

**Seeley Lake Sewer District**  
**REGULAR BOARD MEETING AGENDA**

DATE: Thursday, September 19, 2024  
PLACE: The Barn, 2920 Highway 83, Seeley Lake & Virtual Meeting, via Zoom  
Computer: <https://us02web.zoom.us/j/86464976067?pwd=dFF0UU9yUVIvZjFZQmo4ZlRQR3VEQT09>  
Telephone: 1 669 900 6833  
Meeting ID: 864 6497 6067  
Password: 032580  
TIME: 6:00 p.m.

**ROLL CALL**

Tom Morris, President	○	05/2028
Pat Goodover, Vice President	○	05/2026
Cheri Thompson, Director	○	05/2026
Troy Spence, Director	○	05/2026
Tyler Smith, Director	○	05/2028
Felicity Derry, Secretary	○	

1. OPENING: Scheduled for 6:00 PM Via Zoom
2. APPROVAL OF AGENDA:
3. PRESIDENT'S COMMENTS:
4. PUBLIC COMMENT: On Items not on the Agenda of the Meeting and within the Jurisdiction of the Sewer District [MCA 2-3-103 (1)a]
5. CORRESPONDENCE:
6. MINUTES: August 15, 2024 - *Action*
7. FINANCIAL REPORTS:
  - a} Invoices: September 2024 - *Action*
  - b} June 2024
8. MANAGER'S REPORT: Status Report
9. UNFINISHED BUSINESS:
  - a} Action Plan for 2023-2024 Committee Reports
    - i. Pathfinder Article & Email Newsletter - *Discussion/Action*
  - b} WET/Project Update - *Discussion/Action*
  - c} Monitoring Well Sampling - *Discussion/Action*
  - d} Grants & Funding - *Discussion/Action*
  - e} QuickBooks Purchase - *Discussion/Action*
10. NEW BUSINESS:
  - a} Communications - *Discussion/Action*
  - b} Resolution# 09192024 MCEP Application Authorization - *Discussion/Action*
  - c} Manager & Secretary Resignation - *Discussion/Action*
  - d} Conflict of Interest Statements - *Discussion/Action*
11. NEXT SCHEDULED MEETING: October 17, 2024
12. AGENDA ITEMS FOR NEXT SCHEDULED MEETING:
13. ADJOURNMENT:

**SEELEY LAKE SEWER DISTRICT  
REGULAR BOARD MEETING  
August 15, 2024**

Tom Morris	President	PRESENT	Troy Spence	Director	ABSENT
Pat Goodover	Vice President	PRESENT	Tyler Smith	Director	ABSENT
Cheri Thompson	Director	PRESENT	Felicity Derry	Secretary	PRESENT
Bill Decker	Manager	PRESENT			
Public Attendance – Appendix A					

**CALL TO ORDER:**

The meeting was called to order at 6:03pm. The meeting was held at the Barn, 2920 Highway 83, Seeley Lake, MT and via Zoom.

**APPROVAL OF AGENDA:**

Tom Morris moved to move the County Commissioners to after the Manager's Report. Cheri Thompson seconded the motion. There was no discussion. The motion was carried.

Tom Morris	Aye
Pat Goodover	Aye
Cheri Thompson	Aye
Troy Spence	Absent
Tyler Smith	Absent

**PRESIDENT'S COMMENTS:**

Tom Morris requested that everybody be respectful of each other's time and opinions, and to try to keep moving through the agenda.

**PUBLIC COMMENT:**

None.

**CORRESPONDENCE:**

None.

**MINUTES:**

July 18, 2024

Cheri Thompson moved to accept the minutes (July 18, 2024). Pat Goodover seconded the motion. There was no discussion. The motion was carried.

Tom Morris	Aye
Pat Goodover	Aye
Cheri Thompson	Aye
Troy Spence	Absent
Tyler Smith	Absent

**FINANCIAL REPORTS:**

**Invoices**

Tom Morris reviewed the invoices.

**Tom Morris moved to pay the bills.** Cheri Thompson & Pat Goodover seconded the motion. There was no discussion. The motion was carried.

Tom Morris	Aye
Pat Goodover	Aye
Cheri Thompson	Aye
Troy Spence	Absent
Tyler Smith	Absent

**FINANCIAL REPORTS:**

**June 2024**

Tom Morris noted that Missoula County had not closed out June, so there was no report this month.

**MANGER'S REPORT:**

Bill Decker noted that he had made inquiries to DEQ about the District's old discharge permit and listed the advantages to using the previously proposed site, as opposed to a new site, that would begin from ground zero.

**Missoula County Commissioners**

The County Commissioners offered their support to the District, in whichever direction was chosen and to help the Board achieve their goal.

**UNFINISHED BUSINESS:**

**Action Plan for 2023-2024 - Committee Reports**

**Pathfinder Article & Email Newsletter**

Cheri Thompson noted that the Pathfinder required letters to the editor to be 500 words or less, so the letter that had been approved at the previous meeting was run as an article.

Cheri Thompson had been working on the email system. Several entities in town had systems up and running, which could be utilized to share information. Discussion followed on how to collect email addresses and disseminate information.

### WET/Project Update

Steve Anderson noted that the original scope of work had been completed. The site selection would be next. There was discussion regarding possible sites, the number of lift stations needed and the opposition that had arisen to the previous site. Discussion followed regarding the design of the system. Steve Anderson questioned WET's involvement, if the old location was chosen as typically engineers did not build other engineers' designs.

Cheri Thompson commented that with the mill closing there might be a possibility of using that location. Steve Anderson noted that placing the plant at either the north or south end of the district would utilize as much gravity as possible and limit the number of lift stations that would be required. Steve Anderson reviewed the possible locations on the map, how many acres would be needed and the possibility of using US Forest Service land. Discussion with Gary Chilcott followed as to whether a 5-7 acre drain field would work on the RV property. The possibility of using the Pyramid Mountain Lumber property and how much it might cost to buy a property was discussed.

Steve Anderson noted that he had been working with Missoula County and other state agencies regarding securing funding. As 90% of the PER was still applicable, it made sense to complete an addendum to the PER.

