.00. They ended up doing it for public auction.

Brenda Schilling, Jason Sailor, Blackfeet Coordinator at DEQ (Department of Environmental Quality), before anyone else owns it and takes over there would need to be a phase 1 assessment due to the asbestos. Sweetgrass development has already don the phase 1 and they would go in and update it. There would be a match. If the Glacier County Regional Port Authority did it, they would take the 10,000 back and the grant match to do the phase 1 update would be about 8,000 dollars. If they are going to keep the building, that would not be a bad idea as that would go.

LeAnne Kavanagh, did the phase 1 include the issues with the walls as well. Does it have to be done before the roof or the second part of the demolition.

Brenda Schilling states it has to be done before ownership changes.

LeAnne asks if the county would pay the match to have that study done. Commissioner Bremner states yes, that would be Glacier County's responsibility.

Commissioner Bremner would like to wait on any kind of motion until more discussion with the proper channels is had, then once a decision can be made about an expenditure toward the building, they will make it at that time.

Commissioner Bremner states they will have maintenance department head Shannon Pepion to go down and put up a "No Trespassing" sign and put up a fence as well since the material needed for it is already in county possession and not requiring money to be spent so there will be no motion.

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Linda Luther asks if they ever paid the electricity for the satellite office and if glacier County ever paid that amount. Commissioner DesRosier answers no that they have not.

Don Wilson states that he was going to try and break that down on a per square footage on the overall amount of the bill. So, we will only pay the proportion of the bill that Glacier County would have been using.

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Carol Larson, asks about the claim for Patrick Schildt and if that amount is for the electricity. Commissioner Bremner states that possibly that is what that is for, but not for the past lump sum amount yet.

H. Next Meeting – Tuesday, June 1, 2021 – Cut Bank

Commissioner Overcast motions to adjourn at 10:28 a.m.; Commissioner DesRosier seconds the motion; motion carried.