

COMMITTEE OF THE WHOLE

APRIL 15, 2024

6:00 PM

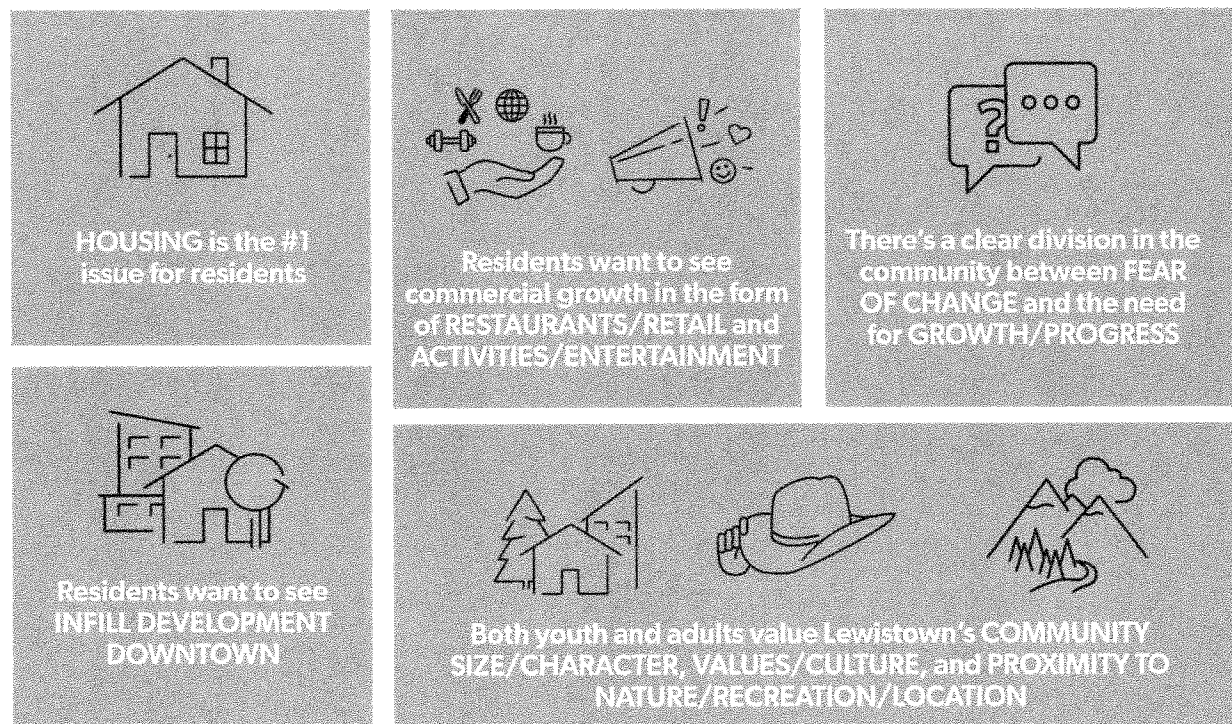
1. Introduction and update by the Friends of the Pool
2. Briefing on March 12 open house and pop ups

COMMUNITY ENGAGEMENT THEMES

SURVEY DEMOGRAPHICS



KEY TAKEAWAYS



TOP CONCERNS

- 1 HOUSING
- 2 CHANGE IN COMMUNITY VALUES/CULTURE
- 3 JOBS/ECONOMY/WORKFORCE
- 4 NOT CHANGING/MODERNIZING/GROWING
- 5 DEVELOPMENT/GROWTH
- 6 SAFETY/CRIME/DRUG USE

TOP OPPORTUNITIES

- 1 RETAIL/COMMERCIAL/INDUSTRY GROWTH
- 2 HOUSING
- 3 More SMALL BUSINESS/DOWNTOWN
- 4 LOCATION/NATURAL FEATURES
- 5 TOURISM/HOSPITALITY
- 6 CIVIC CENTER/PUBLIC FACILITIES