Tom Beers commented that if a site was cheaper, but would need more lift stations, that cost factor needed to part of the site evaluation, as well as the maintenance cost. Steve Anderson noted that it was hard to put a cost on some things. Consideration would be given to the length that would have to be pumped and the booster pumps. The County Commissioners encouraged the District to facilitate as much public comment as possible, which would take longer, but could avoid the project being derailed down the road.

Steve Anderson noted that there would be a matrix for the site selection. It would be important to have community involvement, so the matrix would be weighted to reflect what is important to the community and met their needs. There was discussion with the County Commissioners as to whether a land swap with Missoula County would be possible.

There was discussion regarding grant funding. Tom Morris read a draft letter to the Department of Commerce.

There was discussion regarding the timeline for the site selection. Steve Anderson felt that it would be narrowed down to three sites by the next meeting.

Tom Morris questioned the Board if there were any modifications to the letter other than correcting the entity and president's name. There were none.

Tom Morris moved to modify the letter and send it to Steve Anderson. Cheri Thompson seconded the motion. There was no further discussion. The motion was carried.

Tom Morris	Aye
Pat Goodover	Aye
Cheri Thompson	Aye
Troy Spence	Absent
Tyler Smith	Absent

### Monitoring Well Sampling

Jeanna Miller noted that monthly sampling was not feasible, and the testing would be performed quarterly. There was discussion whether the wells had been surveyed yet.

### Grants & Funding

Covered previously.

### Congressman Zinke's Office Update

Bill Decker noted that the earmark had been voted through the committees and was going to congress to vote on.

### Build a Network to Share Information

Previously covered.

### Spending Policy & Debit Card

Tom read the updated policy.

Tom Morris moved to approve the policy. Cheri Thompson seconded the motion. There was no discussion. The motion was carried.

Tom Morris	Aye
Pat Goodover	Aye
Cheri Thompson	Aye
Troy Spence	Absent
Tyler Smith	Absent

## **NEW BUSINESS:**

### Communications

Cheri Thompson noted that once the email system had been set up, bullet points would be agreed upon at the meeting and then sent out.

**NEXT REGULARLY SCHEDULED MEETING: September 19, 2024**

**AGENDA ITEMS FOR NEXT SCHEDULED MEETING:**

Tom Morris noted that the following items should be added to the September agenda: Action Plan – Committee Reports – Pathfinder Article, Monitoring Well Sampling, WET Update, Grants & Funding.

**ADJOURNMENT OF MONTHLY BOARD MEETING:**

Tom Morris moved to adjourn the meeting at 7:18pm.

Attest:

\_\_\_\_\_  
Tom Morris, President

\_\_\_\_\_  
Felicity Derry, Secretary

APPENDIX A

SEELEY LAKE – MISSOULA COUNTY SEWER DISTRICT  
 Regular Board Meeting  
 Virtual Meeting Via Zoom & at The Barn, 2920 Highway 83, Seeley Lake  
 August 15, 2024

NAME	ADDRESS/EMAIL	PHONE #
Gary Chilcott		
Juanita Vero, Commissioner		
Josh Slotnick, Commissioner		
Dave Strohmaier, Commissioner		
Mark Williams		
Tom Beers		
Steve Anderson, WET		
Brandon Grosvenor, Lazy Acres		
Jeanna Miller, Missoula County		
Shannon Therriault, MCCHD		
Will Meyer, MAP		
Joel Adema		
Tom Browder		
Chris Loundsberry		

**Seeley Lake Sewer District  
Invoices for September 2024**

**District:**

Seeley Lake Water District - <i>Inv#236 August 2024</i>		\$99.10
Neilson, Swanson, Dietrich, Smith, PLLC - <i>Inv#3393</i>		\$830.00
The Barn - September Meeting		\$50.00
Felicity Derry August/September 2024		\$216.00
		<b>\$1,195.10</b>

**Account Balances as of 5/31/2024**

Citizens Alliance Account	\$4,991.28		\$4,991.28
Reserve	\$28,000.00		\$28,000.00
Missoula County Account	\$224,892.11	(\$1,195.10)	\$223,697.01
	<b>\$257,883.39</b>		<b>\$256,688.29</b>



**Seeley Lake - Missoula County Water District**

PO Box 503  
Seeley Lake, MT 59868-0503

Phone # 406-677-2559

**Invoice**

DATE	INVOICE #
9/1/2024	236

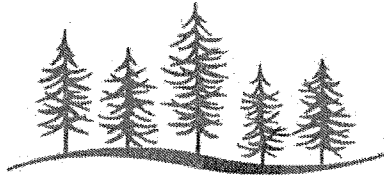
BILL TO
Seeley Lake Sewer District PO Box 403 Seeley Lake, MT 59868-0403

SHIP TO

P.O. NUMBER	TERMS	REP	SHIP	VIA	
	Due on Receipt		9/1/2024	Vince	

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
6	MiscI	Bookkeeping & Admin August 2024	15.00	90.00
182	MiscO	Copies	0.05	9.10

THANK YOU!	<b>Total</b>	\$99.10
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NEILSON, SWANSON, DIETRICH, SMITH, PLLC  
NORTHWEST LAW FIRM

5705 Grant Creek Rd., Suite A  
Missoula, MT 59808  
Phone: 406-541-0400

**INVOICE**

Invoice # 3393  
Date: 08/20/2024  
Due On: 09/19/2024

Seeley Lake-Missoula County Sewer District

**00078-Seeley Lake-Missoula County Sewer District**

**General Matters**

Date	Description	Hours	Rate	Total
08/01/2024	Exchange emails with the client re a new debit card policy; talk to attorney A. Weaver re same;	0.30	\$300.00	\$90.00
08/05/2024	Review email from Aaron and the SLSD. Review the debit card policy. Research Montana Code Annotated and Montana Administrative Rules regarding any ethical and/or financial regulations specifically pertaining to state-issued debit cards for employee use. Suggest edits to Debit card policy.	1.40	\$250.00	\$350.00
08/06/2024	Review Ashley's proposed edits and comments; search for and review applicable law; update the credit card policy and email it to the client;	1.30	\$300.00	\$390.00
			<b>Subtotal</b>	<b>\$830.00</b>
			<b>Total</b>	<b>\$830.00</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3393	09/19/2024	\$830.00	\$0.00	\$830.00
<b>Outstanding Balance</b>				<b>\$830.00</b>
<b>Total Amount Outstanding</b>				<b>\$830.00</b>

Please make all amounts payable to: Neilson, Swanson, Dietrich, Smith, PLLC

Please pay within 30 days.

