

MAYOR
Joe Purcell

POLICE CHIEF
Paul M. George Jr.



PUBLIC WORKS DIRECTOR
Michael Hurff Jr.

FINANCE OFFICER/CITY CLERK
Andrew Lehr

The City of Hardin is inviting you to a scheduled Zoom meeting.

Council Meeting
of Tuesday, September 16, 2025

Held by virtual meeting and the Public is invited to attend in person.

Topics:

City of Hardin Council Meeting – 9/16/2025 6:30 p.m.

Start Time: 6:30p.m. Mountain Time

The meeting will open at 6:15 p.m.

If you will be logging into the Council meeting by:

Computer: Please identify yourself by submitting your first and last name by using the “Chat” function.

Phone: Please identify yourself by stating your First and Last Name.

Join Zoom Meeting

<https://us02web.zoom.us/j/9897104479?omn=88222211362>

Meeting ID: 989 710 4479

One tap mobile

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[+12532050468](tel:+12532050468)..9897104479# US

Dial by your location

- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
 - +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
 - +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
 - +1 360 209 5623 US
 - +1 386 347 5053 US
 - +1 507 473 4847 US
 - +1 564 217 2000 US
- +1 646 558 8656 US (New York)
 - +1 646 931 3860 US
 - +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
 - +1 305 224 1968 US

Meeting ID: 989 710 4479

Meetings are Audio Recorded ONLY
Montana Legislature House Bill 890

AGENDA

The City of Hardin
406 N. Cheyenne Avenue
Hardin, MT 59034

September 16, 2025

AUDIO RECORDING BEGINS

MEETING CALLED TO ORDER AT 6:30 P.M.
PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor: _____
Alderspersons: Steven Hopes _____ Clayton Greer _____ Chris Sharpe _____
Rock Massine _____ Jeremy Krebs _____ Antonio Espinoza _____

CONSENT AGENDA:
Council Meeting 09/02/2025 Public Hearing 09/02/25
Claims

PUBLIC COMMENT (agenda items only):

MAYOR:
• Tobacco Education Specialist – Clean Indoor Air Act

- COMMITTEE REPORTS:
- Personnel Committee/City Policy: Mayor
 - Sewer & Water: Massine
 - Law Enforcement: Hopes
 - Streets & Alleys: Espinoza
 - Parks & Playgrounds: Krebs
 - Finance/Landfill: Greer
 - Resolutions and Ordinances: Sharpe

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS:
○ City-County Planning Board Minutes

UNFINISHED BUSINESS:

- NEW BUSINESS:
- City-County Planning Board Recommendation – Stewart Conditional Use
 - City-County Planning Board Recommendation – M&R Developing Variance
 - Wharton Asphalt - \$13,275
 - Chamber of Commerce Bid – Roof and Windows \$63,787
 - TIFD Annual Report

STAFF REPORTS

- Public Works:
- Finance:
 - Event Notice – Continuing Disclosure TIFD
- Police:
- Legal:
- Economic Development:

RESOLUTIONS & ORDINANCES:

Resolution NO. 2420 – Establishing Wages for The Fire Chief and Assistant Fire Chief
Resolution NO. 2421 – Authorizing the Submission of Funding Applications in Support of the City of Hardin’s Capital Improvement Plan

PUBLIC COMMENT:

ANNOUNCEMENTS:

Employee Anniversaries: Randy Melville, 19 years and LaRicia Smith, 2 years
Local Government Review Study Commission Meetings - 3rd Wednesday of each month, TBD Council Chambers
City of Hardin Job Openings: Full-time positions: Police Officer and General Laborer – Landfill and Part-Time Building Inspector

Meeting adjourned at _____ P.M.

AUDIO RECORDING ENDS

Additions to the Agenda can be voted on by Council to add to the Agenda for the next Council meeting.
Agenda items will need to be submitted by Wednesday noon before a Tuesday Council meeting.

**THE COMMON COUNCIL
CITY of HARDIN, MONTANA**

Public Hearing: The Public Hearing for Adopting the Final Budget for Fiscal Year 2025-2026 and setting mill levies, assessments and user fees.

Present at the hearing were:
Council Members: Steven Hopes, Clayton Greer, Chris Sharpe, Rock Massine, and Jeremy Krebs (6:17 p.m.). Antonio Espinoza was excused.

City Staff: Finance Officer/City Clerk Andrew Lehr, Public Works Director Michael Hurff, Jr., Deputy City Clerk Angela Zimmer, and City Attorney Jordan Knudsen.
Also present physically and by virtual meeting: Several members of the public

Mayor Purcell opened the meeting for discussion or Public Comment.

Lehr reported there were not any changes in assessments for Lighting District #1 or Lighting District #54; garbage increased by 4% (four percent). He reviewed unpaid assessments against Real Property and the Taxes/levies for FY 2025/2026. Krebs joined the meeting. Massine noted the power company recently fixed lights that were out.

There was no further discussion. The Public Hearing adjourned at 6:18 p.m.

COUNCIL MEETING: The Regular Council Meeting for September 2, 2025 was called to order at 6:30 p.m. with Mayor Joe Purcell presiding by reciting the Pledge of Allegiance.

The following Aldermen were present: Steven Hopes, Clayton Greer, Chris Sharpe, Rock Massine, and Jeremy Krebs. Antonio Espinoza was excused.

Also present: Finance Officer/City Clerk Andrew Lehr, Public Works Director Michael Hurff, Jr., Deputy City Clerk Angela Zimmer, and City Attorney Jordan Knudsen. Police Chief Paul George, Jr. was present via virtual meeting.

Also present physically and by virtual meeting: Several members of the public

MINUTES OF THE PREVIOUS MEETINGS & CLAIMS: Greer made the motion to approve the Council minutes as written for August 19, 2025. Motion seconded by Sharpe. On a voice vote the motion was unanimously approved.

Greer made a motion to approve the claims for September 2, 2025.

	CLAIM No.	Monthly Total
June, 2025	32734, 32747	\$ 2,706.70
July, 2025	32713, 32740-32742, 32756, 32758	366,737.98
August, 2025	32710-32712, 32733, 32735-32739, 32743, 32745-32746, 32748-32755, 32757, 32759-32761, 32764-32769	34,632.82
September, 2025	32714-32732, 32762-32763	<u>2,437.47</u>
TOTAL Submitted		\$ 406,514.97

Hopes seconded. On a voice vote, the motion was unanimously approved.

PUBLIC COMMENT: N/A

MAYOR: N/A

COMMITTEE REPORTS:

Personnel Policy/City Policy:

Mayor Purcell reported the City has openings for full-time Police Officers and General Laborer – Landfill.

Sewer & Water:

Massine reported there is a pre-construction meeting at the water tank this Thursday at 11:00 a.m.; dirt work and dewatering is being done at the Wastewater Treatment Plant; the Duck Derby is scheduled for this Thursday at 6:30 p.m. September 4th; Hurff will provide information on a letter that went out for the Water Treatment Plant; and Hurff is having repairs done at the 6th Street lift station.

Law Enforcement:

Streets & Alleys:

Hurff reported 8th Street and 1st Street will be closed on September 16th for chip seal; letters have been sent asking for cars to be removed from the street for the project.

Parks & Playgrounds:

Hurff reported SplashPads USA will be here next week. Krebs noted they will get the finish poured for the splash pad, hook everything up, install the fixtures, connect the water lines and test the system. The concrete around the splash pad was poured today and the lines were roughed in for the drinking fountain. The City Crew did the sleeves for the volleyball court and moved sand over there. The woodchips will be delivered this week for the new playground area and the shed is currently being built that will house the water lines, control valves and electrical. There was further discussion about how the splash pad will be operated.

Finance/Landfill:

Resolutions & Ordinances:

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS:

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

Mayor Purcell reported Barry Damschen, Landfill Engineer, submitted a letter regarding the Landfill Container Site Project. Hurff reported the site has been completed; Damschen came down and performed the final inspection. The letter notes the project is complete. Hurff noted Yochum Contracting, Inc (YCI) has requested an additional reimbursement in the amount of \$1,500. He extended the culverts due to the steepness. It was noted the additional cost is for materials only, not labor. The request will go before council on the next agenda. There was discussion about some erosion and cracks at the site. Massine motioned to approve. Sharpe seconded. On a voice vote the motion was unanimously approved.

Lehr reported the Architectural Services Request for Qualifications (RFQ) is for the Visitors Center under the Pilot Tourism Grant. There were thirteen different firms that attended the mandatory site visit. Cushing Terrell (CTA) scored higher on the scoring and interview. He extended a "Thank You" to all the firms that responded. Maggie Hardt, Interior Designer and Stakeholder Engagement Lead for Cushing Terrell, voiced she is available for questions and they are excited about the project. There was discussion about other projects CTA has done in the City. Cory Kenney, resident, asked about the Pilot Tourism Grant. Mayor Purcell reported the grant is to promote and sustain tourism in the community and the County. Massine asked if the City was allowed to purchase land and a building or does the City have to build on their own. It was noted the City cannot purchase real property through the grant. Massine motioned to go with Cushing Terrell. Hopes seconded. On a voice vote the motion was unanimously approved.

Lehr reviewed Pay Application #2-2 submitted by Western Municipal Construction, Inc., in the amount of \$26,794.84, for the grant the City is sponsoring for

Lodge Grass Wastewater Treatment Facility Improvements. Lehr noted this pay app is not for any construction costs; only for equipment purchase and related costs. Greer motioned to approve the Pay Application. Hopes seconded. On a voice vote the motion was unanimously approved.

Hurff reported an estimate was submitted by Chavez Sprinklers in the amount of \$6,700 to install a sprinkler system in the South Park Project area. He noted that he reached out to three other companies for quotes and did not receive any call backs. Krebs motioned to approve the estimate. Greer seconded. On a voice vote the motion was unanimously approved.

Lehr reviewed quotes received to replace the copier in the Administrative Office and a copier at the Police Department. The copiers have been budgeted and the two copiers we currently have are failing. He noted Peterson Quality Office covers the County, Hospital, School, etc.; he made the recommendation to move forward with their quote in the amount of \$14,416. Hopes motioned to go with Peterson Quality Office. Greer seconded. On a voice vote the motion was unanimously approved.

STAFF REPORTS:

Public Works:

Hurff provided a timeline report about the Wastewater Treatment Plant Project; the contractors hit one of the return lines from the screw pump to the digester and cracked the pipe. The following day they were digging in the same area and knocked out the power to the screw pump and the wastewater flowed up out the pipe onto the ground. The incidents were reported as required to the Environmental Protection Agency (EPA). The contractor made repairs and picked up all the contaminated soil and moved it into the drying bed; a sample will be taken and then the dirt will be taken to the landfill.

Hurff provided a report on a letter that was mailed to the water users in the City about the drinking water; adding the results returned within the reporting limit. He noted the Vac Truck is expected to be delivered soon.

Finance:

Lehr reported Lodge Grass had a meeting today for their Wastewater Project; they are looking to sign their return to work order. He added there may be a change in the Interlocal Agreement with the City. The City received the second request for funding today from the Pilot Grant and he is expecting the latest draw from the 2019 Rural Development Loan for the Wastewater Treatment Plant project to come in this week.

Police:

Chief Paul George, Jr. reviewed calls for service. There are two candidates that have completed the background process and will be going before the Police Commission. He and Officer Tyler Nedens are currently attending MPAT (Montana Law Enforcement Physical Abilities Test) Proctor in training; they are becoming proctors to help streamline the process to get candidates moved through the MPAT training. Chief George reported the department will be starting night shifts this Thursday.