Growth Policy Update OPEN HOUSE 1



GROWTH POLICY AND LAND USE PLAN

GROWTH POLICY

A PLAN TO HELP GUIDE DECISIONS ABOUT DEVELOPMENT AND PUBLIC INVESTMENT

LAND USE PLAN

COMMUNITY INFORMED AND DATA-DRIVEN WAY TO PLAN FOR GROWTH

BENEFITS/OUTCOMES

A ROBUST, EFFICIENT, AND UNIFIED PLAN TO REGULATE AND MAKE LAND USE DECISIONS

EXISTING CONDITIONS & INVENTORY



USING LAND USE PLANNING POLICY, PROCESSES, AND RESOURCES THAT ARE ALREADY IN PLACE



CONSOLIDATING AND APPLYING BEST PLANNING PRACTICES

FUTURE LAND USE MAPPING



POPULATION AND HOUSING PROJECTIONS APPLIED TO FUTURE LAND USE MAP TO IDENTIFY AREAS OF NEED



UNDERSTANDING NEED AND PLANNING FOR DATA-DRIVEN LAND USE PLANNING

GIVES AUTHORITY TO MULTIPLE BOARDS FOR REVIEWING / APPROVING DEVELOPMENTS



CONSOLIDATES BOARDS FOR MORE STREAMLINED PROCESS / ADMINISTRATIVE REVIEW



MORE HOUSING, SOONER

PUBLIC INVOLVEMENT AT A LOWER LEVEL



MORE ROBUST PUBLIC INVOLVEMENT IN THE PROCESS



A UNIFIED VISION FOR HOW COMMUNITIES GROW

RECOMMENDED REVIEW WITHIN 5 YEARS



REQUIRED REVIEW WITHIN 5 YEARS



OPPORTUNITIES TO ADJUST BASED ON CHANGING CIRCUMSTANCES

NO HOUSING REFORMS REQUIRED



MINIMUM OF 5 HOUSING REFORMS

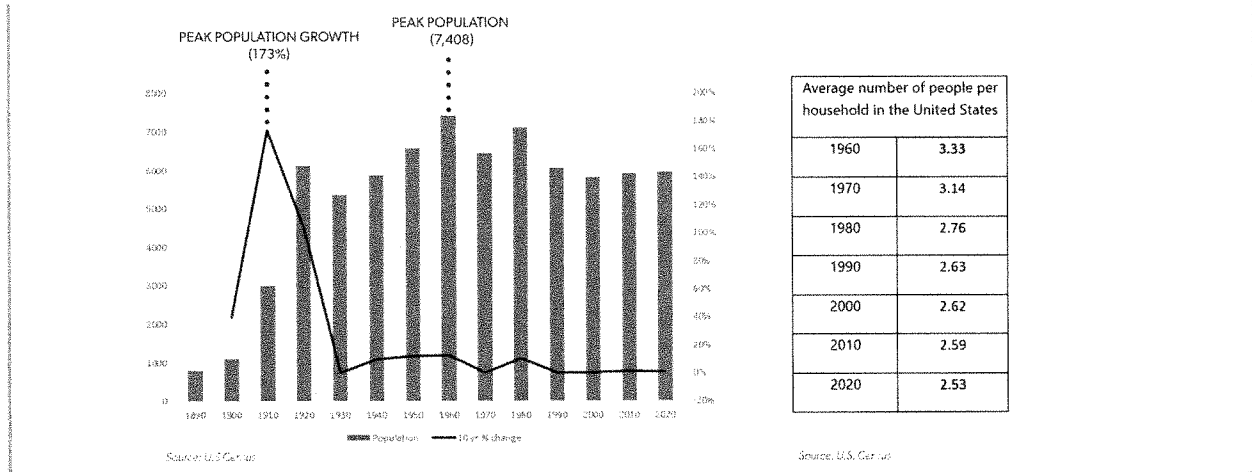


MORE HOUSING, SOONER

EXISTING CONDITIONS - GROWTH AND LAND USE

KEY TAKEAWAYS

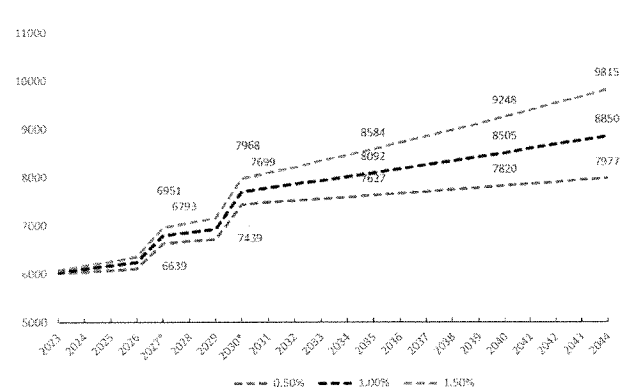
REGROWING LEWISTOWN: HISTORICALLY, LEWISTOWN HAS HAD MORE PEOPLE, MORE RAPID GROWTH, AND GREATER POPULATION DENSITY



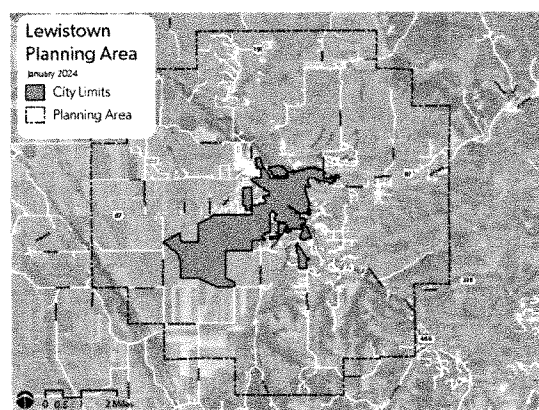
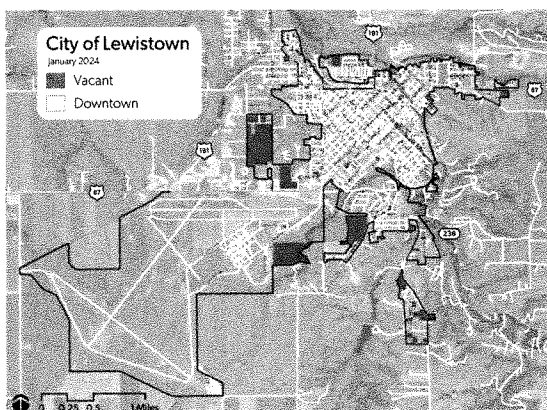
SLOW AND STEADY: LEWISTOWN CAN EXPECT MODERATE, SLOW GROWTH (0.5% - 1.5%) OVER THE NEXT 20 YEARS WITH POPULATION AND JOB BOOSTS COMING FROM VACOM

Year	Low Projection (0.5% Growth)	Moderate Projection (1.0% Growth)	High Projection (1.5% Growth)	Known Factors
2024	6,048	6,108	6,169	
2027	6,639*	6,793*	6,951*	*Added 500 for VACOM employees & families
2030	7,439**	7,699**	7,968**	**Added 700 for VACOM employees & families
2035	7,627	8,092	8,584	
2040	7,820	8,505	9,248	
2044	7,977	8,850	9,815	