Felicity Derry  
August/September

Date	Time	Subject	Hours
8/15/2024	4:45-5:00p	Meeting Prep	0.25
8/15/2024	5:30-7:45p	Meeting	2.25
9/3/2024	4:45-6:45p	Minutes	2.00
9/4/2024	7:15-9:30p	Minutes & Admin	2.25
9/9/2024	6:45-9:15p	Admin	2.50
9/10/2024	7:00-8:45p	Admin	2.75
			<hr/> 12.00
	12 x \$18 = \$216.00		

\$216.00  
**\$216.00**

The potential treatment plant locations should be entered across the top of the matrix as shown in the example at the end of this section. The selected technologies will be identified in the Level 4 evaluation of the Technology Screening Tool.

#### Identify Design Criteria

The design criteria are intended to help determine which identified technology will best serve the needs of the community. These key criteria were identified as generally the most important factors to consider in WWTP design and operation. The ranking matrix is structured so that a high score for each criterion represents a favorable result, and a low score represents an unfavorable result. Design criteria are listed down the left side of the matrix but can be changed by the user to reflect site specific conditions.

The following criteria have been identified for the Seeley Lake Wastewater Treatment Plant Project potential Site Locations:

1. Capital Costs
2. Potential for Expansion
3. Logical Location
4. Technical/Geologic Feasibility
5. Public Opinion/Community Support

#### Assign Criteria Weighting

Decision/selection criteria are also weighted to represent which criteria are most and least important to the project. Weights are assigned to each decision criteria, with the total combined weight not to exceed 100%. Weightings have been assigned to the identified design criteria in the matrix; however, weightings can be adjusted by the user to reflect site specific conditions.

#### Assign Scores to the Design Criteria

The user will then assign a score for each design criteria for each technology that is being ranked. The matrix scoring system is scaled from 1 to 5, with 1 being the lowest (worst) and 5 being the highest (best). The user may want to consult with their design engineer or other wastewater professional in order to ensure accurate scoring. A scoring guide is listed below for each design criterion:

##### 1. Capital Costs

Rating: 1 = Highest Cost

2

3 = Moderate Cost

4

5 = Lowest Cost

##### 2. Potential for Expansion

Rating: 1 = Lowest Potential

2

- 3
- 4
- 5 = Highest Potential

3. Logical Location

- Rating: 1 = Location does not make sense
- 2
  - 3
  - 4
  - 5 = Very Logical Location

4. Technical/Geologic Feasibility

- Rating: 1 = Does not meet requirements
- 2
  - 3
  - 4
  - 5 = Meets All Requirements

5. Public Opinion

- Rating: 1 = Very significant opposition
- 2
  - 3 = No significant opposition or support
  - 4
  - 5 = Overwhelming community support

Ranking Project Alternatives

The technologies are scored by multiplying the rating for each design criterion by its weighting factor. The scores are then totaled for each technology being considered. These scores can further identify which technology may be the most applicable and successful for Seeley Lake. The selected technology should be evaluated further by your design engineer prior to implementation.

PRELIMINARY DRAFT

# Selection Criteria

	Weight	Site Location															
<b>1. Capital Costs</b> Rating: 1 = Highest Cost 2 3 4 5 = Lowest Cost	20	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">LOC-1</td> <td style="width: 20%; text-align: center;">LOC-2</td> <td style="width: 20%; text-align: center;">LOC-3</td> <td style="width: 20%; text-align: center;">LOC-4</td> <td style="width: 20%; text-align: center;">LOC-5</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">Score: 60</td> <td style="text-align: center;">40</td> <td style="text-align: center;">60</td> <td style="text-align: center;">60</td> <td style="text-align: center;">100</td> </tr> </table>	LOC-1	LOC-2	LOC-3	LOC-4	LOC-5	3	2	3	3	5	Score: 60	40	60	60	100
LOC-1	LOC-2	LOC-3	LOC-4	LOC-5													
3	2	3	3	5													
Score: 60	40	60	60	100													
<b>2. Potential for Expansion</b> Rating: 1 = Least Potential 2 3 4 5 = Most Potential	15	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">LOC-1</td> <td style="width: 20%; text-align: center;">LOC-2</td> <td style="width: 20%; text-align: center;">LOC-3</td> <td style="width: 20%; text-align: center;">LOC-4</td> <td style="width: 20%; text-align: center;">LOC-5</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> <td style="text-align: center;">4</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Score: 60</td> <td style="text-align: center;">30</td> <td style="text-align: center;">60</td> <td style="text-align: center;">15</td> <td style="text-align: center;">20</td> </tr> </table>	LOC-1	LOC-2	LOC-3	LOC-4	LOC-5	4	3	2	4	1	Score: 60	30	60	15	20
LOC-1	LOC-2	LOC-3	LOC-4	LOC-5													
4	3	2	4	1													
Score: 60	30	60	15	20													
<b>3. Logical Location</b> Rating: 1 = Location does not make sense 2 3 4 5 = Very Logical Location	20	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">LOC-1</td> <td style="width: 20%; text-align: center;">LOC-2</td> <td style="width: 20%; text-align: center;">LOC-3</td> <td style="width: 20%; text-align: center;">LOC-4</td> <td style="width: 20%; text-align: center;">LOC-5</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Score: 100</td> <td style="text-align: center;">80</td> <td style="text-align: center;">80</td> <td style="text-align: center;">40</td> <td style="text-align: center;">20</td> </tr> </table>	LOC-1	LOC-2	LOC-3	LOC-4	LOC-5	5	4	4	2	1	Score: 100	80	80	40	20
LOC-1	LOC-2	LOC-3	LOC-4	LOC-5													
5	4	4	2	1													
Score: 100	80	80	40	20													
<b>4. Technical/Geologic Feasibility</b> Rating: 1 = Does not meet requirements 2 3 4 5 = Meets All Requirements	30	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">LOC-1</td> <td style="width: 20%; text-align: center;">LOC-2</td> <td style="width: 20%; text-align: center;">LOC-3</td> <td style="width: 20%; text-align: center;">LOC-4</td> <td style="width: 20%; text-align: center;">LOC-5</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">Score: 150</td> <td style="text-align: center;">120</td> <td style="text-align: center;">120</td> <td style="text-align: center;">90</td> <td style="text-align: center;">60</td> </tr> </table>	LOC-1	LOC-2	LOC-3	LOC-4	LOC-5	5	4	4	3	2	Score: 150	120	120	90	60
LOC-1	LOC-2	LOC-3	LOC-4	LOC-5													
5	4	4	3	2													
Score: 150	120	120	90	60													
<b>5. Public Opinion/Community Support</b> Rating: 1 = Very Significant Opposition 2 3 4 5 = Overwhelming community support	15	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">LOC-1</td> <td style="width: 20%; text-align: center;">LOC-2</td> <td style="width: 20%; text-align: center;">LOC-3</td> <td style="width: 20%; text-align: center;">LOC-4</td> <td style="width: 20%; text-align: center;">LOC-5</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">1</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="text-align: center;">Score: 45</td> <td style="text-align: center;">60</td> <td style="text-align: center;">60</td> <td style="text-align: center;">15</td> <td style="text-align: center;">75</td> </tr> </table>	LOC-1	LOC-2	LOC-3	LOC-4	LOC-5	3	4	4	1	5	Score: 45	60	60	15	75
LOC-1	LOC-2	LOC-3	LOC-4	LOC-5													
3	4	4	1	5													
Score: 45	60	60	15	75													