Legal:

Economic Development:

Tina Toyne reported she received the \$1,000 scholarship from the Montana Economic Development Association (MEDA); she will be using the scholarship to attend the Fall MEDA Conference in Polson next month. Toyne reported DestinationIQ visited last week, as part of the Sustainable Tourism Management Plan, it was a great visit with three days of showing them around Big Horn County and sharing the amazing assets we have. She worked with holding interviews for the Visitor Center Request for Qualifications. She and Alex Edwards have been attending the Farmer's Markets encouraging public comment and sharing all the different things they have been working on for Economic Development and the Pilot Tourism Grant. There was a meeting with Cussing Terrell (CTA), for the Infill & Redevelopment, to go over potential housing sites; they brought forward a list of properties they have identified with the City adding a few of their own and they will be organizing a list and getting back to the City on the next steps. The City received feedback from the Department of Commerce for the Economic Development Strategy, CEDS document, that Mike Scholl from Ayres Associates, Inc. had reported on; they are working on the final version. She and Edwards will be attending a Visit Southeast Montana Board Meeting in Baker.

RESOLUTIONS & ORDINANCES:

Resolution NO. 2414 – Assessing Lighting District NO.1. Sharpe motioned to approve the resolution. Greer seconded. On a voice vote the motion was unanimously approved.

Resolution NO. 2415 – Assessing Lighting District NO. 54. Hopes motioned to approve the resolution. Massine seconded. On a voice vote the motion was unanimously approved.

Resolution NO. 2416 – Assessing the Cost of Garbage Disposal. Krebs motioned to approve the resolution. Hopes seconded. On a voice vote the motion was unanimously approved.

Resolution NO. 2417 – Assess Unpaid Assessments Against Real Property. Greer motioned to approve the resolution. Hopes seconded. On a voice vote the motion was unanimously approved.

Resolution NO. 2418 – Adopting the Final Budget Fiscal Year 2025/2026. Greer motioned to approve the resolution. Massine seconded. On a voice vote the motion passed. (4/1) Krebs voting Nay.

Resolution NO. 2419 – Taxes/Levies Fiscal Year 2025/2026. Greer motioned to approve the resolution. Sharpe seconded. On a voice vote the motion was unanimously approved.

PUBLIC COMMENT:

Karla Roods voice she wanted to share the City is looking nice with the Police Department and Mr. Martinez. She pointed out he has repeatedly had to go to the same people with the signs; maybe a fine could go into place adding it is spending good resources repeating the work. Krebs noted it is looking better. She voiced she appreciates all they have done. Kenney pointed out the the property where the Crow Tribe stores things. Janelle Enzminger asked about the Western Motel and where they were in the process for the grant they applied for. Mayor Purcell and Toyne both reported they haven't received any information. Riley Ramsey referenced the speed sign on 3rd Street. Chief George noted it was placed as a reminder that you are entering a speed zone; now that school has been started up for about a week their plan is to move it.

ANNOUNCEMENTS:

Mayor Purcell reported Local Government Review Study Commission Meetings are held the third Wednesday of each month, Knudsen noted there is a meeting scheduled for Wednesday, September 3rd at 6:00 p.m. at First Alliance Church. City-County Planning Board Public Hearings for the M&R Developing Variance Request and the Stewart Conditional Use have been re-scheduled to Monday, September 8, 2025 at 7:00 p.m. in Council Chambers.

The City of Hardin has the following Job Openings: Full-time position - Police Officer and General Laborer – Landfill and Part-Time position - Building Inspector. Positions are open until filled.

Greer motioned to adjourn the meeting at 7:42 p.m. Sharpe seconded. On a voice vote the motion was unanimously approved.

Joe Purcell, Mayor

ATTEST:

Andrew Lehr, Finance Officer/City Clerk

City of Hardin

Submitted for Approval

September 16, 2025

Month	CLAIM No.	Monthly Total
June, 2025	32770	\$ 715.85
July, 2025	32781-32782	27,065.50
August, 2025	32771-32776, 32778-32780, 32783, 32785, 32787-32789, 32791, 32798-32823	112,413.67
September, 2025	32777, 32784, 32786, 32790, 32792-32797	494,648.98
Claims Total (Expenditures)		\$ 634,844.00
August, 2025		344,793.56
TOTAL Submitted		\$ 979,637.56

Claims or Expenditures over \$5,000 per Resolution #2189

Vendor	Purpose	Check #	Amount
Western Municipal Construction, Inc.	Lodge Grass Project Equipment	41870	26,794.84
MATOVICH OIL CO.	Diesel, gas, oil, DEF, etc	41895	10,860.35
FIRST INTERSTATE BANK (MASTERCARD)	Credit card purchases	99482	6,372.27
BARRY DAMSCHEN CONSULTING, LLC	Landfill transfer site engineering	41879	10,461.51
CUSHING TERRELL	Infill & Redevelopment Housing Study	41886	5,623.22
US BANK NATIONAL ASSOC	TIFD Interest Payment	99484	490,000.00

Exempt from Resolution 2189

NORTHWESTERN ENERGY	Electric Utilities	41899	22,048.76
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Approved previously at the August 19, 2025 meeting

GLOBAL INDUSTRIAL	South Park benches, tables, etc	41868	9,509.30
AMERICAN WELDING & GAS INC	Welder/ generator for mechanic truck	41877	15,219.00

CITY OF HARDIN
Claims Report

For the Accounting Period: June, 2025

Vendor	Claim #	Check	Amount
MOTOROLA SOLUTIONS, INC.	CL 32770	-99477	715.85

CITY OF HARDIN

Claims Report

For the Accounting Period: July, 2025

Vendor	Claim #	Check	Amount
Western Municipal Construction, Inc.	CL 32781	41870	26,794.84
MONTANA DEPARTMENT OF REVENUE	CL 32782	41869	270.66
			27,065.50

CITY OF HARDIN

Claims Report

For the Accounting Period: August, 2025

Vendor	Claim #	Check	Amount
HAWKINS, INC	CL 32771	-99476	671.82
LYNN'S SUPERFOODS	CL 32772	41893	148.57
MATOVICH OIL CO.	CL 32773	41895	10,860.35
NEWMAN SIGNS INC	CL 32774	41897	343.12
PINE RIDGE FABRICATION LLC	CL 32775	41901	2,432.00
MOTOROLA SOLUTIONS, INC.	CL 32776	-99475	2,563.20
GLOBAL INDUSTRIAL	CL 32778	41868	9,509.30
LOCKWOOD ENGINEERING	CL 32779	41892	1,179.81
YOCUM CONTRACTING INC	CL 32780	41871	1,500.00
DAKOTA BAHR	CL 32783	41872	250.00
TINA M TOYNE	CL 32785	41874	75.00
FIRST INTERSTATE BANK (MASTERCARD)	CL 32787	-99483	546.66
FIRST INTERSTATE BANK (MASTERCARD)	CL 32788	-99482	6,372.27
FIRST INTERSTATE BANK (MASTERCARD)	CL 32789	-99481	3,249.09
ERIC DAY	CL 32791	41888	4,950.00
AMERICAN WELDING & GAS INC	CL 32798	41877	15,219.00
BIG SKY FIRE EQUIPMENT	CL 32799	41883	1,072.16
BIG HORN COUNTY ELECTRIC	CL 32800	41880	2,661.70
BIG HORN HOSPITAL ASSOCIATION	CL 32801	41881	50.00
BIG SKY EXPRESS WASH	CL 32802	41882	43.20
BILL'S AUTO PARTS	CL 32803	41885	1,283.47
BARRY DAMSCHEN CONSULTING, LLC	CL 32804	41879	1,875.00
BARRY DAMSCHEN CONSULTING, LLC	CL 32805	41879	10,461.51
DIS TECHNOLOGIES	CL 32806	41887	1,362.78
IBS, INC.	CL 32807	41889	1,263.45
HAWKINS, INC	CL 32808	-99479	600.00
KELLEY CREATE	CL 32809	41891	180.00
MONTANA LAW ENFORCEMENT ACADEMY	CL 32810	41896	1,290.00
RDO EQUIPMENT	CL 32811	41902	131.07
NORTHERN CHIROPRACTIC PC	CL 32812	41898	270.00
SCL Medical Group - Billings LLC	CL 32813	41903	30.00
SHERWIN-WILLIAMS	CL 32814	41904	311.81
STAPLES	CL 32815	-99478	427.56
THE ORIGINAL BRIEFS	CL 32816	41905	104.00
THUNDER RIDGE KENNELS	CL 32817	41906	125.00
VERIZON WIRELESS	CL 32818	-99480	501.39
UTILITIES UNDERGROUND LOC. CTR.	CL 32819	41907	73.50
APG YELLOWSTONE NEWS GROUP	CL 32820	41878	353.90
BIG SKY MENTAL HEALTH SERVICES PLLC	CL 32821	41884	400.00
NORTHWESTERN ENERGY	CL 32822	41899	22,048.76
CUSHING TERRELL	CL 32823	41886	5,623.22

112,413.67

CITY OF HARDIN

Claims Report

For the Accounting Period: September, 2025

Vendor	Claim #	Check	Amount
VISIONARY BROADBAND	CL 32777	41908	260.22
SHAWNDAE OLDELK	CL 32784	41873	82.89
US BANK NATIONAL ASSOC	CL 32786	-99484	490,000.00
MARKUS TAKES THE HORSE	CL 32790	41894	114.98
ERIC DAY	CL 32792	41888	550.00
ERIC DAY	CL 32793	41888	2,050.00
COLJ	CL 32794	41875	250.00
PAUL M GEORGE JR	CL 32795	41900	1,185.00
* CASH	CL 32796	41876	101.92
JORDAN W KNUDSEN	CL 32797	41890	53.97
			494,648.98

CITY OF HARDIN

Check Report

9/16/2025

Vendor	Claim #	Check	Amount
GLOBAL INDUSTRIAL	CL 32778	41868	9,509.30
MONTANA DEPARTMENT OF REVENUE	CL 32782	41869	270.66
Western Municipal Construction, Inc.	CL 32781	41870	26,794.84
YOCHUM CONTRACTING INC	CL 32780	41871	1,500.00
DAKOTA BAHR	CL 32783	41872	250.00
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BARRY DAMSCHEN CONSULTING, LLC	CL 32805	41879	10,461.51
BIG HORN COUNTY ELECTRIC	CL 32800	41880	2,661.70
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BIG SKY EXPRESS WASH	CL 32802	41882	43.20
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BILL'S AUTO PARTS	CL 32803	41885	1,283.47
CUSHING TERRELL	CL 32823	41886	5,623.22
DIS TECHNOLOGIES	CL 32806	41887	1,362.78
ERIC DAY	CL 32791	41888	4,950.00
ERIC DAY	CL 32792	41888	550.00
ERIC DAY	CL 32793	41888	2,050.00
IBS, INC.	CL 32807	41889	1,263.45
JORDAN W KNUDSEN	CL 32797	41890	53.97
KELLEY CREATE	CL 32809	41891	180.00
LOCKWOOD ENGINEERING	CL 32779	41892	1,179.81
LYNN'S SUPERFOODS	CL 32772	41893	148.57
MARKUS TAKES THE HORSE	CL 32790	41894	114.98
MATOVICH OIL CO.	CL 32773	41895	10,860.35
MONTANA LAW ENFORCEMENT ACADEMY	CL 32810	41896	1,290.00
NEWMAN SIGNS INC	CL 32774	41897	343.12
NORTHERN CHIROPRACTIC PC	CL 32812	41898	270.00
NORTHWESTERN ENERGY	CL 32822	41899	22,048.76
PAUL M GEORGE JR	CL 32795	41900	1,185.00
PINE RIDGE FABRICATION LLC	CL 32775	41901	2,432.00
RDO EQUIPMENT	CL 32811	41902	131.07
SCL Medical Group - Billings LLC	CL 32813	41903	30.00
SHERWIN-WILLIAMS	CL 32814	41904	311.81
THE ORIGINAL BRIEFS	CL 32816	41905	104.00