Source: Cushing Terrell, Montana Department of Commerce, City of Lewistown



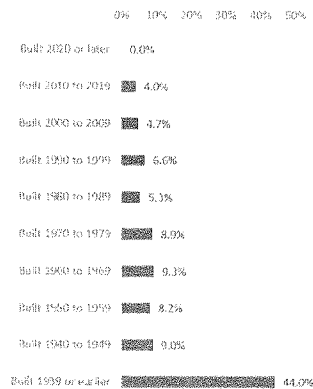
GROWING FROM WITHIN, THEN OUT: TARGET GROWTH WITHIN CITY LIMITS



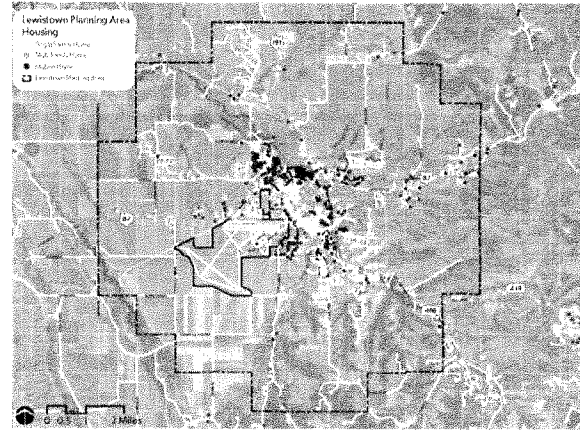
EXISTING CONDITIONS - HOUSING

KEY TAKEAWAYS

NEED FOR NEW HOUSING: MOST HOUSING IN LEWISTOWN IS AGING, SINGLE FAMILY HOMES WITH SMALL CLUSTERS OF MOBILE AND MULTIFAMILY HOUSING



Source: US Census ACS 5-year Estimates 2010 - 2022



Source: 2022 State Addressing Data

LEWISTOWN IS ON THE DOWNSWING OF THE AFFORDABILITY CRISIS:
THOSE SUFFERING THE MOST ARE LOW INCOME RENTERS

Gross Rent as a Percentage of Income	Montana		Fergus County		Lewistown City	
	Estimate	%	Estimate	%	Estimate	%
Occupied Units paying rent	122,180		1,320		1,036	
Less than 15.0%	21,479	17.6%	379	28.7%	259	25.0%
15.0% - 19.9%	16,555	13.5%	92	7.0%	67	6.5%
20.0% - 24.9%	15,708	12.9%	268	20.3%	216	20.8%
25.0% - 29.9%	13,973	11.4%	22	1.7%	0	0%
30.0% - 34.9%	10,535	8.6%	60	4.5%	54	5.2%
35.0% or more	43,930	36.0%	499	37.8%	440	42.5%

Source: US Census ACS 5-year Estimates 2018 - 2022

	Montana	Fergus County	Lewistown
Median Household Income	\$66,341	\$58,321	\$40,705

Source: US Census ACS 5-year Estimates 2018 - 2022

	Montana		Fergus County		Lewistown City	
	Estimate	%	Estimate	%	Estimate	%
Occupied Housing Units	443,917		5,186		2,807	
Owner-occupied	306,432	69.0%	3,492	67.3%	1,833	65.3%
Renter-occupied	137,485	31.0%	1,694	32.7%	974	34.7%

Source: US Census ACS 5-year Estimates 2018 - 2022

MIDDLE HOUSING: TO ACCOMMODATE GROWTH AND AID AFFORDABILITY, DENSITY AND DIVERSITY IN HOUSING WILL BE NEEDED

Year	Low Projection (0.5% Growth)		Moderate Projection (1.0% Growth)		High Projection (1.5% Growth)	
	Units Needed	Deficiency	Units Needed	Deficiency	Units Needed	Deficiency
2024*	3,386	N/A	3,386	N/A	3,386	N/A
2027	3,622	236	3,660	274	3,699	313
2030	3,943	557	4,022	636	4,106	720
2035	4,018	632	4,179	793	4,352	966
2040	4,095	709	4,345	959	4,617	1,231
2044	4,158	772	4,483	1,097	4,844	1,458

Source: Guiding Forecast, Montana Department of Commerce, City of Lewistown

	Estimate	%
Total Housing Units	3,052	
1-unit, detached	2,122	69.5%
1-unit, attached	0	0.0%
2 units	15	0.5%
3-4 units	78	2.6%
5-9 units	208	6.8%
10-19 units	13	0.4%
20+ units	251	8.2%
Mobile home	365	12.0%
Boat, RV, van, etc.	0	0.0%

Source: US Census ACS 5-year Estimates 2018 - 2022

FUTURE LAND USE TIERS

TIER 1: CURRENT URBANIZING TIER

These are the almost fully developed, centrally located areas of the city. The focus for these areas will be on infill development, redevelopment of areas that need investment, and employment opportunities.

DOWNTOWN



INTENT: Attract commercial and office uses, housing, and provide a civic and cultural hub.

BUILT UP NEIGHBORHOODS



INTENT: Preserve existing housing stock, redevelop deteriorating structures, promote infill.

MIXED USE CORRIDOR



INTENT: Promote vertical and horizontal mixed use along major corridors to create activity centers.

MEDIUM COMMERCIAL



INTENT: Provide employment, wholesaling, manufacturing, and utility centers.

AIRPORT



INTENT: Preserve the Airport and provide employment and education opportunities.

TIER 2: PLANNED URBANIZING TIER

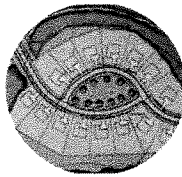
Areas adjacent to the City in the unincorporated Planning Area where City services are already available or are easily extended.

URBAN RESIDENTIAL



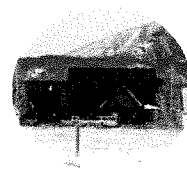
INTENT: Extend the urban street network and development pattern of Lewistown's older neighborhoods.

