

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, December 16, 2025

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

Topics:
City of Hardin
Council Meeting – 12/16/2025 6:30 p.m.

Start Time: 6:30 p.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

December 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 12/02/2025 Closed Meeting 11/18/2025 Claims

PUBLIC COMMENT (agenda items only):

MAYOR:

COMMITTEE REPORTS:

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

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS: o City-County Planning Board Minutes

UNFINISHED BUSINESS:

NEW BUSINESS:

- o City-County Planning Board Recommendation – Newcombe & Somes Variance
- o City-County Planning Board Recommendation – Love’s RV Park Final Plan
- o City-County Planning Board Mayor Appointment – Letters of Interest
- o City-County Planning Board City Council Appointment – Letters of Interest
- o Stahly Engineering & Associates, Inc. – Update on Waste Water Treatment Plant Project
- o Stahly Engineering & Associates, Inc., – Contract Renewal
- o Northcon, Inc. Pay Application #5 - \$485,674.57
- o Northern Cheyenne Agreement – Landfill

STAFF REPORTS

- Public Works:
- Finance:
- Police:
- Legal:
- Economic Development:

RESOLUTIONS & ORDINANCES:

Resolution NO. 2424 – Adopting the 2024 Eastern Montana Region Hazard Mitigation Plan
Ordinance NO. 2025-04 – Second Reading: Storage and Use of Campers, Recreational Vehicles and Other Temporary Dwelling Units in The City

PUBLIC COMMENT:

Swearing in - Oaths of Office

ANNOUNCEMENTS:

Employee Anniversaries: Bryan Wilson; 4 years
Local Government Review Study Commission Meetings: 3rd Wednesday of each month, TBD Council Chambers
Request for Proposals (RFP) for General Contractor / Construction Manager Visitor Information Center due December 23, 2025 by 3:00 p.m.
City Offices will be Closing at 12:00 p.m. on Wednesday, December 24, 2025, Closed Thursday, December 25, 2025 for Christmas Day & Thursday, January 1, 2026 for New Year’s Day
Alley Clean-Up & Christmas Tree Pick – Up: Please have items out early Monday, January 5, 2026
Business Licenses & Pet Licenses: Due by February 1, 2026
City-County Planning Board Letters of Interest: Due January 9, 2026
Public Hearing: City of Hardin Subdivision Regulations – Tuesday, January 6, 2026 at 6:00 p.m. in Council Chambers
City of Hardin Job Openings: Full-time positions: Police Officer & Utility Billing Clerk / Cashier

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**

COUNCIL MEETING: The Regular Council Meeting for December 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, Jeremy Krebs and Antonio Espinoza.

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

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 November 18, 2025. Motion seconded by Hopes. On a voice vote the motion was unanimously approved. Hopes motioned to approve the Resolutions or Ordinances Committee meeting of November 18, 2025. Greer seconded. On a voice vote the motion was unanimously approved.

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

	CLAIM No.	Monthly Total
October, 2025	33101, 33103, 33108 - 33109	\$ 5,514.95
November, 2025	33092-33098, 33100, 33102, 33104-33107, 33129, 33132-33158	359,865.45
December, 2025	33110-33128, 33130-33131	<u>2,385.12</u>
TOTAL Submitted		\$ 367,765.52

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

PUBLIC COMMENT: N/A

MAYOR:

COMMITTEE REPORTS:

Personnel Policy/City Policy:

Mayor Purcell reported the City currently has job openings for full-time Police Officers.

Sewer & Water:

Massine reported the construction company working on Wastewater Treatment Plant Project is pouring concrete and the Water Treatment Plant received an update on their computers.

Law Enforcement:

Streets & Alleys:

Hopes reported the streets crew is putting together garbage cans and blading. Alley Clean-Up is scheduled for January 5, 2026.

Parks & Playgrounds:

Krebs reported the payment has been made for the gazebo for the South Park Project.

Finance/Landfill:

Greer reported Hurff has been looking at specifications for a new loader for the Landfill.

Resolutions & Ordinances:

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS:

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

Knudsen reviewed the Agreement to Convey Equipment to the Town of Lodge Grass, Montana; a 1992 Ford L800, Jeter Vac-Con Truck and a 2000 Freightliner Garbage Truck. He noted the agreement pairs with Resolution NO. 2423 – To Transfer Equipment to the Town of Lodge Grass, Montana. Massine motioned to approve the agreement. Hopes seconded. On a voice vote the motion was unanimously approved.

Hurff requested approval of an estimate received from Five Star Diesel, in the amount of \$9,426.47, for repairs on a Chevy Silverado that is used for water leaks etc. Krebs motioned to approve the repairs. Hopes seconded. On a voice vote the motion was unanimously approved.

Hurff reviewed three quotes that were received for roof repairs at the Water Treatment Plant, the roof in the back of the plant. There is also a small roof that needs repair. Hurff noted Kirkness Roofing & Exteriors noted they will do a complete tear off and add in the smaller roof for an additional \$335.15 for a total of \$20,000. Krebs asked if there was money in the budget to do both roofs. Lehr reported there is \$24,130 available. Krebs motioned to go with Kirkness Roofing & Exteriors for both roofs. Sharpe seconded. On a voice vote the motion was unanimously approved.

STAFF REPORTS:

Public Works:

Finance:

Lehr provided a review of the Lodge Grass project the City sponsors for their Wastewater Treatment Facility. He reported the City is still waiting for final word from the Department of Natural Resources and Conservation (DNRC); they are reviewing the request to change the scope and budget of the project and to extend the time period to June 2026.

The City previously received about \$295,000 from State and Local Infrastructure Partnership Act, HB 355, for the tank lining and mixers. The City has received the tank lining portion of that in the amount of \$190,725 and is currently waiting for roughly \$30,000 for the mixers. Lehr reported there is a delay in processing the loan draw for the City to receive money to pay the contractor for the Waste Water Treatment Plant Project. Rural Development is a federal program and was furloughed from the government shutdown; the City should receive the payment soon. The City applied for a Montana Coal Endowment Program (MCEP) grant, in the amount of \$30,000, to update the Capital Improvement Plan (CIP). He added a Community Development Block Grant and Community Technical Assistance Program (CTAP) are other grants the City can apply for. The payment was made to EMB Metal Buildings, LLC for the pavilion for the South Park Project.

Police:

Police Chief Paul George, Jr. reviewed calls for service. He reported the new duty weapons are here and will be issued to the officers when the holsters arrive.

Legal:

Economic Development:

Toyne reviewed projects she has been working on related to tourism development and community planning. She attended the Beartooth RC&D board meeting in Columbus, participated in Zoom meeting focused on the City Sustainable Tourism Management Plan, and she has been involved in conversations regarding the Visitor Information Center Project. Carol Foxe asked about the Visitor Information Center. Toyne, Mayor Purcell, and Lehr provided a review of the purpose of the new center.