**TOTAL SCORE**

415	330	350	265	270
LOC-1	LOC-2	LOC-3	LOC-4	LOC-5

Weight

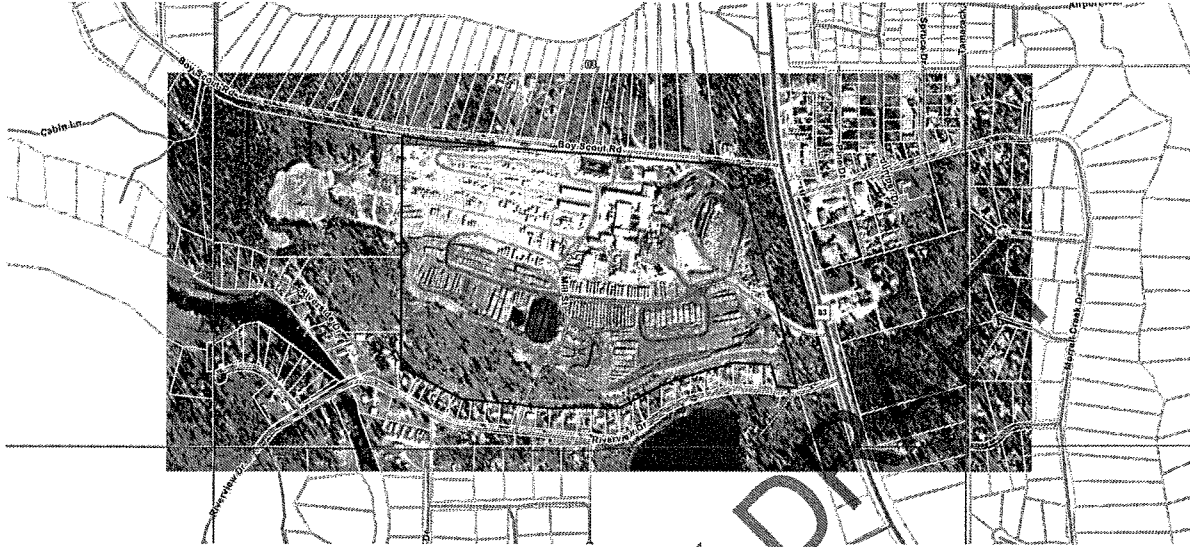
Location #1 – Portion of the Lumber Mill Site

PRELIMINARY DRAFT



Tax Year: 2024

Scale: 1:9237.52 Basemap: Montana NAIP 2021



## Summary

### Primary Information

Property Category: RP	Subcategory: Industrial Real Property
Geocode: 04-2540-03-1-07-03-0000	Assessment Code: 0001828304
<b>Primary Owner:</b> PYRAMID MOUNTAIN LUMBER INC PO BOX 549 SEELEY LAKE, MT 59868-0549 Note: See Owners section for all owners	<b>Property Address:</b> 379 BOY SCOUT RD SEELEY LAKE, MT 59868
Certificate of Survey: PLAT Q	Legal Description: S03, T16 N, R15 W, ACRES 95, IN S1/2
Last Modified: 7/13/2024 17:15:48 PM	

### General Property Information

Neighborhood: 204.824	Property Type: IR - Industrial Rural
Living Units: 0	Levy District: 04-3597-34-7
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Location #2 – Lazy Acres RV Park

PRELIMINARY DRAFT

Tax Year: 2024

Scale: 1:3640.14 Basemap: Montana NAIP 2021



## Summary

### Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 04-2540-10-2-02-03-0000	Assessment Code: 0001466257
<b>Primary Owner:</b> LAZY ACRES RV PARK LLC PO BOX 44 SEELEY LAKE, MT 59868-0044 Note: See Owners section for all owners	<b>Property Address:</b> 3064 HIGHWAY 83 N SEELEY LAKE, MT 59868
Certificate of Survey:	Legal Description: DEER PARK ADDITION, S10, T16 N, R15 W, Lot 1
Last Modified: 7/30/2024 8:46:36 AM	

### General Property Information

Neighborhood: 204.024	Property Type: VAC_R - Vacant Land - Rural
Living Units: 0	Levy District: 04-3597-34-7
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Tax Year: 2024

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	10	214000

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/24/2024	1102	215	7/24/2024	2024081146	Warranty Deed
10/23/2017	988	660	10/23/2017		Termination of Joint Tenancy by Death
12/20/2013	925	1123	3/4/2014		Quit Claim Deed
2/9/2010	855	202	2/9/2010		Warranty Deed
2/11/1997	0497	01091	N/A		