CITY OF HARDIN**Check Report****9/16/2025**

Vendor	Claim #	Check	Amount
THUNDER RIDGE KENNELS	CL 32817	41906	125.00
UTILITIES UNDERGROUND LOC. CTR.	CL 32819	41907	73.50
VISIONARY BROADBAND	CL 32777	41908	260.22
MOTOROLA SOLUTIONS, INC.	CL 32776	-99475	2,563.20
HAWKINS, INC	CL 32771	-99476	671.82
MOTOROLA SOLUTIONS, INC.	CL 32770	-99477	715.85
STAPLES	CL 32815	-99478	427.56
HAWKINS, INC	CL 32808	-99479	600.00
VERIZON WIRELESS	CL 32818	-99480	501.39
FIRST INTERSTATE BANK (MASTERCARD)	CL 32789	-99481	3,249.09
FIRST INTERSTATE BANK (MASTERCARD)	CL 32788	-99482	6,372.27
FIRST INTERSTATE BANK (MASTERCARD)	CL 32787	-99483	546.66
US BANK NATIONAL ASSOC	CL 32786	-99484	490,000.00
			634,844.00

Angela Zimmer, Deputy City Clerk

From: janem at rangeweb.net <janem@rangeweb.net>
Sent: Friday, August 29, 2025 10:14 AM
To: Angela Zimmer, Deputy City Clerk
Cc: Deb French
Subject: SB390

It was nice visiting with you Angela. Thank you for all the information you have given me. We will be informing City Council Members of Hardin about Senate Bill 390 which is a law that went into effect May 8th of this year. This law has included all electronic devices into the CIAA (Clean Indoor Air Act) which mean just like smoking cigarettes, vaping any form of electronic device is now included in the CIAA. Please contact me if you have any other information that you will need for the meeting on September 16th.

--

Jane Lamb
Tobacco Education Specialist
406-351-2139
www.treasurecountyhealth.com

CITY-COUNTY PLANNING BOARD

CITY OF HARDIN/BIG HORN COUNTY

RECEIVED
SEP 09 2025

PO Box 305

HARDIN MT 59034-0305

City County Planning Board Meeting
June 9, 2025

The regular meeting of the City County Planning Board was called to order on June 9, 2025 at 7 pm by Chairperson, Corinna Kirschenmann-Kuntz. Members present were Carla Colstad, Dan Lowe, Bill Hodges, Michael Ebert, Karla Roods. Chris Winterrowd and Jeff Hooker were unable to attend and noticed the Board of their absence.

The Public Hearing was opened and no one from TK Construction got up to speak. An attendee asked what was planned for the construction so City Planner, Forrest Mandeville, read the Staffing Report. Neighbors who reside near the proposed construction shared their concerns regarding some of the activities in neighboring homes, wishing to be reassured that these apartments would not become the same kind of situation. Tom Lind addressed questions about the timeframe of construction, explaining that the owner of the property lives overseas and so there will be delays in closing the deal and beginning remodeling of the property, probably six months. Applicants were reminded that this Conditional Use Permit must be approved by the City Council as well as by this Board. The Public Hearing was closed.

Minutes from the previous meeting were reviewed and Bill Hodges motioned with Carla Colstad seconding approval and the Board unanimously approving minutes.

The Financial Statement was reviewed and Karla Roods motioned with Michael Ebert seconding approval and the Board unanimously approved the financial statement.

Under Old Business the Board was reminded that we need to adopt subdivision regulations and zoning codes, which the Board has discussed previously. It was decided that Forrest Mandeville would write a letter to the City Council offering his services which would be paid for by this Board to update the necessary regulations and codes. Discussion about capitalizing on OneHealth was mentioned. It was also suggested that copies of the Growth Plan be printed and distributed to Board members.

New business brought the proposed TK Construction project before the Board and after brief discussion Bill Hodges motioned and Carla Colstad seconded that the Conditional Use Permit be approved as written. The Board voted unanimously to approve the permit. The Taxable Valuation was brought up and new members were brought up to speed about this yearly requirement. **The issue was put to the vote and the Board voted to leave the amount of the Taxable Valuation the same as in previous years.**

Announcements included reminders that the Stake Holders Meeting was Wednesday the 11th from 3-4:30
City Council Meeting is the 17th

Big Horn Days will be held June 25-29

Early Learning Center will be moving

July 4th Celebrations are planned for downtown

July 7th is Shakespeare In the Park

Mid-August should see the Splash Park

Bill Hodges motioned and Michael Ebert seconded for adjournment at 8:25 pm and all members agreed.



CITY-COUNTY PLANNING BOARD
CITY OF HARDIN / BIG HORN COUNTY

PO Box 305
HARDIN MT 59034-0305

September 9, 2025

Hardin City Council
406 N Cheyenne Ave
Hardin, MT 59034



Re: Stewart Conditional Use Permit

To The Council,

At the September 9, 2025, monthly meeting, and after holding the prescribed public hearing, the City-County Planning Board voted to recommend **approval** of the Conditional Use Permit submitted by Douglas and Florence Stewart.

The subject property owned by the applicants and is legally described as a 60'x'330' Tract in the NE4SE4 of Section 14, T 1 S, R 33 E, Big Horn County, Montana. The subject property is located on the west end of Watson Drive and is addresses as 7 Watson Drive.

The proposal is to construct a 54'x28' pole barn for storage. Pole barns are not specifically an allowed use in the R1 zone, but similar uses are allowed as conditional uses. The site plan appears to meet the requirements of the Hardin Zoning Ordinance. A minimum front yard of 20-feet, is required. Side yards must be a minimum of 5 feet, and rear yards must be at least 20 feet. These setbacks all appear to be met based on the site plan.

At the Planning Board meeting, public comments were accepted and considered, and the application was discussed by the Board.

The Board recommended approval of the conditional use permit to allow multi-family residential in the C3 District.

The Planning Board's recommendation is based on the evidence provided in the application, the staff report, and presented at the public hearing.

Regards,

Corrina Kirschenmann-Kuntz / F.J.M.
Chairman

CITY OF HARDIN
CONDITIONAL USE PERMIT APPLICATION



Twelve copies of the complete application for Conditional Use Permit must be received by the City Clerk on the first day of the month proceeding the month in which the application shall be reviewed by the City County Planning Board (CCPB) at its regularly scheduled meeting which is the second Monday of the month. The application will not be forwarded for review unless it is complete and the review fee paid. The City County Planning Board will advertise and hold a public hearing regarding the application, and adjacent property owners of record will be notified of the hearing. The City County Planning Board will make a recommendation to the Hardin City Council.

1. Legal description of property: T.1S., R33E SEC.14 M.P.M.
2. Address or general location of property: 7 WATSON DR.
3. Existing zoning: RESIDENTIAL PROPERTY
4. Conditional use being requested: POLE BARN
5. Reason for request: LARGER THAN ALLOW
6. Possible noise, vibration, air pollution, electrical interference, or other environmental impacts that may be generated by the proposed use:
NONE
7. Attach a list of adjacent landowners of record, certified by the County Clerk, within 150 feet of the property. _____
8. Attach scaled drawings of the:
 - ☒ A. Subject property, including size, and existing buildings and improvements
 - ☒ B. Proposed use, buildings, and improvements
 - ☒ C. Adjacent land uses and improvement.
 - ☒ D. Existing natural features of the site such as vegetation or wetlands
 - ☒ E. Off street parking, access, and egress
 - ☒ F. Landscaping, signs, lighting, and fencing

9. Name of owner of record: Tele:

DOUGLAS & FLORENCE STEWART

10. Address of owner of record: Tele:

210 12TH ST. W.
HARDIN, MT 59034

11. Name of applicant: Tele:

DOUGLAS & FLORENCE STEWART

12. Address of applicant: Tele:

210 12TH ST. W.
HARDIN, MT 59034

13. Other information as may be needed by the City
County Planning Board

REVIEW FEE: \$150.00

Make checks payable to: City County Planning Board

I, DOUG STEWART, understand that the filing fee

accompanying this application is not refundable, that it pays part of the cost of processing this application, and that the fee does not constitute a payment for a conditional review permit. I certify that all information hereon and herewith is true and correct, and I understand that I or my agent must appear in person before the City County Planning Board and City Council when this application is being reviewed.

Signature of applicant: Douglas Stewart Date: 2 JUL 25



Geocode: 22-0934-14-4 Assessment Code:
29-02-0000 000L144300

① ✓ Primary Owner: Property Address:
ZEMORE ZACHARY 1407 N CUSTER AVE
MICHAEL & HARDIN, MT 59034

1407 N CUSTER AVE
HARDIN, MT 59034-1108

*Note: See Owners section
for all owners*

Certificate of Survey: 212 Legal Description: S14,
AMD T01 S, R33 E, C.O.S. 212
AMD, PARCEL TR A, N 30'
of E2N252NW4SE4 Lying
E of Co Rd (N of COS 212 -
0.118 ac)

Geocode: 22-0934-14-4 Assessment Code:
35-01-0000 000L142600

② ✓ Primary Owner: Property Address:
BOWMAN VIRGINA 1502 N CUSTER AVE
TRUSTEE HARDIN, MT 59034

1002 N MITCHELL AVE
HARDIN, MT 59034-1229

*Note: See Owners section
for all owners*

Certificate of Survey: Legal Description: S14,
T01 S, R33 E, ACRES 13,
N2N2NW4SE4 LESS H/W
& E2S2N2NW4SE4

Geocode: 22-0934-14-4 Assessment Code:
29-03-0000 000L144400

③ ✓ Primary Owner: Property Address:
JEFFERSON CHARLOTTE 1405 N CUSTER AVE
K HARDIN, MT 59034

1405 N CUSTER AVE
HARDIN, MT 59034-1108

*Note: See Owners section
for all owners*

Certificate of Survey: 212 Legal Description: S14,
AMD T01 S, R33 E, C.O.S. 212
AMD, PARCEL TR B, SQFT
13072

Geocode: 22-0934-14-4- Assessment Code:
29-07-0000 000L144900

Primary Owner: Property Address:
✓ PURCELL JOSEPH W WATSON DR
9 WATSON DR HARDIN, MT 59034
HARDIN, MT 59034-1107

Note: See Owners section
for all owners

Certificate of Survey: 73 Legal Description: S14,
T01 S, R33 E, C.O.S. 73,
SQFT 17820, 661 X 270' IN
NE4SE4

Geocode: 22-0934-14-4- Assessment Code:
29-08-0000 000L145000

Primary Owner: Property Address:
✓ GLICK NELSON 13 WATSON DR
2995 UPPER RD HARDIN, MT 59034
HARDIN, MT 59034-9734

Note: See Owners section
for all owners

Certificate of Survey: Legal Description: S14,
T01 S, R33 E, M&B IN
NE4SE4 66' X 330'

Last Modified: 6/16/2025

Geocode: 22-0934-14-4- Assessment Code:
37-01-0000 000L143300

Primary Owner: Property Address:
✓ GLICK NELSON GABLE RD
RR 1 BOX 1110A HARDIN, MT 59034
HARDIN, MT 59034-9714

Note: See Owners section
for all owners

Certificate of Surveys: 342 Legal Description: S14,
T01 S, R33 E, C.O.S. 342,
ACRES 3.99