RESOLUTIONS & ORDINANCES:

Resolution NO. 2423 – To Transfer Equipment to the Town of Lodge Grass, Montana. Greer motioned to approve the resolution. Hopes seconded. On a voice vote the motion was unanimously approved.

Ordinance NO. 2025-03 – Second Reading: Amending Cash Deposit Amount Required for New Water Service Customers. Massine motioned to approve the ordinance. Greer seconded. On a voice vote the motion was unanimously approved.

Ordinance NO. 2025-04 – First Reading: Storage and Use of Campers, Recreational Vehicles and Other Temporary Dwelling Units in The City. Cory Kenney and Corrina Kirschenmann-Kuntz voiced concerns about the ordinance. Krebs motioned to approve the ordinance. Sharpe seconded. On a voice vote the motion was unanimously approved.

PUBLIC COMMENT:

Jonathan Noteboom, resident, asked if the concrete area at South Park could be filled with water for ice skating before the gazebo is put in. Mayor Purcell reported the plan is to have the gazebo installed by the end of this year. Noteboom voiced having a place in town would be safer and the community would have somewhere to ice skate and have something to do. Mayor Purcell noted it is something that can be looked into. There were several recommendations for locations, what other cities have done, and input from others that they would also like to have an ice-skating rink.

ANNOUNCEMENTS:

Mayor Purcell reported Business Licenses are due by February 1, 2026. The City Employee Christmas Party is scheduled for Thursday, December 11, 2025 at 6:30 p.m. No business will be conducted, but there is a possibility for a quorum to be present. The Local Government Review Study Commission Meetings are held the 3rd Wednesday of each month in Council Chambers; City-County Planning Board Letters of Interest are due December 3, 2025; City-County Planning Board Public Hearing for the Newcombe and Somes Variance and a Public Hearing for the proposed City of Hardin Subdivision Regulations are scheduled for Monday December 8, 2025 at 7:00 p.m. in Council Chambers; and the Hardin Community Blood Drive is scheduled for Dec. 11th 12:00 p.m. to 6:00 p.m. at the First Alliance Church located at 934 1st St West. The City of Hardin has the following Job Opening: Full-time positions for Police Officers. Mayor Purcell reported the Oaths of Office for Elected Officials will be held at the end of the meeting on December 16, 2025.

Greer motioned to adjourn the meeting at 7:43 p.m. Hopes 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

December 16, 2025

Month	CLAIM No.	Monthly Total
October, 2025	33168, 33178-33179	\$ 154,149.07
November, 2025	33160-33167, 33169-33172, 33174, 33176, 33181-33182, 33184, 33198	83,261.17
December, 2025	33159, 33173, 33175, 33177, 33180, 33183, 33185-33196, 33199	151,938.15
TOTAL Submitted		\$ 389,348.39

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

Vendor	Purpose	Check #	Amount
MT DEPARTMENT OF ENVIRONMENTAL QUAL	Quarterly landfill licenses	42207	10,176.23
AXON ENTERPRISE, INC.	Body camera annual payment	-99412	7,732.00
FIVE STAR DIESEL	Repair of Chevy Public Works Director	42209	9,730.96
MORRISON-MAIERLE	Engineering services for Lodge Grass project	-99413	61,974.37
Western Municipal Construction, Inc.	Equipment purchases from LG project	42210	91,252.95
CUSHING TERRELL	Architectural services for Visitor Center	42197	23,910.38
MATOVICH OIL CO.	Gas, diesel, oil, DEF, etc	42199	8,966.17
 <i>Transfer to US Bank Trustee</i>			
US BANK NATIONAL ASSOC	Transfer of taxes to trustee account	42227	114,973.19
<i>Approved Previously at August 20, 2024 Meeting</i>			
IN CONTROL, INC	SCADA system update in water treatment	42204	30,366.00
<i>Exempt from Resolution 2189</i>			
NORTHWESTERN ENERGY	Electric Utilities	42226	8,100.63

CITY OF HARDIN**Claims Report****For the Accounting Period: October, 2025**

Vendor	Claim #	Check	Amount
MORRISON-MAIERLE	CL 33168	-99413	61,974.37
Western Municipal Construction, Inc.	CL 33178	42210	91,252.95
MONTANA DEPARTMENT OF REVENUE	CL 33179	42211	921.75
			154,149.07

CITY OF HARDIN**Claims Report****For the Accounting Period: November, 2025**

Vendor	Claim #	Check	Amount
CHRIS L SCHNEIDER	CL 33160	42196	79.99
POMP'S TIRE SERVICEQ	CL 33161	42195	518.32
CUSHING TERRELL	CL 33162	42197	23,910.38
BILL'S AUTO PARTS	CL 33163	42198	3,058.64
MATOVICH OIL CO.	CL 33164	42199	8,966.17
BIG HORN COUNTY ELECTRIC	CL 33165	42200	3,234.86
VISIONARY BROADBAND	CL 33166	42201	260.22
APG YELLOWSTONE NEWS GROUP	CL 33167	42202	273.65
PINK HILL LLC	CL 33169	42203	2,720.87
IN CONTROL, INC	CL 33170	42204	30,366.00
BIG SKY TIRE & SERVICE CO LLC	CL 33171	42205	300.00
BIG SKY EXPRESS WASH	CL 33172	42206	68.40
BIG SKY LINEN & UNIFORM INC	CL 33174	-99409	187.20
RDO EQUIPMENT	CL 33176	42208	0.00
* CASH	CL 33181	42213	125.50
RCI ENERGY INC	CL 33182	42214	910.34
SCL Medical Group - Billings LLC	CL 33184	42216	180.00
NORTHWESTERN ENERGY	CL 33198	42226	8,100.63
			83,261.17

CITY OF HARDIN

Claims Report

For the Accounting Period: December, 2025

Vendor	Claim #	Check	Amount
HEALTHEQUITY	CL 33159	-99408	166.79
MT DEPARTMENT OF ENVIRONMENTAL QUALITY	CL 33173	42207	10,176.23
AXON ENTERPRISE, INC.	CL 33175	-99412	7,732.00
FIVE STAR DIESEL	CL 33177	42209	9,730.96
COLUMN SOFTWARE PBC	CL 33180	42212	387.06
EUGENE BIRDINGROUND	CL 33183	42215	229.98
THE ORIGINAL BRIEFS	CL 33185	42217	300.00
UTILITIES UNDERGROUND LOC. CTR.	CL 33186	42218	124.25
VERIZON WIRELESS	CL 33187	-99410	501.75
BAMBOOHR LLC	CL 33188	-99411	724.01
BILLINGS CLINIC	CL 33189	42219	400.00
CUSHING TERRELL	CL 33190	42220	2,080.00
DIS TECHNOLOGIES	CL 33191	42221	1,370.50
Division of Criminal Investigation	CL 33192	42222	1,946.59
ECOLAB INC	CL 33193	42223	261.35
HANSER'S WRECKER COMPANY INC	CL 33194	42224	150.00
TROJAN TECHNOLOGIES CORP	CL 33195	-99407	581.22
ANGELA ZIMMER	CL 33196	42225	102.27
US BANK NATIONAL ASSOC	CL 33199	42227	114,973.19
			151,938.15