SUBURBAN RESIDENTIAL



INTENT: Provide larger single family homes at a lower density while requiring conservation subdivision design.

RURAL RESIDENTIAL NODE



INTENT: Acknowledge a large-lot, low-density residential node that is a future development pattern that is discouraged.

TIER 3: FUTURE URBANIZING TIER

Holding area to see no change in use until Tier 1 and Tier 2 growth areas reach full build-out.

URBAN RESERVE



INTENT: Provide high-quality development in proximity to urban services if justified by population growth

TIER 4: RURAL

Provide homes on lands where agricultural activity can occur and preserve the rural character of Lewistown.

RURAL RESIDENTIAL

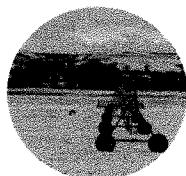


INTENT: No change in use is envisioned.

TIER 5: ENVIRONMENTAL, CONSERVATION, OPEN SPACE

Land that is designated to protect the agricultural lands, rangelands, forests, and open spaces within Lewistown's Planning Area.

AGRICULTURE/RANGE/FORESTED LAND



INTENT: Provide for agricultural production, protect forests, and provide wildlife habitat.

RIVER/STREAM OVERLAY



INTENT: Protect waterways from the impacts of development.

URBAN SERVICES BOUNDARY

An area outside of which urban services (water & wastewater) should not be extended. The purpose is to ensure the City of Lewistown remains fiscally sustainable and is able to maintain the levels of service that are expected of the community.

DRAFT Future Land Use

DRAFT 1: Lewistown Future Land Use Map

FOR DISCUSSION AT GROWTH POLICY OPEN HOUSE #1, March 12, 2024

- City Boundary
- Planning Area
- Urban Services Boundary
- Tier 1: Current Urbanizing Tier
 - Downtown
 - Built Up Neighborhoods
 - Mixed Use Corridor
 - Medium Commercial
 - Airport
- Tier 2: Planned Urbanizing Tier
 - Urban Residential
 - Suburban Residential
 - Rural Residential Node
- Tier 3: Future Urbanizing Tier
 - Urban Reserve
- Tier 4: Rural
 - Rural Residential
- Tier 5: Environmental, Conservation, Open Space
 - Agriculture / Range / Forested Lands
 - River/Stream Overlay
 - Conservation Easement
 - Agriculture Covenant

0 0.25 0.5 1 Miles

DRAFT GROWTH POLICY GOALS

PLANNING

TOPIC & VALUES

GOALS

FEEDBACK

COMMUNITY CHARACTER



- GOAL 1.1** CONSERVE AGRICULTURAL LAND, WATERWAYS, AND OPEN SPACE AROUND THE COMMUNITY BY GROWING FROM THE INSIDE OUT, AND ENCOURAGING COMPACT, EFFICIENT, PEDESTRIAN-ORIENTED DEVELOPMENT WITH DISTINCT ACTIVITY CENTERS.
- GOAL 1.2** MAINTAIN AND PROMOTE THE DISTINCT IDENTITY AND CHARACTER OF LEWISTOWN AS A CENTRAL MONTANA HUB WITH SMALL TOWN CHARM AND RURAL SURROUNDINGS.

DOWNTOWN



- GOAL 2.1** MAINTAIN AND PROMOTE DOWNTOWN AS THE COMMERCIAL, CIVIC, AND CULTURAL HEART OF LEWISTOWN.
- GOAL 2.2** FOSTER A PEDESTRIAN-FRIENDLY ENVIRONMENT DOWNTOWN WHILE ALLOWING FOR THE EFFICIENT MOVEMENT OF VEHICLES.

LAND USE



- GOAL 3.1** PRACTICE PRINCIPLES OF SMART GROWTH (COMPACT DEVELOPMENT, MIXED LAND USE, TRANSPORTATION OPTIONS, AND PRESERVATION OF OPEN SPACES)
- GOAL 3.2** PLAN FOR PROJECTED POPULATION GROWTH TO ENCOURAGE A WELL-BALANCED MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES.
- GOAL 3.3** FOSTER AN INCLUSIVE DEVELOPMENT COMMUNITY.

JOBS/INDUSTRY



- GOAL 4.1** CREATE AND MAINTAIN A BALANCED ECONOMY OF SUSTAINABLE ECONOMIC GROWTH THAT PROVIDES A BROAD RANGE OF JOB OPPORTUNITIES AND GOODS AND SERVICES FOR LOCAL RESIDENTS AND VISITORS.
- GOAL 4.2** SUPPORT SMALL AND LOCAL BUSINESSES.
- GOAL 4.3** RETAIN LEWISTOWN'S ROLE AS A REGIONAL COMMERCIAL CENTER.
- GOAL 4.4** SUPPORT THE NEEDS OF AND ADVANCE OPPORTUNITIES FOR THE CITY'S WORKFORCE.

TOURISM



- GOAL 5.1** MAINTAIN AND PROMOTE DOWNTOWN AS THE COMMERCIAL, CIVIC, AND CULTURAL HEART OF LEWISTOWN.

PARKS, TRAILS, OPEN SPACE, & RECREATION



- GOAL 6.1** BALANCE THE NATURAL AND RECREATIONAL ATTRACTIONS OF THE AREA WITH ACCOMMODATION FOR A DIVERSE SPECTRUM OF RESIDENTS, WORKERS, AND VISITORS.

SCENIC & CULTURAL RESOURCES



- GOAL 7.1** PRESERVE THE CITY'S HISTORIC, SCENIC, AND CULTURAL RESOURCES THAT MAKE LEWISTOWN UNIQUE AND CONTRIBUTE TO RESIDENTS' HIGH QUALITY OF LIFE.