Last Modified: 6/16/2025

Geocode: 22-0934-14-4-
29-04-0000

Assessment Code:
000L144500

Primary Owner:
STEWART DOUGLAS M &
FLO
210 12TH ST W
HARDIN, MT 59034-1209

Property Address:
N CUSTER AVE
HARDIN, MT 59034

7 WATSON

Note: See Owners section
for all owners

Certificate of Survey: 72
AMND CORR

Legal Description: S14,
T01 S, R33 E, C.O.S. 72
AMND CORR, IN
E2N2S2NW4SE4

Geocode: 22-0934-14-4-
20-01-0000

Assessment Code:
000L138500

Primary Owner:
TREVINO SABAS
GONZALEZ JR
1301 N CUSTER AVE
HARDIN, MT 59034-1109

Property Address:
1301 N CUSTER AVE
HARDIN, MT 59034

Note: See Owners section
for all owners

Certificate of Survey: 53

Legal Description: S14,
T01 S, R33 E, COS 53, LESS
R/W IN SE4SE4NW4SE4

Last Modified: 6/16/2025
19:38:28 PM

Geocode: 22-0934-14-4-
29-06-0000

Assessment Code:
000L144600

Primary Owner:
STEWART DOUGLAS
210 12TH ST W
HARDIN, MT 59034-1209

Property Address:
24 WATSON DR
HARDIN, MT 59034

15

Note: See Owners section
for all owners

Certificate of Survey:

Legal Description: S14,
T01 S, R33 E, 21780
SQUARE FEET, 66'X
330'TR IN NE4SE4

Last Modified: 6/16/2025



Refer to back

28+ ~~60~~ 54 pole barn

16ft side walls 4/12 roof pitch no eaves

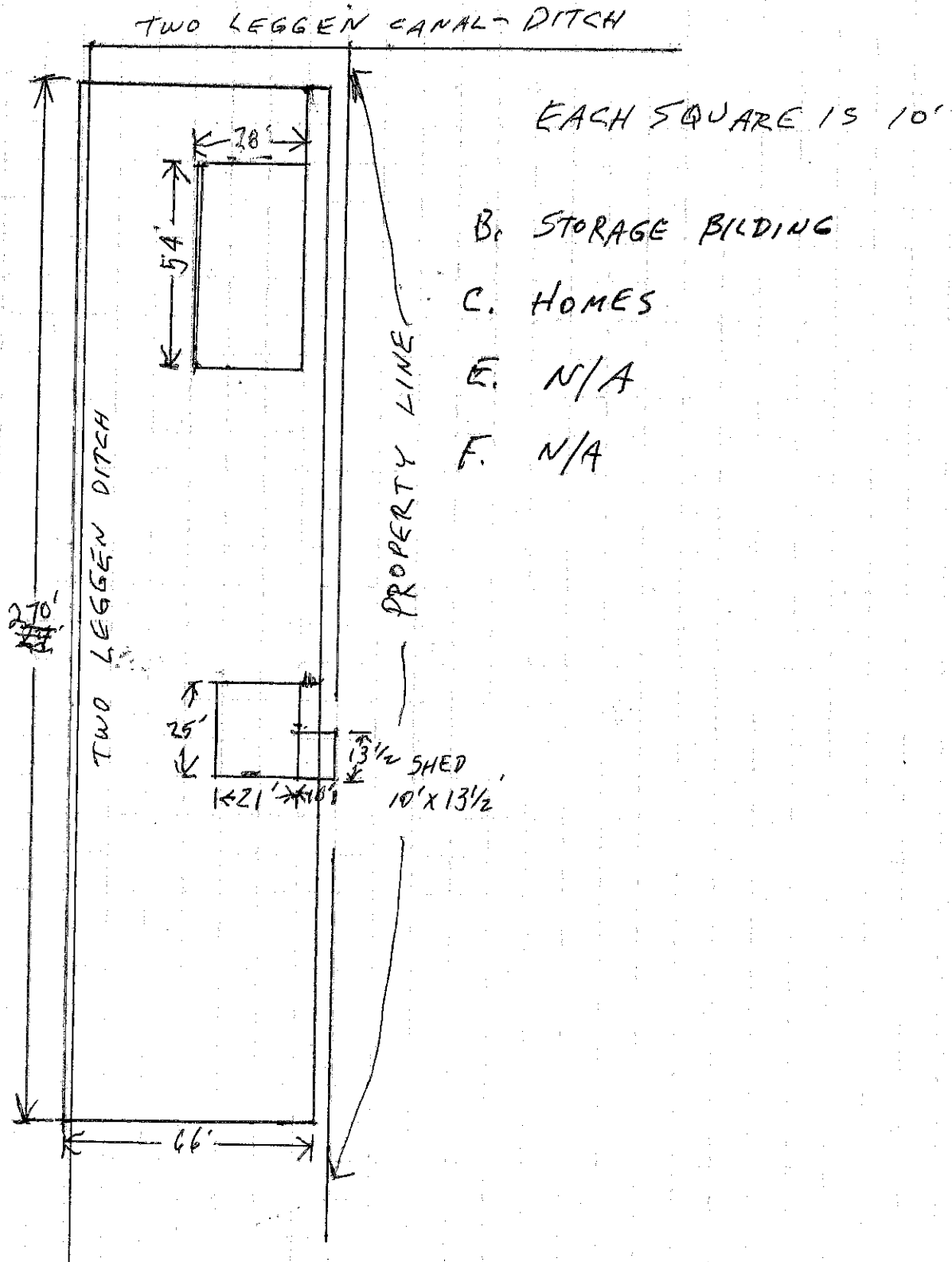
dry storage

no concrete

18w X 14 H sliding door

1 walk through door

No electric



STEWART CONDITIONAL USE PERMIT APPLICATION – STAFF REPORT

Date: July 28, 2025

To: Hardin City/County Planning Board Members

From: Forrest J. Mandeville, AICP – Planning Consultant

RE: Douglas and Florence Stewart – Conditional Use Permit for Pole Barn in R1 Zone

Required Planning Board Action: Review, receive public comment at a public hearing, and make a recommendation to the City Council.

Recommendation: **Approval**

Recommended Motion: *Having reviewed and considered the application materials, project memorandum, public comments and all of the information presented, I hereby move to recommend **approval** of the Stewart Conditional Use Permit, with the findings included in the project memorandum.*

Project/Application Summary:

Douglas and Florence Stewart have submitted a Conditional Use Permit (CUP) application to allow for a pole barn for cold storage on property in the Residential Single-Family (R1) zoning district. The proposal is to construct a 54'x28' pole barn for storage. Pole barns are not specifically an allowed use in the R1 zone, but similar uses are allowed as conditional uses.

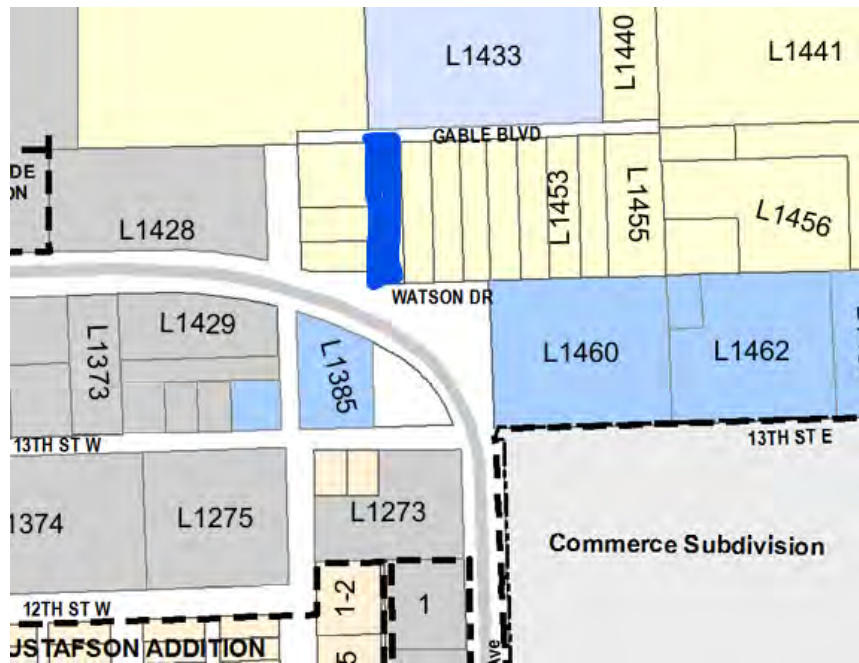
The property is located on the west end of Watson Drive. It is legally described as a 60'x'330' Tract in the NE4SE4 of Section 14, T 1 S, R 33 E. The property is addressed as 7 Watson Drive.

Required Board Action:

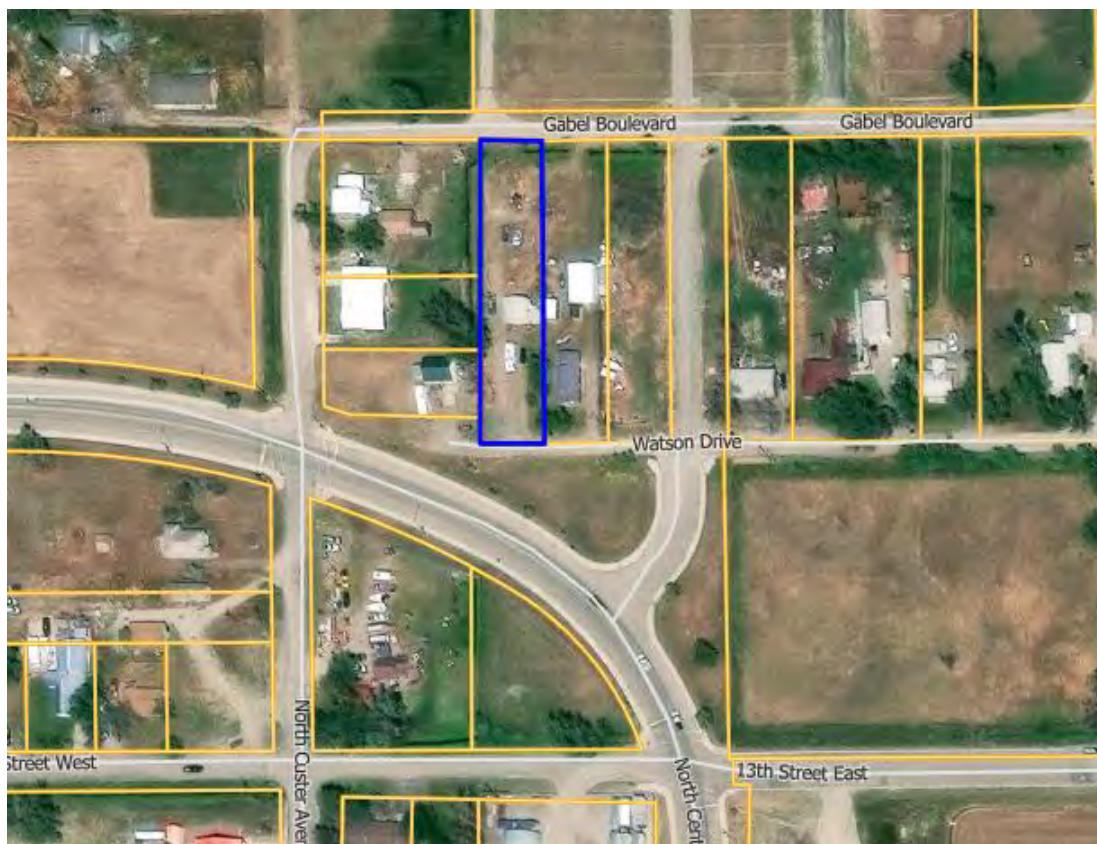
Under the Hardin Zoning Ordinance, the City/County Planning Board, acting in its capacity as the Zoning Commission, shall conduct a public hearing and make a recommendation to the Common Council (City Council). The Common Council, after receiving the Board's recommendation, shall decide on the CUP application and notify the Board and the applicant in writing.