CITY OF HARDIN

Check Report

12/16/2025

Vendor	Claim #	Check	Amount
POMP'S TIRE SERVICEQ	CL 33161	42195	518.32
CHRIS L SCHNEIDER	CL 33160	42196	79.99
CUSHING TERRELL	CL 33162	42197	23,910.38
BILL'S AUTO PARTS	CL 33163	42198	3,058.64
MATOVICH OIL CO.	CL 33164	42199	8,966.17
BIG HORN COUNTY ELECTRIC	CL 33165	42200	3,234.86
VISIONARY BROADBAND	CL 33166	42201	260.22
APG YELLOWSTONE NEWS GROUP	CL 33167	42202	273.65
PINK HILL LLC	CL 33169	42203	2,720.87
IN CONTROL, INC	CL 33170	42204	30,366.00
BIG SKY TIRE & SERVICE CO LLC	CL 33171	42205	300.00
BIG SKY EXPRESS WASH	CL 33172	42206	68.40
MT DEPARTMENT OF ENVIRONMENTAL QUALITY	CL 33173	42207	10,176.23
RDO EQUIPMENT	CL 33176	42208	0.00
FIVE STAR DIESEL	CL 33177	42209	9,730.96
Western Municipal Construction, Inc.	CL 33178	42210	91,252.95
MONTANA DEPARTMENT OF REVENUE	CL 33179	42211	921.75
COLUMN SOFTWARE PBC	CL 33180	42212	387.06
* CASH	CL 33181	42213	125.50
RCI ENERGY INC	CL 33182	42214	910.34
EUGENE BIRDINGROUND	CL 33183	42215	229.98
SCL Medical Group - Billings LLC	CL 33184	42216	180.00
THE ORIGINAL BRIEFS	CL 33185	42217	300.00
UTILITIES UNDERGROUND LOC. CTR.	CL 33186	42218	124.25
BILLINGS CLINIC	CL 33189	42219	400.00
CUSHING TERRELL	CL 33190	42220	2,080.00
DIS TECHNOLOGIES	CL 33191	42221	1,370.50
Division of Criminal Investigation	CL 33192	42222	1,946.59
ECOLAB INC	CL 33193	42223	261.35
HANSER'S WRECKER COMPANY INC	CL 33194	42224	150.00
ANGELA ZIMMER	CL 33196	42225	102.27
NORTHWESTERN ENERGY	CL 33198	42226	8,100.63
US BANK NATIONAL ASSOC	CL 33199	42227	114,973.19
TROJAN TECHNOLOGIES CORP	CL 33195	-99407	581.22
HEALTHQUITY	CL 33159	-99408	166.79
BIG SKY LINEN & UNIFORM INC	CL 33174	-99409	187.20
VERIZON WIRELESS	CL 33187	-99410	501.75
BAMBOOHR LLC	CL 33188	-99411	724.01
AXON ENTERPRISE, INC.	CL 33175	-99412	7,732.00
MORRISON-MAIERLE	CL 33168	-99413	61,974.37
			389,348.39

CITY-COUNTY PLANNING BOARD

PO Box 305

CITY OF HARDIN / BIG HORN COUNTY

HARDIN MT 59034-0305



City County Planning Board Meeting

Date: October 14, 2025

Location: City Chambers

Time: Public Hearing opened at 6:59 PM; Regular Meeting called to order at 7:06 PM

1. Roll Call

Present: Chairperson Corinna Kirschenmann-Kuntz , Vice Chairperson-Bill Hodges , Taylor Sidwell , Dan Lowe , Jeff Hooker , Karla Roods

Excused: Michael Ebert , Larry Vandersloot

Staff: Mr. Forrest Mandeville – City Planner

Guests: Luke Gerber, Natasha Morton

2. Call to Order (6:59 PM)

The regular meeting of the City–County Planning Board was called to order at **7:06 PM** by the acting chairperson Corrina Kirschenmann-Kuntz.

3. Public Hearing (Opened 6:59 PM)

Gerber Variance Request

Applicant: Luke Gerber

Request: construction of a new carport on the east side of the property.

- Proposed setback: side setback of 1 ½ feet instead of 5 feet
- Property: Zoned R2, located at 838 W 5th St (Lot 7, Amended Block 2, Egnew Addition, Section 23, Township 1 S, Range 33 E)
- **9 ft** from carport to neighboring house.
- Carport cannot be reduced below **10 ft**
- Neighbor behind applicant also supports (via call to Mandeville)
- Morton noted others have constructed without proper procedure

Additional Notes:

- Corrina reminded the public that the board issues a recommendation for City Council. City Council will review **10/21/25**.
- Bill clarified that Mr. Mandeville reviews all applications and provides staff reports.
- Natasha requests email notification of the final results.

Public Hearing Closed: 7:04 PM

4. Approval of Minutes for 09/08/2025

- Motion: Taylor Sidwell
 - Second: Karla Roods
 - **Approved unanimously**
-

5. Financial Statements

- Motion: Bill Hodges
 - Second: Taylor Sidwell
 - **Approved unanimously**
-

6. Old Business

6.1 Stewart Project

City Council approved at their last meeting.

6.2 M&R Project

- Council denied and requested modifications.
- Michael Ebert is looking to revise and resubmit.
- Corrina noted possible lot swap discussions due to odd lot shape.
- Jeff asked about post-vote discussion; Bill expressed desire for clarification after voting.
- Karla noted comments were made but no formal discussion occurred; Corrina will document.

6.3 Subdivision Regulations Update (Mandeville Report)

Reference model: 2006 version; county model will be used moving forward.

Decision Items

1. Minor Subdivision Review Requirements

- Discussion around treating all subdivisions as major to ensure public review.
- **Motion:** Require all subdivisions to come before the board.
 - Motion: Taylor Sidwell
 - Second: Jeff Hooker
 - **Approved unanimously**

2. Traffic Study Threshold

- Residential trips: 8–10 trips/day per home
- 6-lot subdivision ≈ 100 trips/day
- Traffic studies cost ~ \$10,000; identify peak hour flow, off-site needs, etc.
- **Motion:** Set **6 lots** as threshold triggering major subdivision classification.
 - Motion: Taylor Sidwell
 - Second: Karla Roods
 - **Approved unanimously at 7:30 PM**

3. Family Transfer Two-Year Hold

- Discussion on 2-year hold requirement; hardship waiver possible.
- **Motion:** Adopt state cap of **2-year hold** with hardship language written by Mandeville.
 - Motion: Taylor Sidwell
 - Second: Bill Hodges
 - **Approved unanimously at 7:38 PM**

4. Subdivision Fee Schedule

- Fees have state caps; must be reviewed and sent to council.
- **Motion:** Direct Mandeville to draft fee schedule for CCPB review.
 - **Approved unanimously at 7:42 PM**
- CCPB will hold a hearing before forwarding to City Council.