COMMUNITY ENGAGEMENT TOP VALUES



COMMUNITY SIZE / CHARACTER



MORE HOUSING OPTIONS



SERVICES FOR FAMILIES (EDUCATION, CHILDCARE)



RETAIL / COMMERCIAL / INDUSTRY GROWTH



OUTDOOR RECREATION / PROXIMITY TO NATURE / LOCATION



MAINTAINING INFRASTRUCTURE (WATER, SEWER, ROADS, AIRPORT)



MORE RESTAURANTS / RETAIL



COMMUNITY VALUES / CULTURE



DEVELOPMENT OF VACANT (UNOCCUPIED) LOTS



MORE ACTIVITIES / ENTERTAINMENT



HOUSING AFFORDABILITY



GROWTH MANAGEMENT (PREVENTING SPRAWL, PROTECTING AGRICULTURAL LAND)



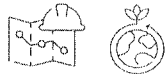
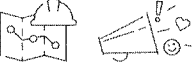
CHOICE IN TRAVEL TYPE

DRAFT GROWTH POLICY GOALS

PLANNING TOPIC & VALUES

GOALS

FEEDBACK

WATER RESOURCES 	GOAL 8.1 PRESERVE AND PROTECT BIG SPRING CREEK AND ITS TRIBUTARIES AND MANAGE WATER RESOURCES TO ENSURE A RESILIENT AND SUSTAINABLE WATER SUPPLY THAT CAN SUPPORT PEOPLE AND ECOSYSTEMS.	
WILDLIFE 	GOAL 9.1 PROTECT AND PRESERVE CRITICAL WILDLIFE HABITAT AND CORRIDORS	
CLIMATE & HAZARDS 	GOAL 10.1 IN ORDER TO BUILD A MORE RESILIENT COMMUNITY, LEWISTOWN WILL PROMOTE LOCAL DECISIONS THAT MITIGATE THE EFFECTS OF CLIMATE CHANGE AND PREPARE THE CITY AND ITS RESIDENTS FOR THE IMPACTS CLIMATE CHANGE WILL HAVE ON THE HUMAN, NATURAL, AND BUILT ENVIRONMENTS. GOAL 10.2 BUILD FIRE AND WATER RESILIENCY INTO COMMUNITY PLANNING. GOAL 10.3 PROMOTE THE PRODUCTION OF RENEWABLE ENERGY.	
MUNICIPAL INFRASTRUCTURE 	GOAL 11.1 MANAGE WATER RESOURCES AND PLAN FOR WATER INFRASTRUCTURE TO ENSURE A RESILIENT AND SUSTAINABLE WATER SUPPLY THAT CAN SUPPORT CURRENT AND FUTURE RESIDENTS. GOAL 11.2 PLAN FOR WASTEWATER INFRASTRUCTURE EXTENSION TO SERVE NEW DEVELOPMENTS WITHIN THE URBAN SERVICES AREA. GOAL 11.1 PROMOTE SUSTAINABLE BUILDING PRACTICES, INCLUDING LOW IMPACT DEVELOPMENT PRACTICES, THAT PROMOTE HEALTH AND LIFE SAFETY. GOAL 11.2 FOSTER SUSTAINABLE WASTE MANAGEMENT.	
PUBLIC FACILITIES 	GOAL 12.1 CONTINUE TO SUPPORT THE LEWISTOWN AIRPORT. GOAL 12.2 LEVERAGE THE FERGUS COUNTY FAIRGROUNDS FOR EVENT RECREATION PURPOSES.	
COMMUNITY ENGAGEMENT 	GOAL 13.1 FOSTER AN ENGAGED COMMUNITY.	
HOUSING 	GOAL 14.2 PROMOTE THE DEVELOPMENT OF HOUSING THAT SERVES RESIDENTS ACROSS A RANGE OF DEMOGRAPHICS, INCOMES, AND COLLECTIVE NEEDS. GOAL 14.3 PRESERVE LEWISTOWN'S EXISTING HOUSING STOCK.	
CHILDCARE 	GOAL 15.1 FOSTER AN INCLUSIVE COMMUNITY FOR PEOPLE OF ALL AGES.	
TRANSPORTATION & MOBILITY 	GOAL 6.1 DESIGN A TRANSPORTATION NETWORK THAT EMPHASIZES AND INTEGRATES MULTIPLE MODES OF TRAVEL AND SERVES EXISTING POPULATION AND ACTIVITY CENTERS AS ITS PRIORITY. GOAL 7.1 PROVIDE AN EFFICIENT AND INTERCONNECTED ROAD NETWORK.	

COMMUNITY ENGAGEMENT TOP VALUES

	COMMUNITY SIZE / CHARACTER		MORE HOUSING OPTIONS		SERVICES FOR FAMILIES (EDUCATION, CHILDCARE)
	RETAIL / COMMERCIAL / INDUSTRY GROWTH		OUTDOOR RECREATION / PROXIMITY TO NATURE / LOCATION		MAINTAINING INFRASTRUCTURE (WATER, SEWER, ROADS, AIRPORT)
	MORE RESTAURANTS / RETAIL		COMMUNITY VALUES / CULTURE		DEVELOPMENT OF VACANT (UNOCCUPIED) LOTS
	MORE ACTIVITIES / ENTERTAINMENT		HOUSING AFFORDABILITY		GROWTH MANAGEMENT (PREVENTING SPRAWL, PROTECTING AGRICULTURAL LAND)
					CHOICE IN TRAVEL TYPE

NOTICE FOR, AND AGENDA FOR, A REGULAR MEETING OF THE CITY COMMISSION, CITY OF LEWISTOWN, APRIL 15, 2024 AT 7:00 P.M. AT THE CENTRAL MONTANA COMMUNITY CENTER LOCATED AT 307 W WATSON