Findings of Fact: (Section references are to the Hardin Zoning Ordinance unless otherwise noted)

The Hardin Zoning Ordinance, Section 11-1-2-3(C), allows the R1 district to include "other uses similar in nature to those listed herein and reviewed as a conditional use. The R1 district "provides for neighborhoods of single-family dwelling units occupying a single structure on individual lots. The population herein is characterized by a degree of high mobility and the use of an automobile for almost every trip" (Section 11-1-2-2). Allowable uses in the R1 district include "Public parks, public libraries, public schools, and public community buildings" (Section 11-1-2-3(C)).



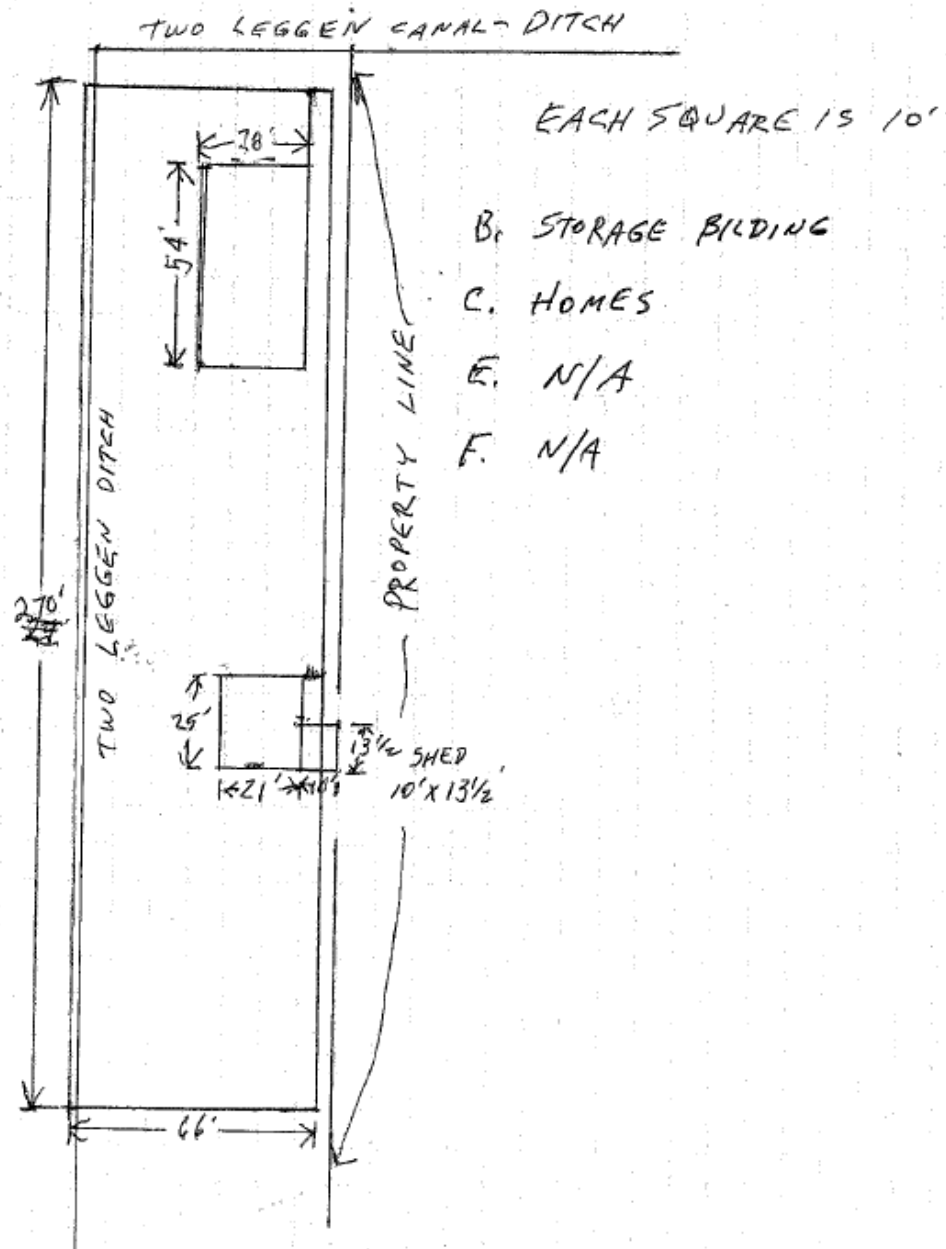
Subject Property (Blue Outline) and Surrounding Zoning



Subject Property (Blue) and Vicinity

The site appears to meet the requirements of the Hardin Zoning Ordinance. A minimum front yard of 20-feet, is required. Side yards must be a minimum of 5 feet, and rear yards must be at least 20 feet. These setbacks all appear to be met based on the site plan.

Private garages are limited to 1,100 square feet (section 11-1-8-2), which is less than the proposed 1,512 square feet. However, as noted, the proposed use of a dry storage pole barn is not a garage, and similar uses to what is allowed may be considered through the conditional use process.



Site Plan

The Hardin Zoning Ordinance, Section 11-1-11-2, requires that no structure or land use may be used for any purpose other than those allowed within a zoning district as specified in the zoning ordinance unless a conditional land use permit therefor has been provided. The zoning commission may require any information that will allow the decision makers to comprehensively evaluate and decide on applications for conditional uses brought before them. The zoning commission may recommend, and the city can require, after consideration of the application for conditional use, those conditions under which such land use may be allowed, to include, but not be necessarily limited to, the following:

A. Adequate street capacity serving proposed use and site ingress and egress with concern for vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access as reviewed and approved by the city superintendent of public works. **Watson Drive provides access to the property. It is unlikely a pole barn will generate enough traffic to cause concerns.**

B. Adequate off street parking and loading with attention to vehicular and pedestrian safety, and traffic flow. **Adequate parking appears to be available on site.**

C. Conditions that control, specify, or plan for the generation of odors, noise, hours of operation, signage, or impact on natural systems. **The addition of a pole barn is not expected to result in unusual odors, noise, signage, or other factors that are expected to be generated that would require special mitigation.**

D. Adequate landscaping, screening, and buffering. **Section 11-1-8-5(B) does not require additional landscaping for existing site development unless there are associated building additions in excess of 25%. The neighboring property to the east is also owned by the applicant.**

E. Compatibility with adjacent and neighborhood land uses and Hardin's GMP. **The subject property is in a residential/agricultural area. Land to the east and west is zoned R1; land to the north is zoned I1. The property is bordered by the Two Leggins Canal on the west and north. The proposed use appears compatible with surrounding uses and the Growth Policy. The Public Works Director has not indicated any concerns.**

Recommendation:

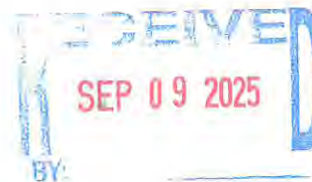
The zoning commission may recommend conditions based on the criteria outlined above. Any recommendation of the Planning Board is subject to a final decision by the Common Council (City Council).

CITY-COUNTY PLANNING BOARD
CITY OF HARDIN / BIG HORN COUNTY

PO Box 305
HARDIN MT 59034-0305

September 9, 2025

Hardin City Council
406 N Cheyenne Ave
Hardin, MT 59034



Re: M&R Developing Variance from Setback Requirements

To The Council,

At the September 8, 2025, monthly meeting, and after holding the prescribed public hearing, the Planning Board voted to recommend **denial** of the variance request submitted by Michael Ebert, representing M&R Developing, LLC.

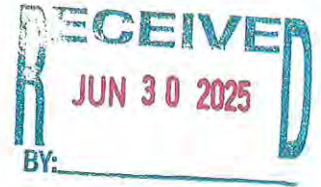
The subject property is addressed as 506 W Railroad (Railway) Street and is located on the corner of 1st Street South and West Railway Street. The property is legally described as a Metes and Bounds description of a 7001 square foot property being 160.49' x 107.99' x 193.42', in the Southwest Addition, in Section 23, T 1 S, R 33 E, Big Horn County, Montana.

The request, if granted, would allow the construction of a new home on the property with a front setback of seven feet instead of the required 10 feet, a rear setback of 12 feet instead of 20 feet, and a side setback of four feet instead of five feet.

The Planning Board, in a 5 – 1 vote, **recommended denial of the variance request**. The Planning Board's recommendation is based on the evidence provided in the application, the staff report, and presented at the public hearing.

Regards,

Corrina Kirschenmann-Kuntz / F.J.M.
Chairman



APPLICATION FOR ZONING VARIANCE REQUEST FORM
CITY OF HARDIN, MONTANA

Name of property owner(s) and agents (if any): IL&R Developing, LLC

Address & phone of property owner(s): 1411 WATSON DR Hardin MT, 59034

Email of property owner(s): _____

Agent, if any, of property owner and contact information: Michael Ebert

Legal or metes and bounds description & address of property for which a variance is sought:
Southwest ADD, S23, T01S, R33E, 7001S.F, M&B 160.49X107.99X193.42 (N56°05')

A scale map showing dimensions, acreage, and location of the property and adjacent parcels within 150 feet of the property line for which a variance is sought.

Provide an accurate straight-line drawing prepared within thirty (30) days prior to application depicting the property, and include a list of property owners' names and addresses of all property owners of record owning property within 150 feet of the proposed location. Public property such as streets are included in the 150 feet.

Show present zoning of subject property as well as that within 150 feet thereof.

One hard copy and one digital copy of this application with accompanying information must be submitted to the City Clerk on the first day of the month prior to the month in which the Zoning Commission will hear the application. If the application is not complete or if the appropriate fee is not included, the review will be postponed until all required information is presented.

Applicant must show that the property in questions is being denied a right under the Zoning Ordinance that is being enjoyed by other properties in the same area and zone, and that granting the variance will not be extending a special privilege to the subject property or cause what would in fact result in a change of land use not allowed under the Zoning Ordinance.

The Zoning Commission will notify adjacent property owners of record and advertise and conduct a public hearing before making its recommendation to the Hardin Common Council.

Review fee: \$150.00

I understand the review fee is not refundable and does not constitute a payment for a zoning variance. I am the applicant or the authorized agent of the applicant. I understand I must appear

before the Zoning Commission and the Common Council when my application is considered. All the information presented herewith is true and correct to the best of my knowledge.

Signature of applicant or agent: Michael E. Ebert Date: 6/30/2025



M & R Developing, LLC
1411 Watson Dr. Hardin MT. 59034
(406) 679.0855

June 25, 2025

To: **The city/county planning board members, Hardin MT. Bighorn County 59034**

: **The Hardin City Council members and the Honorable Mayor, Joseph Purcell, Hardin MT. 59034**

Ref: Modifications to the existing property address and setbacks

Property Geocode: 22-0934-23-3-11-02-0000

Legal Description: SOUTHWEST ADD, S23, T01 S, R33 E, 7001 SQUARE FEET, M&B 160.49 X 107.99 X 193.42 (N56°05")

Property Address:

506 W RAILROAD (RAILWAY)ST
HARDIN, MT 59034

#1 - Request permanent address change:

from: 506 W. Railway Street To: 506 1st Street South

The residence and garage will be facing North, towards, 1st street south

#2 – Requesting modifications to the Alley setback distance, and 2 building setbacks on the triangular lot:

* The current Alley setback is 16' which falls East of the power poles that run North to South. Our request is for that distance to be reduced to 12' (Still East of the power poles). (See – IMEG Site map of the current property corners and locations of services) & (overhead picture of the 3 properties)

* The current front yard setback is 10' from the property line. The request is to reduce this distance to 7' off the property line for placement of the front porch

* The current rear yard setback is 20' from the property line. The request is to reduce this distance to 12' (half the building height of 24').

* The current side yard set back is 5'. The request is to reduce this distance to 4'. This setback starts from the modified alley setback distance above.

The west wall of the residence would be 17' East, from the Western property line.

Sheet "B" of the Site map shows the location of the residence and garage inside these requested setbacks.