## Owners

### Party #1

Default Information:	LAZY ACRES RV PARK LLC PO BOX 44 SEELEY LAKE, MT 59868-0044
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	7/30/2024 8:46:28 AM

## Appraisals

Tax Year: 2024

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	214000	0	214000	COST
2023	214000	0	214000	COST
2022	181500	0	181500	COST

## Market Land

### Market Land Item #1

Method: Acre	Type: Category 5
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 10
Class Code: 2101	Value: 214000

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

No ag/forest land exists for this parcel

PRELIMINARY DRAFT

Tax Year: 2024

## Easements

No easements exist for this parcel

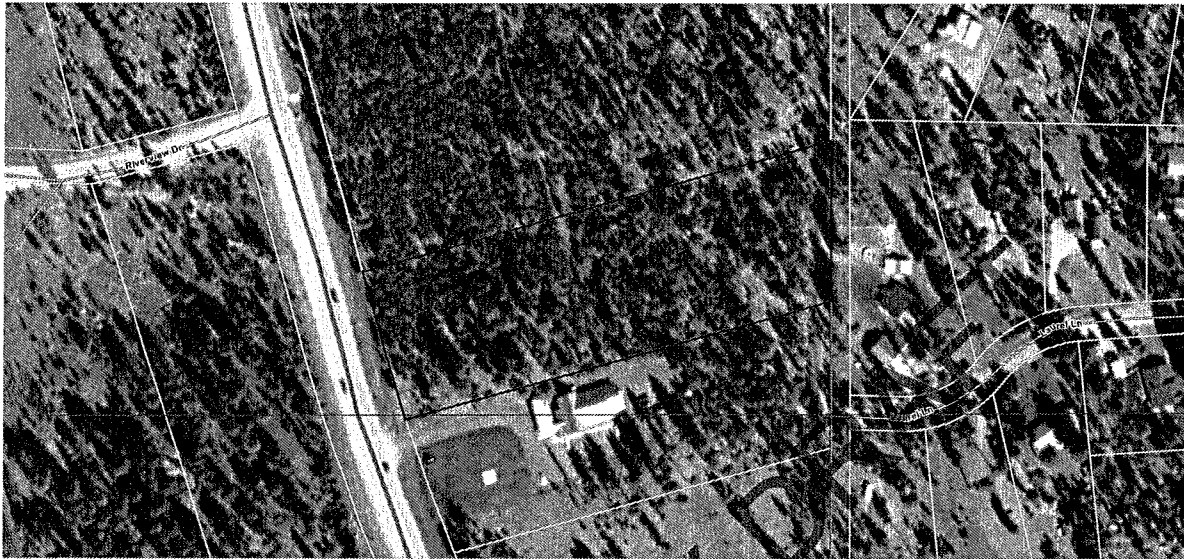
## Disclaimer

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PRELIMINARY DRAFT

Tax Year: 2024

Scale: 1:2074.32 Basemap: Montana NAIP 2021



## Summary

### Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2540-10-2-02-05-0000	Assessment Code: 0003297301
<b>Primary Owner:</b> LAZY ACRES RV PARK LLC PO BOX 44 SEELEY LAKE, MT 59868-0044 Note: See Owners section for all owners	<b>Property Address:</b>
Certificate of Survey:	Legal Description: DEER PARK ADDITION, S10, T16 N, R15 W, Lot 2, ACRES 4.045
Last Modified: 7/13/2024 17:15:48 PM	

### General Property Information

Neighborhood: 204.824	Property Type: VAC_R - Vacant Land - Rural
Living Units: 0	Levy District: 04-3597-34-7
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Tax Year: 2024

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	4.045	163978

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/25/2019	1008	307	1/25/2019		Warranty Deed
10/23/2017	988	660	10/25/2017		Termination of Joint Tenancy by Death
12/20/2013	925	1122	3/4/2014		Quit Claim Deed
2/9/2010	855	202	2/9/2010		Warranty Deed
12/4/1984	0215	01078	N/A		

## Owners

### Party #1

Default Information:	LAZY ACRES RV PARK LLC PO BOX 44 SEELEY LAKE, MT 59868-0044
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/15/2023 13:52:9 PM

## Appraisals



Tax Year: 2024

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	163978	0	163978	COST
2023	163978	0	163978	COST
2022	141006	0	141006	COST

## Market Land

### Market Land Item #1

Method: Acre	Type: Category 5
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 4.045
Class Code: 2107	Value: 163978

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

No ag/forest land exists for this parcel

Tax Year: 2024

## Easements

No easements exist for this parcel

## Disclaimer

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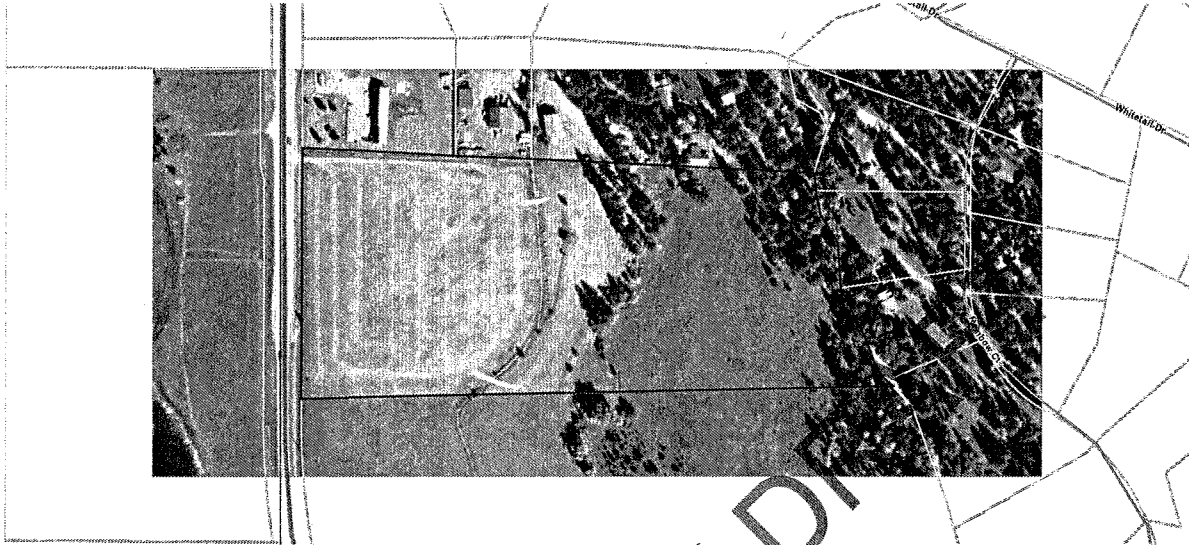
PRELIMINARY DRAFT