To participate virtually the options are as follows:

To join by zoom:

<https://zoom.us/j/8486275925?pwd=dTVGbndDK253ZUJLMjRuZXU5QVpMdz09>

Meeting ID: 848 627 5925 Passcode: 59457

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – April 1, 2024 & Special Meeting April 8, 2024

COURTESIES

PROCLAMATIONS

BOARD AND COMMISSION REPORTS

CITY MANAGER REPORT

PUBLIC COMMENT – non agenda items

CONSENT AGENDA

Acknowledgment of the claims that have been paid from March 15, 2024 to March 31, 2024 for a total of \$4,065.80

Acknowledgement of the claims that have been paid from April 1, 2024 to April 11, 2024 for a total of \$439,761.17

***REGULAR AGENDA – Resolutions, Ordinances & Other Action Items:**

1. Discussion and action on Resolution No. 4153, a resolution appointed trustees to Lewistown Tourism Business Improvement District No. 1 (**Action: approve, disapprove or amend Resolution No. 4153**) City Manager Holly Phelps
2. Discussion and action on confirming the City Manager's appointment to the Library Board of Trustees for a five-year term (**Action: approve, disapprove or amend confirming the City Manager's appointment to the Library Board of Trustees**) City Manager Holly Phelps
3. Discussion and action on approving Prospect to purchase and install a Pressure Reducing Valve at the above ground water tank. (**Action: approve, disapprove or amend approving Prospect to install a PRV**) City Manager Holly Phelps
4. Discussion and action on allowing beer & wine license at the Makers on Broadway building (**Action: approve, disapprove or amend allowing a beer & wine license at the Makers on Broadway**) City Manager Holly Phelps

5. Discussion and action on approving a proposal on the berg lumber development and allowing the City Manager to enter into an agreement and sign on behalf of the City (**Action: approve, disapprove or amend approving a proposal**) City Manager Holly Phelps

CITIZENS' REQUESTS

COMMISSIONER'S MINUTE

ADJOURNMENT

* All citizens are invited to make comment on any agenda item prior to action being taken by the Commission

RESOLUTION NO. 4153

A RESOLUTION APPOINTING TRUSTEES TO LEWISTOWN TOURISM BUSINESS IMPROVEMENT DISTRICT NO.1

WHEREAS, the Lewistown City Commission created Business Improvement District No.1 on December 3, 2012 by approving Resolution No. 3806, and Resolution 4112, passed on February 6, 2023 expanded the duration of the district for an additional 10 years.

WHEREAS, pursuant to Resolution 4111, passed on January 17, 2023, set the current Board of Trustees for Business Improvement District No. 1 and the bylaws amended on February 21, 2023 approved in Resolution 4115 allow for an additional trustee for hotels with more than 65 rooms;

WHEREAS, pursuant to MCA § 7-12-1121 and Resolution 4043, all subsequent Trustees shall be appointed to four (4) year terms, except that a vacancy occurring during a term will be filled for the unexpired term. An unexpired term shall be filled in the same manner as other vacancies. A member holds office until a successor has been appointed and qualified. Subsequent chairpersons shall serve one (1) year terms as chair and shall be selected by the Board.

WHEREAS, Kate Cooler had been appointed as the trustee for the Calvert Hotel and she has now moved out of state. It is the desire of the Calvert Hotel to have Noah Rotz serve as their representative and serve the remainder of this term.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of Lewistown, Montana, that Noah Rotz be appointed to serve on the Business Improvement District No.1 board. The board shall hence consist of the following members:

<u>Trustee Name</u>	<u>Term</u>	<u>Begin Term</u>	<u>End Term</u>
Kristina Gapay	4 Years	March 21, 2023	March 21, 2027
Vaibhav Gadade	4 Years	Nov 1, 2020	Oct 31, 2024
Noah Rotz	4 Years	April 15, 2024	Jan 31, 2028
Amanda Lipke	4 Years	Feb 1, 2021	Jan 31, 2025
Susanne Wigginton	4 years	May 16, 2022	Jan 31, 2025
KellyAnne Terry	4 years	Feb 1, 2024	Jan 31, 2028

BE IT FURTHER RESOLVED, that the appointed Trustee shall have the powers and duties set out in Sections 7-12-1121 through 7-12-1133, M.C.A. and any other applicable laws, City ordinances or regulations.

APPROVED by the City Commission of the City of Lewistown, Montana this 15th day of April, 2024.

Loraine Day
Vice-Chairman of the Commission

ATTEST:

Nikki Brummond, City Clerk

February 27, 2024

Dear Holly and Lewistown City Commissioners,

I am writing to express my enthusiastic willingness to serve as a trustee for the Lewistown Public Library. I am currently serving as a trustee for the second time, having filled term vacancies for previous trustees. As an ardent supporter of the Library, I participate in programs like the Writing and Film groups, and utilize the services of the LPL and the Friends of the Library.

I am an experienced board member, having served on the LPL Board and the Lewistown Downtown Association Board (currently as Treasurer) for several years. I am familiar with Board governance, best practices, and have created and implemented strategic plans at a variety of community organizations, including the Lewistown Downtown Association and the Lewistown Art Center.

As a trustee, I've been pivotal in planning fundraisers for the Lewistown Public Library, including our most recent Chili Bowl. I've supervised multiple hires (including a Director), budget cycles, and the most recent Memorandum of Understanding with the City of Lewistown. I believe that my experience in nonprofits, small organizations, and on boards make me an ideal candidate for this position.