These modifications are being requested in order that we may build a 1750s.f. 4 bedroom, 2.5 bath, Single family residence w/ 1.5 car garage. (See final sheet – The Drummand, Front elevation)

List of property owners surrounding the parcel:

1: Property address: 25 S TERRY AVE. HARDIN, MT 59034

Property Owner: Gould, Thomas A. & Linda Mae - 228 S MITCHELL AVE HARDIN, MT 59034-1610

2: Property address: 515 S 1ST ST. HARDIN, MT 59034

Property Owner: Marston Bim R. & Jodeen K.

3: Property address: 22 S CHOTEAU AVE. HARDIN, MT 59034

Property Owner: Hyde, James F. & Marilyn J. - 10 N LEWIS AVE HARDIN, MT 59034-2024

4: Property address: 417 S. 1ST ST. HARDIN, MT 59034

Property Owner: LaFountain, Bernarde & Ann Pisano

5: Property address: 604 1ST ST S HARDIN, MT 59034

Property Owner: Dawes, Marvin B. & Glenda S.

6: Property address: 603 W RAILWAY ST. HARDIN, MT 59034

Property Owner: Flores, Christina - 85585 VIA TEPEYAC COACHELLA, CA 92236-3498

7: Property address: 506 W RAILROAD ST. HARDIN, MT 59034

Property Owner: Crop production services INC. 3005 ROCKY MOUNTAIN AVE LOVELAND,
CO 80538-9001 (Haynie, Nathan - DIST MGR)

8: Property Address: 602 W RAILROAD ST. HARDIN, MT 59034

Property Owner: Monette Farms USA INC. - Stock, Brant PO BOX 1298

9: Property address: W RAILROAD ST. HARDIN, MT 59034

Property Owner: Monette Farms USA INC. - Stock, Brant PO BOX 1298

1 of 1

22-0934-23-3-11-02-0000
506 W RAILROAD ST HARDIN, MT 59034

22-0934-23-3-14-08-0000

22-0934-23-3-15-01-0000

#1

22-0934-23-3-15-02-0000

#2

22-0934-23-3-15-04-0000

#3

22-0934-23-3-15-03-0000

22-0934-23-3-16-08-0000

#4

22-0934-23-3-16-08-0000

1st Street South

West Railway Street

22-0934-23-3-10-09-0000

22-0934-23-3-11-03-0000

#5

22-0934-23-3-11-01-0000

#6

22-0934-23-3-11-02-0000

22-0934-23-3-07-05-0000

#9

22-0934-23-3-07-04-0000

#7

22-0934-23-3-07-04-0000

#8

South Terry Avenue

West Railway Street

4-23-3-0000

-107.611 45.728 Degrees

50 ft

Tax Year: 2025

Scale: 1:540.40 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 22-0934-23-3-11-02-0000

Assessment Code: 000L0848A0

Primary Owner:

M & R DEVELOPING LLC

1411 WATSON DR

HARDIN, MT 59034

Note: See Owners section for all owners

Property Address:

506 W RAILROAD ST

HARDIN, MT 59034

Certificate of Survey:

Legal Description: SOUTHWEST ADD, S23, T01 S, R33 E, 7001 SQUARE FEET, M&B 160.49 X 107.99 X 193.42 (N56°05")

Last Modified: 6/16/2025 19:38:28 PM

General Property Information

Neighborhood: 222.360.C

Property Type: Vacant Land

Living Units: 0

Levy District: 22-0023-7HC

Zoning:

Ownership: 100

LinkedProperty: No linked properties exist for this property

Exemptions: No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Cadastral Property Report

Tax Year: 2025

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
Farm site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.161	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/21/2025	200	984	1/23/2025	371614	Quit Claim Deed
10/11/2018	153	131	10/23/2018	356818	Tax Deed
1/1/1943	25	463	N/A		

Owners

Party #1

Default Information:	M & R DEVELOPING LLC 1411 WATSON DR HARDIN, MT 59034
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/3/2025 15:7:41 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	11401	0	11401	COST
2023	11401	0	11401	COST

Tax Year: 2025

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 7001	Acres: n/a
Class Code: 2207	Value: n/a

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

Easements

No easements exist for this parcel

Tax Year: 2025

Disclaimer

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SOUTH TERRY AVENUE
(60' PUBLIC R/W)

1ST STREET SOUTH
(60' PUBLIC R/W)

AMENDED PLAT OF BLOCK
15, SOUTHWEST ADDITION
LOT 3
AREA: 7017 SF±

WEST RAILWAY STREET
(60' PUBLIC R/W)



BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

MAPPING NOTES:

LOCATION OF PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FOR MAPPING PURPOSES ONLY AND ARE APPROXIMATE IN NATURE; THEREFORE, THIS MAP IN NO WAY REPRESENTS A LEGAL BOUNDARY SURVEY.

UNDERGROUND UTILITIES ARE SHOWN HEREON AT LOCATIONS MARKED ON THE GROUND BY THE RESPECTIVE UTILITY COMPANIES PER MONTANA ONECALL TICKET NO. 25038042. THIS FIRM HEREBY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. EXCAVATION OF SAID UNDERGROUND UTILITIES MAY INDICATE ACTUAL LOCATIONS THAT DIFFER FROM THE LOCATIONS SHOWN HEREON.

LEGEND

- (E) PROPERTY BOUNDARY LINE
- (E) ADJOINING PROPERTY LINE
- (E) ROAD RIGHT-OF-WAY LINE
- (S) SEWER LINE
- (OH) OVERHEAD UTILITY LINE
- (G) GAS LINE
- (E) ASPHALT
- (E) CONCRETE
- (E) CURB INLET
- (E) TELEPHONE JUNCTION BOX
- (E) POWER POLE
- (E) GUY WIRE
- = SET 5/8" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
- = FOUND 7/8" DIAMETER IRON RID
- = FOUND 1" INSIDE DIAMETER IRON PIPE
- = FOUND 5/8" REBAR WITH 1-1/4" RPC (2948LS)
- RM = 2.00' REFERENCE MONUMENT ON SOUTH RIGHT-OF-WAY LINE 1ST STREET S
- R/W = RIGHT-OF-WAY
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP



1817 SOUTH AVE. W. STE. A
MISSOULA, MT 59801
PH: 406.721.0142
FAX: 406.721.5224
www.imegcorp.com

REVISIONS	DATE

DESIGNED: JW
DRAFTED: JW
CHECKED: LK
DATE: MAY 2025

LOCATION: LOT 3, AMENDED PLAT OF BLOCK 15, SOUTHWEST ADDITION S23, T01 S, R33 E BIG HORN COUNTY

PREPARED FOR: MICHAEL EBERT

PROJECT NAME: M&R DEVELOPING WEST RAILROAD STREET

SHEET TITLE: SITE MAP

PROJECT NO: 25001995

SHEET: 1 OF 1

PRELIMINARY



M & R Developing, LLC.
1411 Watson Dr
Hardin, Montana 59034
PHONE 406 679-0855



The Drummmand
4 bedroom, 2.5 bath
1765 s.f.

M & R Developing, LLC.
1411 Watson Dr
Hardin, Montana 59034
PHONE 406 679-0855

M&R DEVELOPING LLC VARIANCE REQUEST – STAFF REPORT

Date: July 28, 2025

To: Hardin City/County Planning Board Members

From: Forrest J. Mandeville, AICP – Planning Consultant

RE: M&R Developing LLC Variance Application

Required Planning Board Action: Review, receive public comment at a public hearing, and make a recommendation to the City Council.

Project/Application Summary:

Michael Ebert, representing M&R Developing, LLC, has applied for a variance for property on the southern side of Hardin, on the corner of 1st Street South and West Railway Street. The request, if approved, would allow required building setbacks to be reduced. The property is legally described as a Metes and Bounds description of a 7001 square foot property being 160.49' x 107.99' x 193.42', in the Southwest Addition, in Section 23, Township 1 South, Range 33 East.

The subject property is owned by the applicants. The property is currently addressed as 506 W Railroad (Railway) Street, but the application indicates the new home would have access from 1st Street South, likely necessitating an address change.

The property is zoned R1 single family residential. The variance would allow the construction of a new home on the property with a front setback of seven feet instead of the required 10 feet, a rear setback of 12 feet instead of 20 feet, and a side setback of four feet instead of five feet.

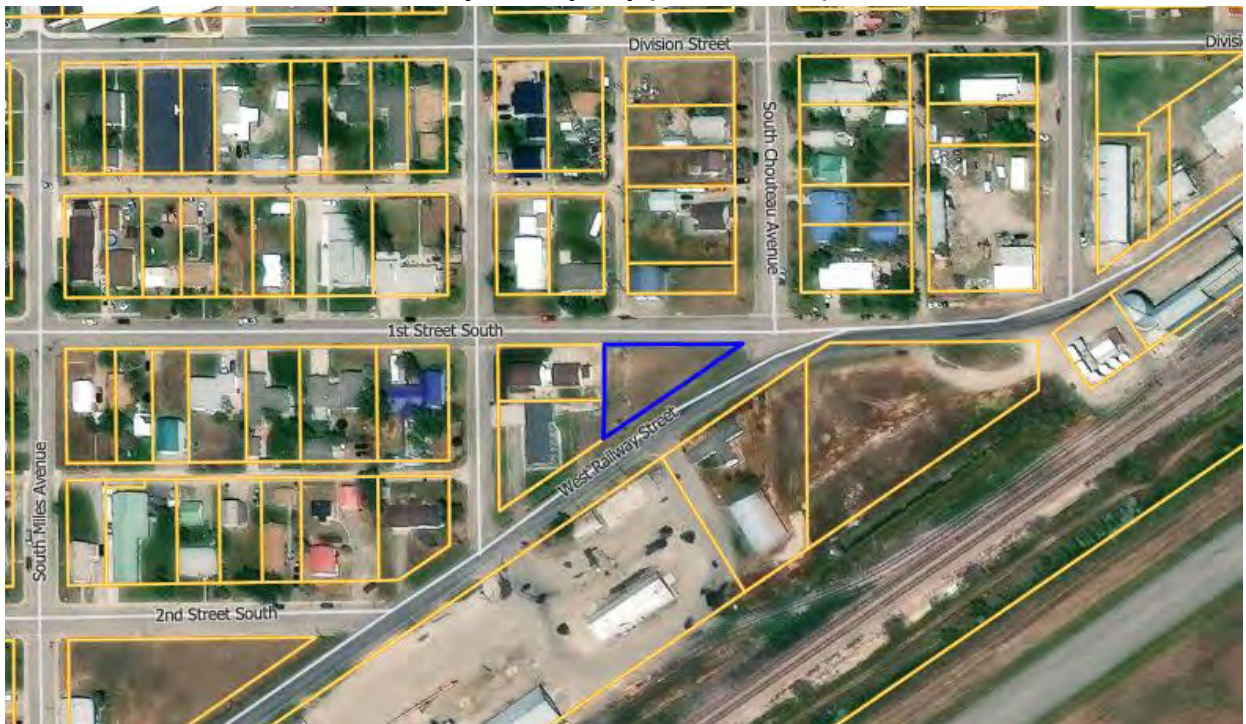
Required Board Action:

The City/County Planning Board is tasked with conducting a duly advertised public hearing, considering the application, and making a recommendation to the City Council (Common Council).

The City Council, after receiving the Board's recommendation, shall make a final decision on the application. The City will send a notice of its decision to the applicant and the Planning Board.



Subject Property (Blue Outline)



Subject Property (Blue) and Vicinity

Findings of Fact: (Section references are to the Hardin City Code unless otherwise noted)

The Hardin Zoning Ordinance, Section 11-1-9-3, requires variance requests to provide (1) Proof that the particular property in question is being denied a right under this chapter that is being enjoyed by other properties in the same area and zone, and (2) Proof that a variance grant will not be extending a special privilege to the subject property or cause what would in fact result in a change of land use not allowed in this chapter.