Location #3 – Bob Marshal Wilderness Brewing

PRELIMINARY DRAFT

Tax Year: 2024

Scale: 1:3476.26 Basemap: Montana NAIP 2021



## Summary

### Primary Information

Property Category: RP	Subcategory: Non-Qualified Ag
Geocode: 04-2540-11-4-01-13-0000	Assessment Code: 0005843517
<b>Primary Owner:</b> BOB MARSHALL WILDERNESS BREWING INC PO BOX 806 SEELEY LAKE, MT 59868-0806 Note: See Owners section for all owners	<b>Property Address:</b> 2980 HIGHWAY 83 N SEELEY LAKE, MT 59868
Certificate of Survey: 2362	Legal Description: S11, T16 N, R15 W, C.O.S. 2362, ACRES 20.01, PARCEL A IN S2 NW4
Last Modified: 7/13/2024 17:15:48 PM	

### General Property Information

Neighborhood: 204.024.C	Property Type: VAC_R - Vacant Land - Rural
Living Units: 0	Levy District: 04-3597-34-7
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 0	Limited: 0

Tax Year: 2024

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	20.01	1102
Total Ag Land	20.01	1102
Total Forest Land	0	0
Total Market Land	0	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/25/2016	966	1064	8/25/2016		Warranty Deed
7/13/2016	964	262	7/15/2016		Termination of Joint Tenancy by Death
7/13/2016	964	263	7/15/2016		Warranty Deed

## Owners

### Party #1

Default Information:	BOB MARSHALL WILDERNESS BREWING INC PO BOX 806 SEELEY LAKE, MT 59868-0806
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/21/2017 9:25:49 AM

## Appraisals

Tax Year: 2024

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	1102	0	1102	COST
2023	1102	0	1102	COST
2022	1108	0	1108	COST

## Market Land

No market land exists for this parcel

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

PRELIMINARY DRAFT

Tax Year: 2024

## Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land  
Class Code: 1701Irrigation Type: n/a  
Timber Zone: n/a

## Productivity

Quantity: n/a  
Units: Non Qual

Commodity: n/a

## Valuation

Acres: 20.01  
Value: 1102

Per Acre Value: 55.08

## Easements

No easements exist for this parcel

## Disclaimer

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PRELIMINARY DRAFT

Locations 4 and 5 – DNRC Airport Site and the Forest Service Site.

PRELIMINARY DRAFT



Capital costs for this alternative are \$9,344,000. The O&M costs are \$389,733 with a present worth value of \$5,672,800. The salvage value at the end of 20 years is \$866,265 with a present worth value of \$458,600. The overall present worth cost for this alternative is \$14,558,200. Table 8-3 in Section 8, lists these costs in tabular form along with the other alternatives considered.

## 7.4 Project Site Alternatives

A surface water discharge will not be pursued, but a groundwater discharge permit will be necessary. This will require that the groundwater flow direction and quantity is established on the selected site and demonstrate compliance with Montana's groundwater water quality standards and nondegradation requirements. A groundwater discharge permit application will need to be submitted and it will need to demonstrate the above. Appendix HH presents the applicable excerpts from the Montana Water Quality Act as it relates to groundwater discharge permits and non-degradation.

The most significant groundwater quality standard is the requirement to not exceed the nitrate standard of 10 mg/l in groundwater. Under certain conditions a standard mixing zone of 500 ft may be obtained. However, because there is no existing groundwater permit, nondegradation criteria would apply. If the proposed treatment is lower than level II, the nondegradation groundwater quality limit for nitrates is 5 mg/l. If Level II treatment is achieved, the permit limit would be 7.5 mg/l for nitrates. To obtain a standard mixing zone of 500 feet the applicant must demonstrate compliance with the water quality standard using the Baumann-Schafer groundwater model or other suitable model. Nondegradation rules also requires that we demonstrate that phosphorous will be absorbed by the soil for at least 50 years before reaching the nearest surface water.

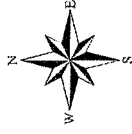
Several treatment site alternatives were discussed in the alternate screening process and the following three alternatives were selected for a detailed analysis in this Section. These sites are all shown on Figure 6.1.

- S-1: Site #1 – DNRC Airport Site
- S-2: Site #8 – DNRC Southwest Site
- S-3: Site #2 – Forest Service Site

### 7.4.1 Alternative S-1: Site #1 – DNRC Airport Site

Site #1 is located on State School Trust Lands east of Seeley Lake as shown in Figure 7-7. This site has suitably flat and uniform topography for construction of the mechanical treatment plant and the drainfields. Groundwater in this area is generally 15 to 30 feet below the ground surface and should not be encountered during construction. Sufficient acreage exists within area of the plant and the drainfields.

During the initial site investigation, three test pits were excavated. All three excavations revealed a deposit of massive (essentially unsorted) silt to boulder sized material. One of the test pits revealed some reasonably well-sorted material below about nine feet. Below



**Legend**

- Seelye River Depth
- -25.000000 - 1.000000
- 1.000000 - 10.000000
- 10.000000 - 30.000000
- 30.000000 - 50.000000
- 50.000000 - 70.000000
- 70.000000 - 100.000000
- 100.000000 - 200.000000
- 200.000000 - 400.000000
- Alternative Sites
- County Seelye River Levels
- Private Roads
- Public Road Selection
- Airman Field, Wildlife, and Parks
- Montana State Trust Lands
- The Nature Conservancy
- US Forest Service
- Abund Systems
- NYS INTERSTATE
- NYS HIGHWAY
- PRIMARY HIGHWAY
- SECONDARY HIGHWAY
- URBAN HIGHWAY
- CITY-COUNTY ROADS
- ++ Railroads



FIGURE 7-7

**SEELEY LAKE  
MONTANA**

**ALTERNATIVE SITE  
LOCATIONS**

that depth lies strata of silty, fine-grained sand intercalated with thin (<0.25 feet) strata of sand and gravel.