7. New Business

7.1 Gerber Variance (Post-Hearing Review)

- Taylor raised possible fire-spacing concerns. Board reviewed spacing with optional entry point.
- Dan supports as long as neighbors have no objections and wants written documentation.
- Commendation to Karla and Natasha for identifying code issues.
- Karla discussion of boots on the ground code enforcement. Mandeville unsure for when prior violations began; may require new variance for compliance.
- **Motion to Approve Variance:** Bill Hodges
 - **Second:** Jeff Hooker
 - **Passed unanimously at 7:52 PM**
 - Corrina reminds Board; the variance application and CCPB recommendation will be brought to the city council on **10/21/2025**.

7.2 Board Administrative Updates

- Bill Hodges reappointed Vice President.
 - Dan Lowe's term extended for another 2-year term.
 - New name tag needed for Secretary.
 - Member list needs updating. List will be sent to Board members.
 - Upcoming dates:
 - **10/26 – FFA Harvest**
 - **11/2 – Daylight Savings**
 - **11/10 – Next CCPB Meeting**
 - Linda will provide backup secretary duties.
 - County planning update coming soon; county supports new mental health initiatives.
-

8. Adjournment

- Motion: Bill Hodges
- Second: Taylor Sidwell
- **Adjourned at 8:01 PM**

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

PO Box 305
HARDIN MT 59034-0305

December 9, 2025

Hardin City Council
406 N Cheyenne Ave
Hardin, MT 59034



Re: Newcombe and Somes Variance Request

To The Council,

At the December 8, 2025, monthly meeting, and after holding the prescribed public hearing, the City-County Planning Board voted to recommend **approval** of the Variance Request submitted by Joseph Newcombe and Nicholas Somes, subject to conditions.

The subject property owned by the applicants and is legally described as Lot 1, Block 8, Hardin Fourth Addition, in Section 23, Township 1 South, Range 33 East, Big Horn County, Montana. The subject property is located on the east side of Hardin on the southeast corner of 7th Street East and North Crook Avenue.

The variance would allow the two homes currently on the property to be rebuilt if destroyed. The property is zoned R1 single-family residential.

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 the existing homes to be rebuilt in the same footprint, subject to a condition that the property must remain in a single ownership and not be divided.

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

NEWCOMBE AND SOMES VARIANCE REQUEST – STAFF REPORT

Date: October 29, 2025

To: Hardin City/County Planning Board Members

From: Forrest J. Mandeville, AICP – Planning Consultant

RE: Newcombe and Somes 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:

Joseph Newcombe and Nicholas Somes have applied for a variance for their property on the east side of Hardin on the southeast corner of 7th Street East and North Crook Avenue. The request, if approved, would allow existing non-conforming buildings to be rebuilt, if necessary, in the same footprint. The property address is 210 E 7th Street, and the property is legally described as Lot 1, Block 8, Hardin Fourth Addition, in Section 23, Township 1 South, Range 33 East.

The property is zoned R1 single-family residential. The variance would allow the two homes currently on the property to be rebuilt if destroyed.

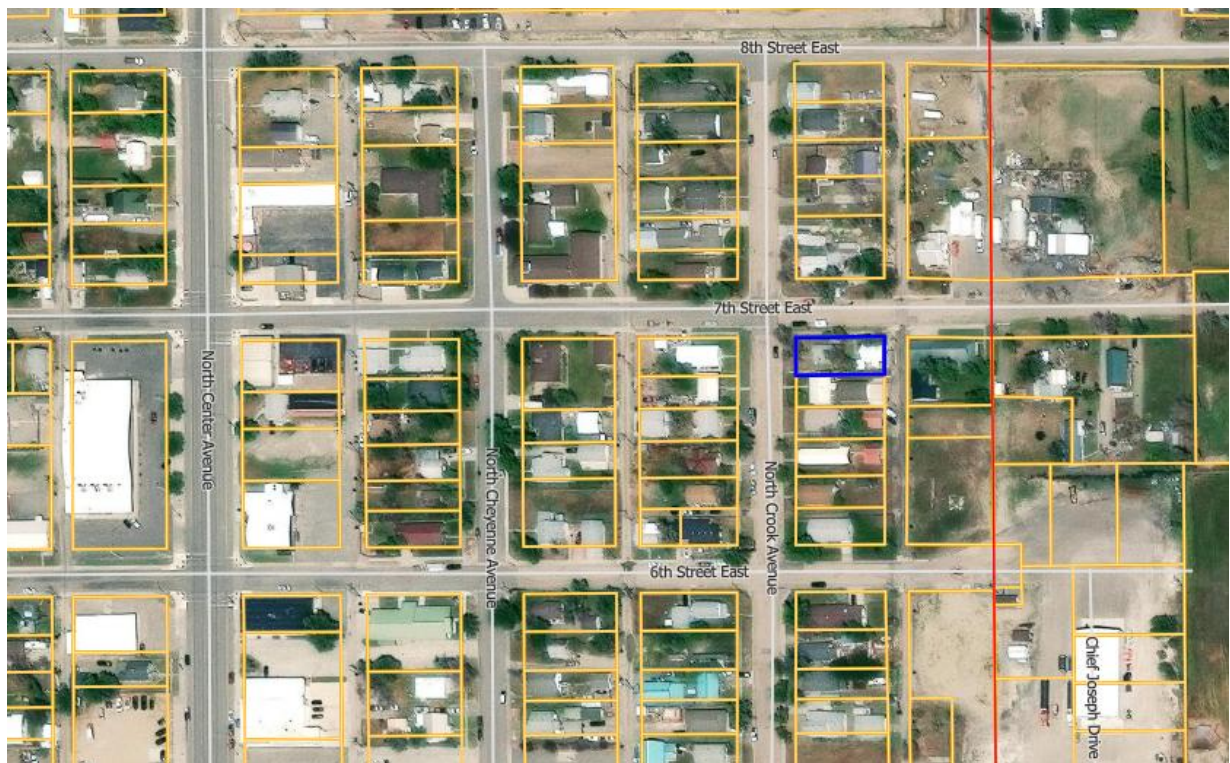
Required Board Action:

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



623 N. Crook Ave.
Front



623 N. Crook Ave.
Rear



623 N. Crook Ave.
Side

Pictures from Appraisal Report



**FRONT OF
SUBJECT PROPERTY**
210 7th St E
Hardin, MT 59034-1506



**REAR OF
SUBJECT PROPERTY**

Pictures from Appraisal Report

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 residential. 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 single-family dwellings, churches, golf courses, private schools, etc. Multi-family residential is allowed as a conditional use (Section 11-1-2-3(C)).