Thank you for your consideration,
Mary Callahan Baumstark

March 18, 2024

City of Lewistown

Robert Peccia and Associates
3147 Saddle Dr
Helena, MT 59601

Attn: Mr. Jeremy Perlinski

Re: City of Lewistown – Lower Tank 8” PRV Install

Dear Mr. Perlinski,

The attached cost is in reference to the installation of a new 8” PRV at the existing Lower Tank vault. Pricing includes supervision, and labor to install the 8” PRV. Due to the location of the valve in a vault, a “top man” is required at all times during work.

The price below is to install a new 8” PRV at the existing Lower Tank vault
8” PRV install - \$23,338.00

Sincerely,

Travis Robl
PROSPECT CONSTRUCTION, INC.

Standard Estimate Report

Lewistown Water System Improvements

Standard Estimate Report										3/18/2
Lewistown Water System Improvements										
Item	Description	Takeoff Qty	Labor		Material		Subcontract	Equipment	Other	Total
			Unit Cost	Amount	Unit Cost	Amount	Amount	Amount	Amount	Amount
1.100 O.H. PERSONNEL										
1.105	Supervision									
10	Project Manager	1.00 hr		82.69 /hr	-	-	-	-	-	83
20	Genl. Superintendent	5.00 hr		88.25 /hr	-	-	-	-	-	446
	Supervision			529						529
		6.00 Labor hours								
1.100 O.H. PERSONNEL										
		6.00 Labor hours		529		0	0	0	0	529
15.100 VALVES										
15.10f	Pressure Redcing Vlv Iron									
16.0	8" Flanged PRV	1.00 ea	2,468.40 /ea	2,468	16,486.25 /ea	16,486	-	-	-	18,955
	Pressure Redcing Vlv Iron			2,468		16,486				18,955
		30.00 Labor hours								
VALVES										
		30.00 Labor hours		2,468		16,486	0	0	0	18,955
15.200 PIPING ACCESSORIES										
15.225	Bolts & Gasket - Steel									
06.0	8" Bolt & Gaskets Set	2.00 ea	82.26 /ea	165	39.16 /ea	78	-	-	-	243
	Bolts & Gasket - Steel			165		78				243
		2.00 Labor hours								
PIPING ACCESSORIES										
		2.00 Labor hours		165		78	0	0	0	243

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	3,162	19,727	38,000 hrs				13.55%
Material	16,565						70.98%
Subcontract							
Equipment							
Other	19,727						84.53%
Bond & Insurance Fee	493	23,338		2,500 %	T		2.11%
Fringe Benefits	475			12,500 \$/hr	H		2.04%
Sick Leave of D. Labor	63			2,000 %	C		0.27%
Small Tools 3% of D. Labor	95			3,000 %	C		0.41%
Markup - Subcontracts				5,000 %	C		
Markup - Materials	2,485			15,000 %	C		10.65%
Markup - Equipment				15,000 %	C		
Markup - Other	3,611			15,000 %	C		15.47%
Total		23,338					100.00%

NORTHWEST PIPE FITTINGS, INC.

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FAX (406) 494-3767

404 17TH AVENUE N.E.
GREAT FALLS, MT 59404
PHONE (406) 727-0843
FAX (406) 454-1743

1780 MT HWY 35 EAST
KALISPELL, MT 59904
PHONE (406) 752-6562
FAX (406) 752-6553

380 FLOSS FLATS RD.
BELGRADE, MT 59714
PHONE (406) 368-2045
FAX (406) 368-2093

34830 HWY 23
SIDNEY, MT 59270
PHONE (406) 630-5120
FAX (406) 630-5125

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MISSOULA, MT 59608
PHONE (406) 519-0909

NOT FOR SHIPPING
MATERIAL MAY NOT BE SHIPPED
FROM THIS DOCUMENT

PICK LIST / QUOTATION FORM

QUOTE NO. 442500

QUOTE TO

79088S
PROSPECT CONSTRUCTION INC
LEWISTOWN WATER IMPROVEMENTS
LEWISTOWN, MT 59457

QUOTE DATE	TO DATE	JOB REFERENCE	FOB	TERMS	PREPARED BY
03/13/24	04/12/24	8" PRESSURE REDUCING...		NET 30	CORY DUNNING

(1) 8" IMPORT PRV

PART#	QTY	DESCRIPTION	UNIT	PRICE	EXT. PRICE
	1	8" PRESSURE REDUCING VALVE 90-01BY 3-5 DAYS TO SHIP OUT OF GOLDEN CO	EA	\$16,486.25	\$16,486.25
0743234	2	FA80-R 8" BOLT-PAK SET	EA	\$39.16	\$78.32

Segment Total \$16,564.57

(2) 8" AIS PRV

PART#	QTY	DESCRIPTION	UNIT	PRICE	EXT. PRICE
	1	8" PRESSURE REDUCING VALVE 90-01BY 12-14 WEEKS LEAD TIME		\$31,358.75	\$31,358.75
0743234	2	FA80-R 8" BOLT-PAK SET	EA	\$39.16	\$78.32

Segment Total \$31,437.07

We are pleased to quote you on the above material
All quotes are subject to Northwest Pipe Fittings "Terms of Sale"
Quoted prices are subject to change after the "TO DATE" above.

Segments Total \$48,001.64
Tax Total \$0.00
Quotation Total \$48,001.64

MEMORANDUM

April 11, 2024

TO: Holly Phelps, City Manager
FR: Doug Osterman, Planning Director
RE: Berg Lumber Property Fair Market Value

Pursuant to your request, I collected information on sale price of undeveloped, unincorporated land near Lewistown.

Using two property sales, one on October 20, 2023, and the other on March 15, 2024, the price of undeveloped, unincorporated land near Lewistown ranges from \$11,000 to \$24,171 per acre. Given (1) the Berg Lumber property's history as an industrial use, (2) the presence of uncontrolled fill materials which contain visible construction debris, and (3) the inability to reuse material on site for fill as it contains sporadic wood, organics, and other deleterious materials, I feel it is reasonable to estimate that the 17.93-acre Berg Lumber property is half the value of the other two properties without these constraints.