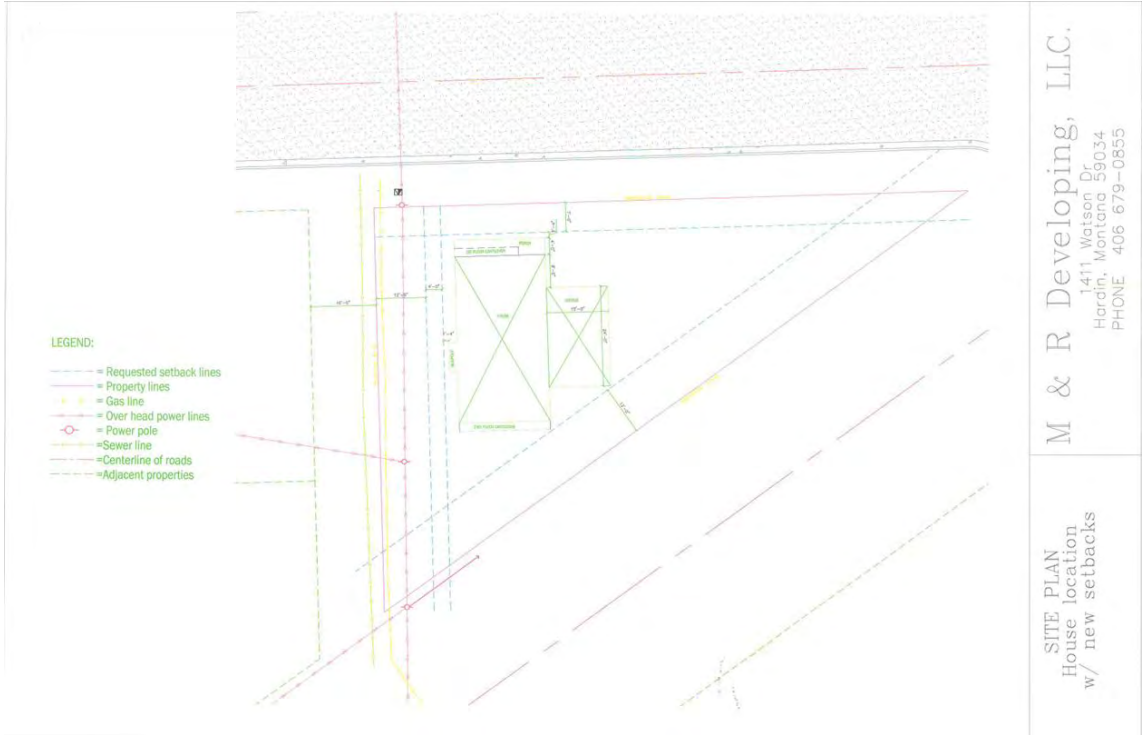
The subject property is currently zoned R1 single-family. This district “provides for neighborhoods of single-family dwelling units occupying a single structure on individual lots. The population herein is characterized by a degree of high mobility and the use of an automobile for almost every trip” (Section 11-1-2-2). Allowable uses in the R1 district include “Public parks, public libraries, public schools, and public community buildings” (Section 11-1-2-3(C)).

Section 11-1-6-2 of the Hardin Zoning Ordinance requires that where the building will front on a side street (not parallel to an alley), that a front yard shall be at least 10 feet in depth. This section also requires that the rear yard not be less than 20 feet where the rear coincides with an alley and otherwise may be up to $\frac{1}{2}$ the building height. Finally, this section requires side yards of at least 5 feet, and not less than $\frac{1}{2}$ the height of the building.

The application indicates that granting the variance will allow for the development of a 1750 square-foot single-family home with four bedrooms, 2.5 bathrooms, and a 1.5-car garage. The height would be 24 feet.

The odd shape of the lot certainly makes development difficult given the setback requirements, and it is likely that any development on the property would need to seek a variance from the setback requirements. A smaller home may be possible, of course, and would allow for larger setbacks, though as noted, variances may still be required.

The request does not appear to conflict with the 2009 Hardin Growth Management Plan or the 2021 Growth Policy and Downtown Revitalization Plan



Site Plan



Proposed Home

Recommendation:

Any recommendation by the Planning Board should be based on findings indicating that the property is being denied a right that is being enjoyed by other properties in the R1 district, and that the granting of the variance is not an extension of a special privilege. An inability to make findings that support those two criteria would be grounds for a recommendation of denial.

Any recommendation of the Planning Board is subject to a final decision by the Common Council.



Contract

Date	Estimate #
9/10/2025	10586

Name / Address
City of Hardin

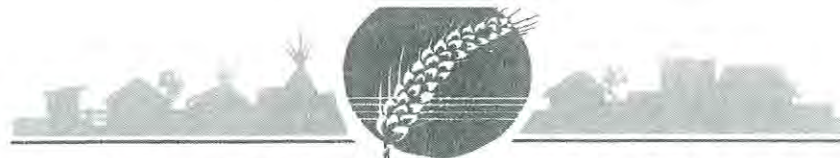
Project				
Paving 2025				
Item	Description	Sq. Ft.	Unit	Total
Re Pave Note	(Pricket Rd) Haul, place & compact 2" asphalt. No prep work No TC City to purchase mix from KR Heights pit(B mod mix)295 ton Wharton will haul and place mix	295	45.00	13,275.00
Any questions call Ed (406) 861-4730		Total		
		\$13,275.00		

Quote is good for 15 days. All material and workmanship carries a 1 year warranty. Work must fit into current working schedule. No guarantee on water drainage on a less than a 2% grade. No guarantee against the growth of vegetation. Not responsible for damage to concrete caused from equipment. Customer agrees to pay all legal fees in the event that it becomes necessary from default of payment of this contract. Customer agrees to pay upon completion of job unless otherwise specified. A \$20.00 late fee will be charged every month account is past due. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

Signature _____

Date _____

3962 PA Hollow Trail Billings Mt 59106 P: 406-254-9571 F: 406-254-9572
WhartonAsphalt@netzero.net WhartonAsphalt.com



Hardin Area Chamber of Commerce & Agriculture, Inc.

10 East Railway • P.O. Box 446 • Hardin, MT 59034 • Phone 406-665-1672 • Fax 406-665-3577

Email: hardinchamber@gmail.com

Website: www.hardinmtchamber.com



Alexandria Edwards
Board of Directors, Secretary
P.O. Box 446
Hardin, MT 59034
406-679-0028
hardinchamber@gmail.com

September 10, 2025

Dear Mayor and City Council Members,

On behalf of the Hardin Area Chamber of Commerce, we respectfully submit this updated recommendation regarding the use of the \$45,000 Eastern Montana Initiative Grant awarded to the City of Hardin for the improvement and restoration of the Historic Hardin Depot.

The City of Hardin is serving as the grant sponsor and administrator, with the Chamber providing input and recommendations through its recently appointed Depot Subcommittee, composed of Violet Hankel, Rhonda Lehr, Gregory Llyod and Alexandria Edwards.

An initial Request for Proposals (RFP) was developed by the City of Hardin and posted from June 11 to July 2, 2025. Despite outreach, no proposals were received during this period.

To ensure forward progress, Alexandria Edwards contacted five local contractors directly. Two responded with interest, but one declined to move forward, citing insufficient funding relative to the original project scope outlined in the grant application.

Recognizing these limitations, Alexandria contacted Rachel Mullen at the Montana Department of Commerce. In a follow-up email dated July 8, Rachel clarified that:

“Hardin is approved to work with a contractor to identify the key areas of improvement for the depot and then modify and submit a proposed budget amendment.”

She also confirmed that the required local match remains at \$9,000, with up to 25% of that amount eligible as in-kind.

Following this guidance, Wyman Construction and Con’eer Engineering toured the Depot on July 10. Wyman Construction concluded that, within the available grant funding, they could address two critical priorities:

1. Roof Repairs – necessary to protect the structural integrity of the building
2. Window Replacement/Repair – as funds allow, to improve energy efficiency and security

Wyman then coordinated with local roofing and window vendors to obtain quotes and move forward with the most cost-effective options. The resulting proposal reflects a realistic scope that can be executed within the grant's adjusted parameters, which is reflected in Attachment A.

To fully fund the proposal developed by Wyman Construction, the Chamber is preparing a request for an additional \$9,000 contribution from Big Horn County. This funding would bridge the remaining financial gap and allow the project to proceed in full without delays or further scope reductions.

This project represents a critical step toward preserving a key piece of Hardin's historical and civic infrastructure. The Depot has the potential to serve not only as a historical site, but also as a revitalized space for community use, tourism, and potential transportation infrastructure, especially considering Big Horn County's membership in the Big Sky Passenger Rail Authority (BSPRA).

We thank the City for sponsoring and managing this grant and respectfully recommend moving forward with the revised scope as proposed by Wyman Construction. We also urge the City Council to support the Chamber's request to Big Horn County for additional funding to complete the project as envisioned.

Alexandria Edwards, MBA

Alexandria Edwards

Approved Project Budget

	EMI GRANT FUNDS	APPLICANT FUNDS	OTHER SOURCE(S) OF FUNDS	IN-KIND CONTRIBUTIONS Reasonable in-kind services, in-kind labor, and/or volunteer hours may count up to 25% of applicant match.	TOTAL
PROJECT RELATED ACTIVITIES - MATERIALS - LABOR					
HVAC	\$9,000.00	\$2,250.00			\$11,250.00
Windows	\$7,500.00				\$7,500.00
Doors	\$2,000.00				\$2,000.00
Paint	\$2,000.00				\$2,000.00
Structural repairs	\$9,000.00				\$9,000.00
Plumbing/water heater repair	\$7,000.00	\$1,500.00			\$8,500.00
Kitchen appliance update	\$2,000.00				\$2,000.00
Labor	\$6,500.00			\$1,250.00	\$7,750.00
					\$0.00
					\$0.00
					\$0.00
TOTAL PROJECT RELATED ACTIVITIES	\$45,000.00	\$3,750.00	\$0.00	\$1,250.00	\$50,000.00
ADVERTISEMENT AND MARKETING					
Signage			\$1,000.00		\$1,000.00
Web based marketing			\$2,500.00		\$2,500.00
Promotional pamphlet printing			\$500.00		\$500.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
TOTAL ADVERTISEMENT/MARKETING	\$0.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00
TOTAL PROPOSED PROJECT COSTS	\$45,000.00	\$3,750.00	\$4,000.00	\$1,250.00	\$54,000.00

Description/Narrative of Costs:

September 8, 2025

Mrs. Alexandria Edwards
10 East Railway Street
Hardin, Montana 59034



RE: Hardin Depot

Mrs. Edwards

Wyman Construction is pleased to present herewith the following construction proposal for your new windows, located at 10 East Railway Street, Hardin, MT, in the amount of:

\$ 63,787

Our proposal is based on the following inclusions, qualifications, and assumptions:

- 1 Labor, material, and equipment to perform the work, as discussed during our site visit on 07/10/25.
- 2 Assume work can be performed during normal business hours.
- 3 Demo and replace existing windows at the Depot with new Anderson E-Series.
- 4 Interior of windows will be pine stained to match existing interior trim.
- 5 Exterior of windows will have an aluminum exterior to minimize maintenance.
- 6 Exterior windows will be trimmed to match existing style.
- 7 Interior windows will be trimmed with 3" stained wood.
- 8 We propose to remove the small overhang over the door facing the train tracks.
- 9 Assume no prevailing wage and no performance bond (Performance bond provided for added cost).
- 10 Please add \$4,500 to change interior window wood to oak
- 11 Window delivery once ordered is approximately 6 weeks.
- 12 Remove broken concrete tile from roof.
- 13 Remove debris underneath broken tiles and dispose.
- 14 Inspect the integrity of the batten strip. Replace batten strip as needed.
- 15 Install new concrete bar tile. Color to match as close as possible.
- 16 Trees will need to be trimmed prior to roof installation (exlcuded).
- 17 We have located 50 red tiles to replace. Should we need to replace more than 50, they will be replaced on a time and material basis.
- 17 Clean-up & disposal of construction debris.
- 18 Anticipated construction duration will be 2 weeks.
- 19 Proposal is valid for thirty (30) days.