Section 11-1-4 of the Hardin Zoning Ordinance regulates nonconforming uses. This section allows nonconforming uses to continue, but notes that “It is the intent of this chapter that all nonconforming uses shall be eventually eliminated” (11-1-4(B) and states that “If a nonconforming use is damaged or destroyed by a fire, explosion, act of God, or the public enemy, then any restoration must be for a permitted use” (11-1-4(F). The applicants note that this requirement has made it difficult to obtain a loan and “significantly reduces the value of the property and creates an undue hardship not imposed on surrounding property owners.”

The applicants provided email comments from Hardin Building Inspector Joe Connelly confirming that only one home would be allowed to be rebuilt if either house was destroyed or torn down. Mr. Connelly has also indicated that the City has approved similar variance requests, such as at 1301 N Custer, for an existing residence on an industrial lot.

The Hardin Zoning Ordinance requires that variance requests provide proof that the property in question is being denied a right that is being enjoyed by other properties in the same area and zone, and proof that granting the variance would not be extending a special privilege to the subject property (Section 11-1-9-3).

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

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.

Based on the findings contained in this report, should the City/County Planning Board recommend approval of the variance request, the following condition should be considered:

1. The variance approval does not run with the land and is limited to the current owners, Joseph Newcombe and Nicholas Somes.

Final approval is subject to the decision of the City Council.



APPLICATION FOR ZONING VARIANCE REQUEST FORM
CITY OF HARDIN, MONTANA

Name of property owner(s) and agents (if any): Joseph Newcombe, Nicholas Some

Address & phone of property owner(s): 623 North Crook Avenue

Email of property owner(s): _____

Agent, if any, of property owner and contact information: _____

Legal or metes and bounds description & address of property for which a variance is sought: _____

HARDIN FOURTH ADD, S23, T01 S, R33 E, BLOCK 8, Lot 1, 7000 SQUARE FEET

A scale map showing dimensions, acreage, and ~~Text~~ ^{Text} 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:  Date: 9/15/25

X  9/15/25

To: Hardin Zoning Commission and Hardin Common Council
From: Nicholas Some and Joseph Newcombe
Property: HARDIN FOURTH ADD, S23, T01 S, R33 E, Block 8, Lot 1, 7 SQUARE FET
Address: 210 E 7th St & 623 N Crook Ave, Hardin, MT 59034

Subject: Variance Request for Rebuild Rights

Dear Members of the Zoning Commission and Council

We are submitting this application to request a zoning variance for our property located at HARDIN FOURTH ADD, S23, T01 S, R33 E, BLOCK 8, Lot 1, consisting of 7,000 square feet with two existing houses.

At present, the property is considered a non-conforming, grandfathered parcel. Our mortgage lender has denied financing because, under current zoning, the property could not be rebuilt in the event of damage or destruction. This restriction prevents us from obtaining a loan, significantly reduces the value of the property, and creates an undue hardship not imposed on surrounding property owners.

We respectfully request a variance that would allow us to rebuild the existing two homes on the lot if necessary. This request does not seek to change the use of the property or extend any special privileges. It simply preserves the existing residential use and ensures that the property remains financeable and stable for the community.

We believe granting this variance supports both the property's long-standing use and the City's interest in maintaining housing, property values, and tax revenues.

Enclosed is a list of property owners within 150 feet of the parcel, as required:

- WOODRUFF ANDREW K – 617 N Crook Ave
- HIEBERT DELBERT M & LETA R – 220 7th St E
- HERNANDEZ VERONICA – 622 N Crook Ave
- HERT ROBERT P – 615 N Cheyenne Ave
- ROTH LISA F – 616 N Crook Ave
- MORAN LYNNE A & GUY D – 125 7th St E
- CHRISTS EVANGELICAL LUTHERAN – 701 N Cheyenne Ave (Mail: PO Box 314)
- BIG SKY PROPERTY SOLUTIONS LLC – 701 N Crook Ave (Mail: PO Box 475)

We appreciate your consideration of our request.

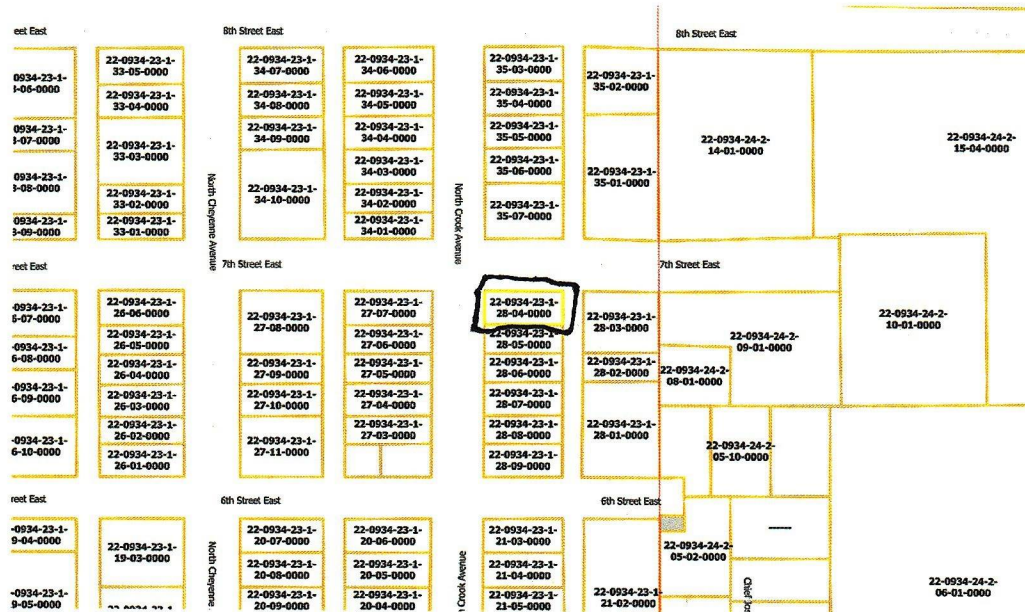
Sincerely,

Nicholas Somes and Joseph Newcombe

X  9/15/25

X  9/15/25

Scale: 1:2256.99 Basemap: Cadastral Application Base Map



Geocode: [22-0934-23-1-28-04-0000](#)

Property Address: 210 E 7TH ST HARDIN, MT 59034

Property Type: N/A

Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.