The site investigation also demonstrated a considerably high percolation rate. While it is glacial in origin, there are a significantly low percentage of fines in the matrix. The three test pits were spread out across 800 feet and were generally consistent in soil matrix. The report from the site investigation can be found in Appendix W.

A more detailed site evaluation will need to be performed for the mechanical treatment plant during preliminary design. However, at this time, this site is a viable site for mechanical treatment with groundwater disposal.

Missoula County officials are currently working with the High School and are working on obtaining an easement for the District through the high school property for an access road and an easement for the forcemain. The school district is willing to work with the District and it is expected to have an easement for this site by the second quarter of 2012.

Further discussions with the DNRC have proven positive. DNRC has expressed interest in allowing the District to use a portion of this property for the treatment site. The DNRC has issued a land use permit allowing the District to continue with the geotechnical investigations, including the flooded basin test and monitoring wells required to obtain a groundwater disposal permit. The DNRC has recently completed an appraisal on this section of property. The cost per acre is \$8,000. This cost has been included in the treatment alternative cost.

#### 7.4.2 Alternative S-2: Site #8 - DNRC Southwest Site

Site #8 is located on State School Trust Lands southwest of Seeley Lake as shown in Figure 7-7. This site also has suitably flat and uniform topography for construction of the mechanical treatment plant and the drainfields. This site is relatively close to the Clearwater River elevation and it is likely that groundwater would be encountered during construction. This area has several roads running through it and would allow good access to the plant.

Great West Engineering identified two areas within this site location to be favorable to the construction of a mechanical treatment plant with groundwater disposal. The first was directly west of Riverside Drive. One test pit was excavated in this location and a deposit consisting of gravel to boulder sized clasts in a clayey silt matrix was found. The deposit is unsorted, with no discernible structure. The soil was quite wet through the upper three to four feet. A percolation test hole was attempted but the extremely rocky nature of the soil proved virtually impossible to excavate with anything other than powered equipment. The crews were able to manage to excavate a shallow percolation test hole in the base of a shallow pit that was excavated to a depth of three feet. The test was invalid; however after approximately 30 minutes the water in the five-inch deep, eight-inch diameter hole had not seeped into the ground at all, indicating that the site soil conditions were not conducive to groundwater disposal.

The second area of interest lies about three-quarters of a mile south of the first. Representatives from DNRC, Missoula County and Great West Engineering attempted to

access the area but could not due to snow depths. The site was visually inspected and concluded this site would not be feasible due to high groundwater and similar soil conditions. The area was noted to be heavily forested with predominately spruce and fir, which tend to grow best where there is ample soil moisture.

The DNRC Southwest site does not appear to have characteristics favorable for a mechanical treatment plant with groundwater disposal after the preliminary field investigations. The damp soils and exceedingly slow percolation support the idea that the dominant vegetation has considerable soil moisture available to it. While there may be areas within that property that might have better percolation rates, it is probable that the glacial deposits there contain considerably more fine-grained material than other areas.

All data gathered from site investigations conclude that this site is not feasible as a treatment and disposal site for the District. Therefore, this site will no longer be evaluated.

#### 7.4.3 Alternative S-3: Site #2 – Forest Service Site

Site #2 is located on United States Forest Service land as shown in Figure 7-7. This site also has suitably flat and uniform topography for construction of the mechanical treatment plant and the drainfields.

The soil for this site is glacial in origin, and derived mostly from Precambrian-aged Belt Supergroup argillite, siltite and quartzite. It is generally coarse-grained, consisting mostly of coarse sand, gravel and cobbles. There is some variation in the distribution of the grain size, as noted in the descriptions below, but generally speaking the material has few fines and is probably quite permeable. (See Figure 7-8 for location of the descriptions below)

*Treatment Site*—poorly-sorted (well-graded) sand, gravel and cobbles; sand is medium- to coarse-grained; gravel predominately 0.5 to 2 inches; cobbles up to several inches across.

*Drainfield Site #1*—poorly-sorted (well-graded) sand, gravel and cobbles; sand is medium- to coarse-grained; gravel predominately 0.5 to 2 inches; cobbles up to several inches across.

*Drainfield Site #2*—predominately cobbles and coarse gravel, small sand fraction.

*Drainfield Site #3*—similar to Treatment Site and other Drainfield (north end) sample, but with a notably higher silt fraction. Still predominately coarse sand and gravel with a few cobbles.

*Drainfield Site #4*—predominately silt and coarse sand with ample gravel; some cobbles.

*Drainfield Site #5 (0-12 inches)*—predominately cobbles and coarse gravel with a small fraction of fine- to medium-grained sand.



*Lower Drainfield Site #1* –gravel and cobbles with fine- to medium-grained sand; contains some poorly-cemented conglomerate of similar composition (cobbles and gravel with interstitial sand and minor silt).

*Lower Drainfield Site #2 (bottom of pit)*—poorly-sorted fine-grained to coarse-grained sand and gravel with minor clay/silt fraction.

An Application for Purchase of Forest Service Lands under the Forest Service Townsite Act application has been submitted and accepted the USFS for this property. Currently, an Environmental Assessment must be completed on the site. This study must be completed in compliance with the requirements outlined in Chapter 3 of the NEPA scope of work requirements.

One of the requirements for the Townsite Act acquisition is to ensure there is “no equally suitable private, local government, State or other Federal lands available for townsite purpose.” If Alternative S-1 geotechnical investigation reveals soil conditions not suitable for a mechanical treatment plant with groundwater disposal, this parcel of property will be the only remaining feasible parcel. The geotechnical investigation and flooded basin testing have been completed at this site and it is suitable for mechanical treatment with groundwater discharge. See Appendix W for well logs, and aquifer testing results.