Using the two recent sale prices per acre as an estimation, the Berg Lumber property fair market value ranges from \$5,500 to \$12,086 per acre, or from \$98,615 to \$216,700.

The 2023 market value of Berg Lumber per Fergus County records is \$118,308 (attached).

Please contact me with any questions.



David C. Thomas, MAI
Commercial Real Estate

THOMAS
APPRAISAL
SERVICES, INC.

Barbara D. Thomas
Residential Real Estate

August 20, 2012

City of Lewistown
Attn: Kevin L. Myhre, City Manager
305 West Watson
Lewistown, MT 59457

RE: Appraisal of the former George Berg property, located along Joyland Road, in Lewistown, Fergus County, Montana.

Dear Mr. Myhre:

Pursuant to your request, I have prepared a summary appraisal of the above described property. The purpose of this appraisal is to estimate the "As Is" market value of the fee simple estate in the above referenced property. I have personally inspected the site and improvements valued in this report. I certify that I have no personal interest, present or contemplated, in the subject property and that this appraisal represents my opinion of the market value of the subject property.

As a result of my investigation, the final estimated "As Is" Market Value of the fee simple estate of the subject property, as of the date of last inspection, July 25, 2012, is: **\$275,000**. The marketing time for the subject property is estimated to be 9 months to one year.

This letter must remain attached to the report, which contains 32 pages plus related exhibits, in order for the value opinion set forth to be considered valid. Further, this letter of transmittal precedes the summary appraisal report further describing the property and containing the reasoning and most pertinent data leading to the final value estimates. Your attention is directed to the Assumptions and Limiting Conditions and Certification, which are considered usual for this type of assignment and have been included within the text of this report.

Sincerely,

THOMAS APPRAISAL SERVICES, INC.

By: David C. Thomas, MAI & President
Montana Certified General Appraiser #416

Enclosure: Appraisal Report

The fair market value is the price at which a property would change hands between a willing buyer and a willing seller.

The fair market value is the price an asset would sell for on the open market when certain conditions are met.

- The conditions are: the parties involved are aware of all the facts, are acting in their own interest, are free of any pressure to buy or sell, and have ample time to make the decision.

Recent Sales Comparisons

389 Pay The Freight LN, Lewistown, MT 59457
MLS #23-77

BRING YOUR HORSES and build your dream home on this 20 acre parcel 4 miles north of Lewistown. Enjoy the incredible views of the Judith Mountains, Snowy Mountains, and Moccasins. Property has a well, electric, and is partially fenced with an animal shelter.

Listing Information

Cumulative DOM	229	Days On Market	229
List Date	03/06/2023	Status	Closed
Original List Price	279,000	Price	254,000
To Show Call	Mike 406-707-108	Zoning	Agricultural

Property Information

Property Type	Land	Realtor.com	Land
Type	Acreage 2 - 20 Unimproved	Lot Dimensions	20.01 acres

Location & Legal

Area	Lewistown		
Legal	WIND HILLS SUBDIVISION 013, S28, T16 N, R18 E, Lot 002, IN E2SE4 (legal to govern per title commitment)		
Taxes	141	Tax Year	2022
Owner	[REDACTED]		

Remarks & Directions

SID/RID	No
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Compensation

Buyer Agent Comm	[REDACTED]	Buyer Agent Comm Type	%
Exclusive Agency	Y		

Status Change Information

Under Contract Date	09/20/2023	Sold Date	10/20/2023
Sold Price	220,000	How Sold	Cash
Status Change Date	10/20/2023		

Casino Creek DR, Lewistown, MT 59457

MLS #23-362

Take the opportunity to develop a subdivision to provide needed homes for the city of Lewistown. Located in the City limits, these 28+ acres are suitable to develop into a housing subdivision. City utilities and power are in the proximity. Capitalize on this potential to develop this residential land.

Listing Information

Cumulative DOM	252	Days On Market	253
List Date	07/07/2023	Status	Closed
Original List Price	1,375,600	Price	850,000
Key Location	None	To Show Call	Call Gidget 366-4336

Zoning Single Family

Property Information

Property Type	Land	Realtor.com	Land
Type	Acreage 21 - 99 Unimproved	# of Acres/Land SqFt	28.96
Lot Dimensions	28.96 acres		

Location & Legal

Area	Lewistown		
Legal	S22, T15 N, R18 E, C.O.S. 839, TRACT 2 IN S2NW4 (legal to govern per title commitment)		
Taxes	228.25	Tax Year	2022
Owner		Elementary School	Lewis & Clark
Middle School	Lewistown JH	High School	Fergus HS
Other Schools	Garfield Elementary		

Remarks & Directions

SID/RID	No
Directions	From US-191N/87S, turn right toward Airport Rd then immediate left onto Airport Rd. Turn right onto Fluorite Dr, Turn right onto Carroll Trail, then right onto Casino Creek Dr. Property will be on the right. Sign will be posted

Compensation

Buyer Agent Comm		Buyer Agent Comm Type	%
Exclusive Agency	Y		

Status Change Information

Under Contract Date	10/20/2023	Sold Date	03/15/2024
Sold Price	700,000	How Sold	Cash
Status Change Date	03/15/2024		

Berg Lumber information from the Montana Department of Revenue (Cadastral)

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	118308	196192	314500	INCOME
2022	97456	117890	215346	COST
2021	97456	117890	215346	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width:	Depth:
Square Feet: 00	Acres: 17.94

Valuation

Class Code: 2153	Value: 118308
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