Loan Number:

STATEMENT OF CREDIT DENIAL, TERMINATION OR CHANGE

Provided By: E Mortgage Capital

NMLS ID: 1416824

18071 Fitch Ste. 200 Irvine, CA 92614

Applicant's Name(s): Joseph Newcombe

Applicant's Address:

Date Denied: 09/09/2025 03:18 PM PDT

Date Mailed: 09/12/2025

Property Address: 623 North Crook Avenue, Hardin, MT 59034

PART I - PRINCIPAL REASON(S) FOR CREDIT DENIAL, TERMINATION, OR OTHER ACTION TAKEN CONCERNING CREDIT

Your recent application for an extension or renewal of credit has been denied, terminated or changed. This decision was made based on the following reasons:

- | | |
|--|--|
| <input type="checkbox"/> Credit application incomplete | <input type="checkbox"/> Excessive obligations in relation to income |
| <input type="checkbox"/> Insufficient number of credit references provided | <input type="checkbox"/> Unable to verify income |
| <input type="checkbox"/> Unacceptable type of credit references provided | <input type="checkbox"/> Length of residence |
| <input type="checkbox"/> Unable to verify credit references | <input type="checkbox"/> Temporary residence |
| <input type="checkbox"/> No credit file | <input type="checkbox"/> Unable to verify residence |
| <input type="checkbox"/> Limited credit experience | <input type="checkbox"/> Collection action or judgment |
| <input type="checkbox"/> Poor credit performance with us | <input type="checkbox"/> Garnishment or attachment |
| <input type="checkbox"/> Delinquent past or present credit obligations with others | <input type="checkbox"/> Foreclosure or repossession |
| <input type="checkbox"/> Temporary or irregular employment | <input type="checkbox"/> Bankruptcy |
| <input type="checkbox"/> Unable to verify employment | <input type="checkbox"/> Number of recent inquiries on credit bureau report |
| <input type="checkbox"/> Length of employment | <input checked="" type="checkbox"/> Value or type of collateral not sufficient |
| <input type="checkbox"/> Income insufficient for amount of credit requested | <input type="checkbox"/> Withdrawn by borrowers |
| <input type="checkbox"/> Other, specify: | |

Unable to approve due to city ordinance not allowing 100% rebuild as is.

PART II - DISCLOSURE OF USE OF INFORMATION OBTAINED FROM AN OUTSIDE SOURCE

☐ Our credit decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied credit to you. You also have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

Agency #1: Equifax, PO Box 740241, Atlanta, GA 30374, Tel: 800-685-1111

Agency #2: TransUnion, PO Box 1000, Chester, PA 19022, Tel: 800-888-4213

Agency #3, Experian, PO Box 2002, Allen, TX 75013, Tel: 888-397-3742

We also obtained your credit score from the consumer reporting agency and used it in making our credit decision. Your credit score is a number that reflects the information in your consumer report. Your credit score can change, depending on how the information in your consumer report changes.

STATEMENT OF CREDIT DENIAL, TERMINATION OR CHANGE

Provided By: E Mortgage Capital

NMLS ID: 1416824

18071 Fitch Ste. 200 Irvine, CA 92614

Applicant's Name(s): Nicholas Somes

Applicant's Address:

Date Denied: 09/09/2025 03:18 PM PDT

Date Mailed: 09/12/2025

Property Address: 623 North Crook Avenue, Hardin, MT 59034

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Fwd: Fw: Zoning

From joe newcombe <joenewcombe94@gmail.com>
Date Tue 9/23/2025 7:06 PM
To Forrest Mandeville <Forrest@forrestmandevilleconsulting.com>

FYI

----- Forwarded message -----

From: **Thomas Hocking** <thocking@emortgagecapital.com>
Date: Tue, Sep 23, 2025 at 10:00 AM
Subject: Fw: Zoning
To: joe newcombe <joenewcombe94@gmail.com>

Get [Outlook for Android](#)

From: Cali Mailloux <lwappraising@gmail.com>
Sent: Tuesday, September 23, 2025 9:36:48 AM
To: Thomas Hocking <thocking@emortgagecapital.com>
Subject: Fwd: Zoning

Sent from my iPhone

Begin forwarded message:

From: Cali Mailloux <lwappraising@gmail.com>
Date: July 26, 2025 at 7:42:26 AM MDT
To: Joe Connelly <jconnelly@hardinmt.com>
Subject: Re: Zoning

Thank you so much Joe! I really appreciate your help. Have a wonderful weekend.

On Thu, Jul 24, 2025 at 3:03 PM Joe Connelly <jconnelly@hardinmt.com> wrote:
Hi Cal,

To the best of my knowledge, they do not. They are still allowed to be there since they were built in the 50's. If the either house is destroyed or torn down only 1 house will be allowed to remain.

Joe Connely
Building Inspector
City of Hardin

From: Cali Mailloux <lwappraising@gmail.com>
Sent: Thursday, July 24, 2025 2:30 PM
To: Joe Connely <jconnelly@hardinmt.com>
Subject: Zoning

Hi Joe,

Thanks so much for getting back to me! Just to confirm the property at 210 E 7th St is permitted as a legal nonconforming use. However, if it were to be razed it could not be rebuilt as is. So the homeowners do not have to get any special permits at this time?

I really appreciate your help!!

Thank you,

--

Cali Mailloux
L.W. Appraisals, LLC
406-861-6393
2705 Westfork Ln
Billings, MT 59106

--

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--

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Billings, MT 59106

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

PO Box 305
HARDIN MT 59034-0305



December 9, 2025

Hardin City Council
406 N Cheyenne Ave
Hardin, MT 59034

Re: Love's RV Park Final Plan

To The Council,

At the December 8, 2025, monthly meeting the City-County Planning Board voted to recommend **approval** of the final plan Love's Travel Stops & Country Stores, Inc., submitted by Gaston Engineering.

This is the final plan for a subdivision that would allow for an 85-unit RV park to be located north of the existing Love's Travel Stop, a truck stop, gas station, restaurant, and convenience store. The RV park area is approximately 8.9 acres; the total size of the parcel, which includes the existing Love's Travel Stop, is approximately 23.73 acres.

The subject property is located north of Interstate 94, east of Highway 47. The site is accessed by Heth Road, a City-owned and maintained road that exists in an easement on the property. The property has been annexed into the municipal limits of Hardin and will be served by City water and sewer. The property is legally described as part of the W1/2 NE1/4 of Section 14, Township 1 South, Range 33 East, P.M.M., Big Horn County, Montana.

The subject property owned by the applicants and is legally described as Lot 1, Block 8, Hardin Fourth Addition, in Section 23, Township 1 South, Range 33 East, Big Horn County, Montana. The subject property is located on the east side of Hardin on the southeast corner of 7th Street East and North Crook Avenue.

The preliminary plan was reviewed by the Council at their meeting of January 17, 2023, and subsequently approved subject to conditions.

The Board recommended approval of the Love's RV Park Final Plan.

The Planning Board's recommendation is based on the evidence provided in the application and the staff report.

Regards,

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

LOVE'S RV PARK FINAL PLAN – STAFF REPORT

Date: November 24, 2025

To: Hardin City-County Planning Board Members

From: Forrest J. Mandeville, AICP – Planning Consultant

RE: Love's RV Park Final Plan Application

Required Planning Board Action: Review and recommendation to approve or deny the final plan.