Our proposal excludes the following:

- 1 Any work not specifically mentioned above.
- 2 Any remodel / build-out work in adjacent spaces.
- 3 Any concrete, fire sprinkler or landscaping work or material.
- 4 All plumbing, HVAC or electrical work or material.
- 5 Any flooring material or labor or removal of any concrete.
- 6 Any repair/replacement of wet/damaged wood decking, structural members, fascia, soffit, corroded ventilation pipes &/or any other defective conditions encountered.
- 7 Any repair to exterior of the building unless specifically noted above.
- 8 Testing and / or removal of hazardous material.
- 9 Builder's Risk Insurance or permit.
- 10 Overtime.
- 11 Unforeseen / existing conditions and unforeseen building code upgrades.

Thank you for allowing us the opportunity to provide this construction proposal. We are prepared to start upon your approval and direction. If there are any questions at all, please don't hesitate in contacting our office to discuss.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Sean Wyman', is written over a horizontal line.

Sean Wyman - Project Manager

Acceptance:

Name

Date

On Sep 8, 2025, at 4:44 PM, Alex Edwards <aedwards@hardinmt.com> wrote:

Sean,

Thank you for this proposal. I am excited to share this with the Board this evening. Is there any chance you can provide an amount to each Line Item? This does not have to be done tonight, but by the end of the day Tuesday, if possible, so we can get it added to the City Council Meeting next week.

Thank you!

Alexandria Edwards, MBA
City of Hardin
Project Manager
406.665.9260
406.679.0028 Cell
<image.png>

From: Sean Wyman <sean@wymanbuilt.com>
Sent: Monday, September 8, 2025 4:31 PM
To: Alex Edwards <aedwards@hardinmt.com>
Cc: Jeff Gruizenga <jeffg@coneer.com>; Tina Toyne <ttoyne@hardinmt.com>
Subject: Re: Hardin Depot

Good evening All!

I hope your day has been productive!
Attached please find our proposal for your new windows and roof repair.
Please let me know if you have any questions!

Thanks for allowing us the opportunity to bid!
Continued Success!
Sean

On 9/8/2025 11:29 AM, Alex Edwards wrote:

Hello Sean,

The Chamber Board of Directors will be meeting this evening, and I hope to share some information with them. Do you have an update I can provide to them?

Thank you for your time and effort on this project. We are very excited to get these much-needed upgrades done.

Alexandria Edwards, MBA

City Finance

From: Alex Edwards
Sent: Wednesday, September 10, 2025 8:19 AM
To: City Finance
Cc: Tina Toyne
Subject: Fw: Hardin Depot

Forwarding for Drew.

Alexandria Edwards, MBA
City of Hardin
Project Manager
406.665.9260
406.679.0028 Cell



From: Sean Wyman <sean@wymanbuilt.com>
Sent: Tuesday, September 9, 2025 3:52 PM
To: Alex Edwards <aedwards@hardinmt.com>
Cc: Jeff Gruizenga <jeffg@coneer.com>; Tina Toyne <ttoyne@hardinmt.com>
Subject: Re: Hardin Depot

Good evening All!
The roofing amount is \$9,000 and the windows are the remainder.
Please advise if you would like additional information.
Thanks!
Sean



Sean Wyman Project Manager
Office: (406) 65-BUILT
Cell: (406) 861-9997
Wymanbuilt.com

Sent from iPad

CITY OF HARDIN, MONTANA
TAX INCREMENT FINANCE DISTRICT

Annual Report for the Fiscal Year ended June 30, 2025

The Tax Increment Finance District (TIFD) was created to develop an Industrial Park and provide funds to finish the Industrial Park Infrastructure.

The Hardin Industrial Infrastructure District is a Tax Increments Financing (TIF) District. The largest entity in the District is Rocky Mountain Power, Inc. Under MCA 15-24-3001 Rocky Mountain Power, Inc. was exempt from property taxes until January of 2015. In April 2012, Rocky Mountain Power, Inc. filed for Chapter 11 bankruptcy (reorganization).

In September 2006, the City issued \$12,600,953 of revenue bonds, with an interest accretion phase of \$8,319,047 for total bond principal of \$20,920,000, to finance all or a portion of the costs of construction and installation of certain industrial infrastructure projects in relation to Rocky Mountain Power Inc. that operate a 116MW coal-fired electric generation station and related facilities. The City was required to begin making scheduled principal and interest payments on March 1, 2015. The bonds are secured by a lien on the Tax Increment Financing District (TIFD). The City has not received sufficient revenues to pay the full amount of interest as it comes due, nor any of the principal amounts. The TIFD revenue bonds are considered to be in default because the principal and full interest payments have not been paid as scheduled.

Tax Increment Financing District (TIFD) Bond Default: In 2013, the parent company of Rocky Mountain Power, Inc. and its affiliates filed for bankruptcy. As a result of the bankruptcy the market value and resulting taxable value of the power plant dropped significantly. The remaining taxable values of property within the Tax Increment Financing District (TIFD) are insufficient to allow the Schools, County and City to assess sufficient taxes in incremental taxes to meet the debt obligation of the TIFD bonds.

ACCRUED INTEREST

Because the full amount of interest was only paid for the first interest payment, the interest amount due is \$653,750 semi-annually or \$1,307,500 annually. When the full interest payment is not made, the next scheduled interest payment becomes the same as the last full amount paid. Therefore, the annual interest amount due remains at the most recent scheduled interest payment that was paid on time. A schedule of interest payments and accumulated accrued interest is as follows:

Fiscal Year	Scheduled Interest	Actual Interest Payments Made	Accumulated Accrued Interest
2015	653,750	(653,750)	-
2016	1,307,500	(777,064)	530,436
2017	1,307,500	(871,559)	966,377
2018	1,307,500	(312,627)	1,961,250
2019	1,307,500	(394,606)	2,874,144
2020	1,307,500	(1,135,803)	3,045,841
2021	1,307,500	(430,842)	3,922,499
2022	1,307,500	(653,750)	4,576,249
2023	1,307,500	(629,102)	5,254,647
2024	1,307,500	(707,929)	5,854,218
2025	1,307,500	(1,550,000)	5,611,718

TIF District Bonds Scheduled Amortization Schedule: Principal and interest payments are illustrated as follows assuming that the full amount of interest due continues to not be paid on time:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 8,800,000	\$ 5,611,718
2026	1,210,000	1,307,500
2027	1,285,000	1,307,500
2028	1,365,000	1,307,500
2029	1,450,000	1,307,500
2030-2032	6,810,000	3,268,750
Totals	<u>\$ 20,920,000</u>	<u>\$ 14,110,468</u>

EXPENDITURES FOR FY 2025

All expenditures for Fiscal Year 2025 were related to interest payments for the Revenue Bond or related service fees.

490200 Revenue Bonds	FY25 Actual	FY25 Budget	FY25 Remaining
620 Interest	1,550,000.00	1,550,000.00	-
630 Paying Agent Fees	8,404.00	15,500.00	7,096.00
Totals	<u>1,558,404.00</u>	<u>1,565,500.00</u>	<u>7,096.00</u>

CONTINUING DISCLOSURE

To comply with continuing disclosure requirements provided in the official statement of the bond issuance, paragraph (b)(5) of Rule 15c2-12 of the Securities and Exchange Commission under the Exchange Act, the City is required to provide annual reports of specified information and notice of occurrence of certain events, if material. The list of information to be disclosed is as follows:

1. Annual Financial Information to each Repository and the Underwriters on or before the first report date after the end of the relevant fiscal year of the City and on or before each Report Date thereafter while the bonds are outstanding. Audited financial statements should be submitted at the same time, however, if they cannot be submitted at the same time, they should be provided within 30 days of being provided to the City.
2. May provide Annual Financial Information by specific reference to other documents and information. The other information would include information reports and official statements relating to other debt issuances of the City.
3. The City also has to provide notice of any of the following events with respect to the Series 2006 Bonds, if material:
 - a. principal and interest payment delinquencies
 - b. non-payment related defaults
 - c. unscheduled draws on debt service reserves reflecting financial difficulties
 - d. unscheduled draws on credit enhancements reflecting financial difficulties
 - e. substitution of credit or liquidity providers, or their failure to perform
 - f. adverse tax opinions

<u>Fiscal Year</u>	<u>Base Taxable Value</u>	<u>Incremental Value</u>	<u>Current Taxable Value</u>
2015	465,144		465,144
2016	465,144	1,168,223	1,633,367
2017	465,144	1,481,624	1,946,768
2018	465,144	1,311,146	1,776,290
2019	465,144	1,341,444	1,806,588
2020	465,144	653,092	1,118,236
2021	465,144	527,425	992,569
2022	465,144	423,007	888,151
2023	465,144	1,396,908	1,862,052
2024	465,144	1,227,889	1,693,033
2025	465,144	1,491,613	1,956,757
2026	465,144	1,304,431	1,769,575

RESOLUTION NO. 2420

**A RESOLUTION OF THE CITY OF HARDIN, MT ESTABLISHING WAGES FOR THE
FIRE CHIEF AND ASSISTANT FIRE CHIEF.**

WHEREAS, the City Council (hereinafter "Council") of the City of Hardin,
Montana (hereinafter "City") has determined wages for certain city employees; and

WHEREAS, the City had adopted the officer elections for the Hardin Volunteer
Fire Department;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
HARDIN, MONTANA:

That the following wages for the city employee listed below shall be effective as
of the date listed and is hereby finally determined and approved:

Andrew Wagner	Fire Chief	\$300/month.
---------------	------------	--------------

Shannon Albert	Assistant Fire Chief	\$200/month.
----------------	----------------------	--------------

PASSED AND ADOPTED by the City Council of the City of Hardin, Montana, and
APPROVED this _____ day of September, 2025.

YEA VOTES _____

NAY VOTES _____

CITY OF HARDIN

BY: _____
Mayor

ATTEST: _____
City Clerk

RESOLUTION NO. 2421

**A RESOLUTION OF THE CITY OF HARDIN, MONTANA AUTHORIZING THE
SUBMISSION OF FUNDING APPLICATIONS IN SUPPORT OF THE CITY OF
HARDIN'S CAPITAL IMPROVEMENT PLAN**

WHEREAS, the City of Hardin desires to apply to the Department of Natural Resources and the Montana Department of Commerce for financial assistance from the Renewable Resource Grant and Loan (RRGL) Program and the Montana Coal Endowment Program (MCEP) to fund a Preliminary Engineering Report (PER) to support the City's Capital Improvement Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARDIN, MONTANA;

That the City Council of the City of Hardin does hereby authorize Mayor Joseph Purcell to submit applications to the Department of Natural Resources and the Montana Department of Commerce, on behalf of the City of Hardin, in order to seek grant funds to support the City's Capital Improvement Plan and to provide such additional information as may be required.

The City of Hardin agrees to comply with all State laws and regulations and the requirements of the RRGL and MCEP Programs.

The City of Hardin commits to provide the amount of matching funds as proposed in the RRGL and MCEP applications.

PASSED AND ADOPTED by the City Council of the City of Hardin, Montana, and
APPROVED this _____ day of September, 2025.

YEA VOTES _____

NAY VOTES _____

CITY OF HARDIN

BY: _____
Mayor

ATTEST: _____
City Clerk