PRELIMINARY DRAFT

**Resolution #09192024**  
**Authorization to Submit MCEP Infrastructure Planning Grant**  
**Application**

WHEREAS, the The Seeley Lake Sewer District is applying to the Montana Department of Commerce for financial assistance from the Montana Coal Endowment Program (MCEP) to obtain planning funding to complete a new Preliminary Engineering Report (PER);

WHEREAS, the The Seeley Lake Sewer District agrees to comply with all State laws and regulations and the requirements described in the *MCEP Administrative Guidelines & Application for Infrastructure Planning Grants* specifically, and those that will be described in the *MCEP Project Administration Manual* generally;

WHEREAS the The Seeley Lake Sewer District commits to provide the amount of matching funds as proposed in the MCEP application;

WHEREAS the The Seeley Lake Sewer District commits to provide any funding from other grant sources listed in the application budget if not awarded by those grant sources; and

That Mr. Tom Morris, Seeley Lake Sewer District Board President, is authorized to submit this application to the Montana Department of Commerce, on behalf of The Seeley Lake Sewer District, to act on its behalf and to provide such additional information as may be required.

Signed:

Name:

Title:

Date:

Attested:

**Seeley Lake-Missoula County Sewer District  
Director and Officer  
Annual Conflict of Interest Statement**

1. Name: \_\_\_\_\_ Date: \_\_\_\_\_

2. Position:

Are you a voting director? Yes No

Are you an officer? Yes No

If you are an officer, which officer position do you hold?

\_\_\_\_\_

3. I affirm the following:

I have received a copy of the Seeley Lake-Missoula County Sewer District Conflict of Interest Policy. \_\_\_\_\_ (initial)

I have read and understand the policy. \_\_\_\_\_ (initial)

I agree to comply with the policy. \_\_\_\_\_ (initial)

I understand that Seeley Lake-Missoula County Sewer District is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of tax-exempt purposes. \_\_\_\_\_ (initial)

4. Disclosures:

a. Do you have a financial interest (current or potential), including a compensation arrangement, as defined in the Conflict of Interest policy with Seeley Lake-Missoula County Sewer District? Yes No

i. If yes, please describe it:

ii. If yes, has the financial interest been disclosed, as provided in the Conflict of Interest policy? Yes No

b. In the past, have you had a financial interest, including a compensation arrangement, as defined in the Conflict of Interest policy with Seeley Lake-Missoula County Sewer District? Yes No

i. If yes, please describe it, including when (approximately):

ii. If yes, has the financial interest been disclosed, as provided in the Conflict of Interest policy? Yes No

\_\_\_\_\_  
Signature of director

Date: \_\_\_\_\_



### Article III – Procedures

1. **Duty to Disclose** – In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest by written notice and be given the opportunity to disclose all material facts to the Board and members of committees with governing board delegated powers considering the proposed transaction or arrangement.
2. **Recusal of Self** – Any director may recuse himself or herself at any time from involvement in any decision or discussion in which the director believes he or she has or may have a conflict of interest, without going through the process for determining whether a conflict of interest exists.
3. **Determining Whether a Conflict of Interest Exists** – After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the Board or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board members shall decide if a conflict of interest exists.
4. **Procedures for Addressing the Conflict of Interest**
  - a. An interested person may make a presentation at the Board or committee meeting, but after the presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.
  - b. The chairperson of the Board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.
  - c. After exercising due diligence, the Board or committee shall determine whether Seeley Lake-Missoula County Sewer District can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.
  - d. If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in Seeley Lake-Missoula County Sewer District's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination, it shall make its decision as to whether to enter into the transaction or arrangement.
5. **Violations of the Conflicts of Interest Policy**
  - a. If the Board or committee has reasonable cause to believe a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis

Seeley Lake-Missoula County Sewer District

Conflict of Interest Policy

For Directors and Officers and  
Members of a Committee with Board Delegated Powers

Article I – Purpose

1. The purpose of the conflict of interest policy is to protect Seeley Lake-Missoula County Sewer District's interests when it is contemplating entering into a transaction or arrangement that might benefit the private interests of an officer or director of Seeley Lake-Missoula County Sewer District or might result in a possible excess benefit transaction.
2. This policy is intended to supplement, but not replace, any applicable state and federal laws governing conflicts of interest applicable to nonprofit and charitable organizations.

Article II – Definitions

1. **Interested person** – Any director, principal officer, or member of a committee with governing board delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.
2. **Financial interest** – A person has a financial interest if the person has, directly or indirectly, through business, investment, or family:
  - a. An ownership or investment interest in any entity with which Seeley Lake-Missoula County Sewer District has a transaction or arrangement,
  - b. A compensation arrangement with Seeley Lake-Missoula County Sewer District or with any entity or individual with which Seeley Lake-Missoula County Sewer District has a transaction or arrangement, or
  - c. A potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which Seeley Lake-Missoula County Sewer District is negotiating a transaction or arrangement.

Compensation includes direct and indirect remuneration as well as gifts or favors that are not insubstantial.

A financial interest is not necessarily a conflict of interest. A person who has a financial interest may have a conflict of interest only if the Board or committee decides that a conflict of interest exists, in accordance with this policy.

for such belief and afford the member an opportunity to explain the alleged failure to disclose.

- b. If, after hearing the member's response and after making further investigation as warranted by the circumstances, the Board or committee determines the member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

#### **Article IV – Records of Proceedings**

The minutes of the Board and all committees with board delegated powers shall contain:

- a. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.
- b. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

#### **Article V – Compensation**

- a. A voting member of the Board who receives compensation, directly or indirectly, from Seeley Lake-Missoula County Sewer District for services is precluded from voting on matters pertaining to that member's compensation.
- b. A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from Seeley Lake-Missoula County Sewer District for services is precluded from voting on matters pertaining to that member's compensation.
- c. No voting member of the Board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from Seeley Lake-Missoula County Sewer District, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

#### **Article VI – Annual Statements**

1. Each director, principal officer and member of a committee with governing board delegated powers shall annually sign a statement which affirms such person:
  - a. Has received a copy of the conflict of interest policy,