Recommended Motion: *Having reviewed and considered the application materials, project memorandum, and all the information presented, I hereby move to recommend **approval** of the Love's RV Park, final plan.*

Project/Application Summary:

Gaston Engineering, on behalf of Love's Travel Stops & Country Stores, Inc., has submitted a final plan application for an 85-unit RV park to be located north of the existing Love's Travel Stop, a truck stop, gas station, restaurant, and convenience store. The RV park area is approximately 8.9 acres; the total size of the parcel, which includes the existing Love's Travel Stop, is approximately 23.73 acres.

The subject property is located north of Interstate 94, east of Highway 47. The site is accessed by Heth Road, a City-owned and maintained road that exists in an easement on the property. The property has been annexed in to the municipal limits of Hardin and will be served by City water and sewer. The property is legally described as part of the W1/2 NE1/4 of Section 14, Township 1 South, Range 33 East, P.M.M., Big Horn County, Montana.

Procedural History

The Hardin City Council reviewed this item at their meeting of January 17, 2023, and subsequently approved the preliminary plan subject to the following conditions:

1. Approval of the final plan shall be subject to the review and approval by the Montana Department of Environmental Quality and City of Hardin Public Works, as appropriate, for water, wastewater, solid waste, and stormwater drainage provisions. (Sections VI-I, VI-J, VI-K, VI-L, VI-M; Effect on Local Services; the Natural Environment; Effect on Public Health and Safety). **The final plan submittal included a copy of a DEQ approval for EQ #22-2595. It is understood that the City Public Works has also approved of the plan.**
2. The final plan shall show the location of all existing and required utility easements. (Section VI-M; Effect on Local Services). **Utility easements are shown on the final plan.**
3. The final plan must include the following statement: "The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service

to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as 'Utility Easement' to have and to hold forever (Section VI-M; Effect on Local Services). **The required statement appears on the final plan.**

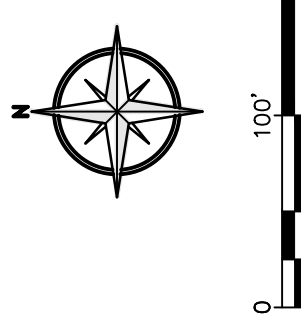
4. Improvements to Heth Road shall meet the requirements of Section VI-H, including the design specifications in Table 1 and be approved by the City of Hardin Public Works Department. (Section VI-H; Effect of Local Services). **Heth Road improvements have been approved by the Public Works Department.**
5. The Weed Management Plan as signed and approved by the Big Horn County Weed District shall be filed with the final plan. (Section VI-S; Effect on the Natural Environment). **The final plan submittal included an approved Weed Management Plan from the Big Horn County Weed District.**
6. The final plan application shall provide evidence that the standards for Recreational Vehicle Parks have been met. (Section VII-F; Effect on Public Health and Safety). **The standards for RV Parks appears to have been met.**
7. Prior to final approval, evidence shall be provided that proper licensing has been obtained from the Montana Department of Public Health and Human Services (DPHHS). (Section VII-C-4; Effect on Public Health and Safety). **A license from DPHHS was included in the final plan submittal.**
8. A notation shall be provided on the final plan that legal and physical access is provided per 76-3-608(3)(d), MCA. (Compliance with the Montana Subdivision and Platting Act). **The required notation appears on the final plan, though "Kokomo" is misspelled and should be corrected.**
9. A surveyed site plan shall be submitted that meets the requirements in the subdivision regulations and applicable statutes. (Section VII; Compliance with Survey Requirements). **A survey was submitted that appears compliant.**
10. The final plan shall be in substantial compliance with the plans and documents submitted as part of the preliminary plan application. (Section II-B-2.b.ii; Compliance with the Subdivision Regulations). **The final plan appears substantially compliant with the preliminary plan documents.**
11. The final plan shall be submitted in compliance with the Subdivision Regulations, Section II-B and Section VII, as applicable. (Compliance with the Subdivision Regulations). **The final plan is in compliance with the Subdivision Regulations, though final approval signature blocks should be provided.**
12. The development shall be in compliance with the Hardin Zoning Code. A Conditional Use Permit (CUP) shall be obtained prior to final plan submittal. (Compliance with Applicable Zoning Regulations). **The final plan appears to be in compliance with the Zoning Code. A CUP was approved by the City Council on January 17, 2023, and required conditions appears to have been met.**

Planning Staff Recommendation:

Having reviewed the materials submitted, staff has determined that the conditions of approval have been met and recommends approval of the final plat application once the spelling of “Kokomo” is corrected and final approval signature blocks have been provided.

FINAL PLAN of

A TRACT OF LAND BEING AN UNPLATTED PORTION OF THE W1/2 NE1/4 OF SECTION 14, T1S, R33E, P.M.M.



THERE WAS NO ATTEMPT TO SHOW ANY EASEMENTS THAT ARE OF RECORD OR IN VIEW, EXCEPT THOSE THAT ARE SHOWN HEREON.

BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE BASED ON
GEODEIC NORTH AS DETERMINED BY GPS
SATELLITES.

LOT ACCESS
LEGAL AND PHYSICAL ACCESS IS PROVIDED BY
HETH ROAD AND KOKOMO ROAD

described as the W1/2 of the NE1/4 of Section 14, Township 1 South, Range 33 East, of the Principal Meridian, in Big Horn County, Montana. Excepting therefrom the following 2 Tracts of land, 1 that port conveyed to Otto Cable by Warranty Deed recorded May 19, 1961 in Book 63, Deeds, Page 70 under document No. 191585, records of Big Horn County Montana. 2. That port conveyed to Don Ragland and Dick Ragland by Warranty Deed recorded October 25, 1968, in Book 73, Deeds, Page 407, under Document No. 224121, records of Big Horn County Montana.

[illegible]

The undersigned hereby grants unto each and every person or firm, whether public or private, providing or offering to provide telephone, internet, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities in, over, under, and across each area designated or noted on this plat as Utility Easement, to have and to hold forever, 6.75 acres in size. The easement is granted in the area north of High Road and east of the State of Montana Highway 57 easement, the easement area being 6.75 acres in size.

I, James F. Verellen, a Registered Land Surveyor, do certify that I have performed the survey shown on the attached Final Plan that such survey was made in January, 2016; that said survey is true and complete as shown, and that the monuments found and set are of the character and occupy the positions shown thereon.

Dated this _____ day of _____, 2025

James F. Verellen
Registration # 38563
P.O. Box 861
Bozeman, MT 59771

The City Council of Hardin, Big Horn County, Montana, do hereby certify that the Council has examined the Loves RV Campground plan and has found the it to conform to law, approves it, and hereby accepts the dedication to public use of any and all lands shown on this plan as being dedicated to such use.

Dated this _____ day of _____

Mayor – City of Hardin

I, Treasurer of Big Horn County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Dated this _____ day of _____, 2025.

I, Clerk & Recorder of Big Horn County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, (a.m. or p.m.), this _____ day of _____, A.D., 2025, in Book of Plats _____, Page _____, Records of the Clerk & Recorder, Big Horn County, Montana

Dated this _____ day of _____, 2025.

