

**ANACONDA-DEER LODGE COUNTY**  
**SPECIAL COMMISSION MEETING**  
**6:15 P.M. TUESDAY, OCTOBER 24, 2023**  
**COURTHOUSE COURTROOM**

Present: District 1 Commissioner Mike Beausoleil, District 2 Commissioner Steve Gates, District 3 Commissioner Kevin Hart (Chair), District 4 Commissioner Tom Gallagher, District 5 Commissioner Ed Beaudette, CEO Bill Everett, County Attorney Ben Krakowka, and Clerk of Commission Seanna Zacher

Members of the Press: James Rosien, Anaconda Leader

Members of the Public: Per Sign-In Sheet

Commissioner Hart called the meeting to order at 6:16 p.m. Commissioner Hart explained the Commission rules of procedure.

**REPORTS OF BOARDS, COMMITTEES AND OFFICIALS**

- **Commissioner Beaudette** - Nothing to Report.
- **Commissioner Gates** – Policy Council for Head Start has been meeting to do interviews.
- **Commissioner Gallagher** – Nothing to Report.
- **Commissioner Beausoleil** – Nothing to Report.
- **Commissioner Hart** – Nothing to Report.
- **CEO Everett** – Nothing to Report.
- **CA Ben Krakowka** – I went to a luncheon for Judge Krueger’s drug court in Butte, as we share many of the same criminal defendants or individuals involved in proceedings. We learned and discussed the benefits of the drug program and ways to utilize this program in Anaconda.

**UNFINISHED BUSINESS**

**Parcel Reconfiguration and Modification of Restrictive Covenants and Related Deed Provisions  
(Golf Course and Hotel Parcels)**

**Commissioner Beaudette** – Mr. Chairman, I am essentially the cause for having this Special Meeting as it was my motion to table this item. I am not concerned about the superfund issues on this property, I was concerned with the potential of it being used for too much rent by owner type of situation. I am also concerned with the HOA taking control of this property without any input from anyone other than the owners within the HOA. In the interim I have had the opportunity to do some research and I believe that the rent by owner situation has passed us by. We will have to potentially look at this in the future as things change because I think this will be an economic issue, taxation, and such at a higher level. We will have to see how they are determined and see how they can best work with A-DLC. I did meet with the CEO, Carl Hamming and Carl Nyman regarding the HOA, the CEO indicated that the contractor was interested in having participation by A-DLC with the HOA. I do think that we should have a review and potential input into the rules and regulations that would be generated. Initially I thought it would be good to have an ex officio but given the location I think it should be a voting member. Knowing the CEO will work with the developer to make this happen I think we can vote for this to pass.

- **J.H. Delaney** – 1708 Copper. There is an old saying, ‘An ounce of prevention,’ that is a good statement to use in having this special meeting. I am finding out more and I am sure other people are too of the overview of what is going on. I have a question about who is going to be part of the HOA, who are they? Weren’t there two projects having to do with low density to medium or high density to medium? I think that would still be

part of the concern if you are changing sidelines and what have you. I am glad that you are speaking more rather than making no comments. Thank you.

Motion made by Commissioner Gates to approve the Parcel Reconfiguration and Modification of Restrictive Covenants and Related Deed Provisions(Golf Course and Hotel Parcels); Seconded by Commissioner Beausoleil.

Motion Carried 4-1  
Commissioner Gallagher – Dissenting Vote

### **Appointing a Vice Chair to the A-DLC Board of Commissions**

**Commissioner Hart** – We did mention this last week, Commissioner Beausoleil previously had expressed interest in the position. Rose brought it to our attention that for a position such as this it was not fair to do anything that looked like a railroad job so it was put off until Commissioner Beausoleil could be present to offer any thoughts of his own.

Motion made by Commissioner Gates to Appoint Commissioner Beausoleil as Vice Chair to the A-DLC Board of Commissions; Seconded by Commissioner Gallagher.

Motion Carried 5-0

### **MISCELLANEOUS**

- **Commissioner Beaudette** – No Miscellaneous.
- **Commissioner Gates** – No Miscellaneous.
- **Commissioner Gallagher** – No Miscellaneous.
- **Commissioner Beausoleil** – No Miscellaneous.
- **Commissioner Hart** – No Miscellaneous.
- **CEO Everett** – No Miscellaneous.
- **CA Ben Krakowka** – No Miscellaneous.

### **PUBLIC COMMENT**

**J.H Delaney** – Previously I brought up May 02, 2023, the term encroachment was used, and I noted that was also used in the Georgetown project; my thing is the May 02 had one meeting and the Georgetown site had more than one meeting. Also, the county website is hard to find things in chronological order, if that could be addressed that would be terrific.


### **ADLC MEETING DATES AND TIMES**

**Commissioner Hart** - Read the meeting dates and times.

### **ADJOURNMENT**

Meeting Adjourned at 6:27 p.m.

  
Seanna Zacher  
Clerk of Commission

  
Kevin Hart  
Commission Chair