ADDENDUM NO. 2 TO PROFESSIONAL SERVICES CONTRACT

BETWEEN CITY OF HARDIN, MONTANA

STAHLY ENGINEERING AND ASSOCIATES, INC

WHEREAS, a Professional Services Agreement was made between the City of Hardin, Montana, herein referred to as "City", whose address is 406 N Cheyenne Ave, Hardin, MT 59034 and Stahly Engineering & Associates, Inc., herein referred to as "Stahly", whose address is 851 Bridger Drive, Suite 1, Bozeman, MT 59715 in July of 2015.

WHEREAS, the agreement expires on December 31, 2025.

WHEREAS, the City has statutory authority to enter into contracts for professional services such as technical or engineering services, which are excluded from the bidding requirements of Title 7, Chapter 5, Part 43 of the Montana Code Annotated.

WHEREAS, the parties desire to extend the contract for another three (3) years. NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Professional Services Agreement approved by the City on July 15, 2015 is hereby extended for another three years, expiring at 11:59 p.m. on December 31, 2028.
2. All the terms of the Professional Services Agreement of 2015 shall be renewed for three more years, including the provision on detailed scope of work for projects exceeding \$10,000.
3. All agreements entered into between the parties subsequent to July 15, 2015 shall remain in full effect.

DATED this _____ day of December, 2025.

City:

Stahly:

Joe Purcell, Mayor
Hardin, Montana

Greg Benjamin, P.E., CEO
Stahly Engineering & Associates

ATTEST:

By: _____

Contractor's Application for Payment

Owner: <u>City of Hardin</u>	Owner's Project No.: <u>C301316</u>
Engineer: <u>HDR Engineering, Inc.</u>	Engineer's Project No.: <u>10332175</u>
Contractor: <u>Northcon, Inc.</u>	Contractor's Project No.: <u>HAY502</u>
Project: <u>Hardin WWTP Upgrades</u>	
Contract: <u>Wastewater Treatment Plant Upgrades</u>	
Application No.: <u>5</u>	Application Date: <u>12/9/2025</u>
Application Period: From <u>11/1/2025</u> to <u>11/30/2025</u>	

1. Original Contract Price	\$ 13,385,736.00
2. Net change by Change Orders	\$ 453,000.00
3. Current Contract Price (Line 1 + Line 2)	\$ 13,838,736.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 2,094,280.60
5. Retainage/MT Gross Receipts	
a. 5% X \$ 2,094,280.60 Work Completed =	\$ 104,714.03
b. X \$ - Stored Materials =	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 104,714.03
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,989,566.57
7. Less previous payments (Line 6 from prior application) \$549,942.09	\$ 1,498,986.20
8. Amount due this application from October	\$ 490,580.37
9. Less MT Gross Receipts Tax (1%) has not been	\$ 4,905.80
10. Current Payment Due received 12/9	\$ 485,674.57
11. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 11,849,169.43


Contractor's Certification


The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Northcon, Inc.</u>	
Signature: <u></u>	Date: <u>12/9/25</u>

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Chief Operating Officer</u>	Title: _____
Date: <u>12/09/2025</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Hardin	Owner's Project No.:	C301316
Engineer:	HDR Engineering, Inc.	Engineer's Project No.:	10332175
Contractor:	Northcon, Inc.	Contractor's Project No.:	HAY502
Project:	Hardin WWTP Upgrades		
Contract:	Wastewater Treatment Plant Upgrades		

Application No.: 5		Application Period: From 11/01/25 to 11/30/25		Application Date: 12/09/25				
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
1	Mobilization	345,968.00	156,419.36	17,531.64		173,951.00	50%	172,017.00
2	Mobilization Subs	153,630.00	58,072.60	5,000.00		63,072.60	41%	90,557.40
3	General Conditions	470,488.00	329,744.00	20,000.00		349,744.00	74%	120,744.00
4	Divisions 1 (16 Months)	1,813,900.00	467,079.25	113,368.75		580,448.00	32%	1,233,452.00
5	Demobilization	138,387.00					0%	138,387.00
	HEADWORKS							
6	Excavation	170,000.00	95,000.00	15,000.00		110,000.00	65%	60,000.00
7	Building Work Concrete	299,288.00	2,000.00	35,000.00		37,000.00	12%	262,288.00
	HEADWORKS MECHANICAL							
8	Labor	22,317.00					0%	22,317.00
9	Material	13,911.00					0%	13,911.00
10	Equipment	144,920.00					0%	144,920.00
11	Duct Wrap	8,180.00					0%	8,180.00
12	Crane	3,500.00					0%	3,500.00
13	Test & Balance	3,485.00					0%	3,485.00
14	Permit	2,215.00					0%	2,215.00
15	Project Management	50,550.00	5,000.00			5,000.00	10%	45,550.00
	HEADWORKS ELECTRICAL							
16	Light Fixtures	18,000.00					0%	18,000.00
17	Switchgear	75,000.00					0%	75,000.00
18	Controls	110,000.00					0%	110,000.00
19	Material	72,500.00					0%	72,500.00
20	Labor	115,000.00	5,175.00	-		5,175.00	5%	109,825.00
	HEADWORKS BUILDING CONSTRUCTION							
21	Precast Wall Panels	235,000.00					0%	235,000.00
22	Labor	120,000.00					0%	120,000.00
23	Cabinets	33,000.00					0%	33,000.00
24	Roofing	97,500.00					0%	97,500.00
25	Doors	25,000.00					0%	25,000.00
26	Metal Works/Decking/Fiberglass	130,000.00		-			0%	130,000.00
27	Fire Stop and Sealants	12,000.00					0%	12,000.00
28	Mechanical Hardware	975,000.00					0%	975,000.00
29	Labor	93,000.00					0%	93,000.00
30	Plumbing	65,000.00					0%	65,000.00

Lump Sum

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Hardin	Owner's Project No.:	C301316
Engineer:	HDR Engineering, Inc.	Engineer's Project No.:	10392175
Contractor:	Northcon, Inc.	Contractor's Project No.:	HAY502
Project:	Hardin WWTP Upgrades		
Contract:	Wastewater Treatment Plant Upgrades		

Application No.: 5		Application Period: From			11/01/25 to		11/30/25		Application Date: 12/09/25	
A	B	C	D	E	F	G	H	I		
Item No.	Description	Scheduled Value (\$)	Work Completed (D + E) From Previous Application (\$)	Work Completed This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)		
31	ADMIN/UV Excavation	45,000.00				-	0%	45,000.00		
32	Concrete Work	250,000.00				-	0%	250,000.00		
	ADMIN/UV MECHANICAL									
33	Labor	23,530.00				-	0%	23,530.00		
34	Material	12,000.00				-	0%	12,000.00		
35	Equipment	28,237.00				-	0%	28,237.00		
36	Duct Wrap	2,400.00				-	0%	2,400.00		
37	Test & Balance	3,485.00				-	0%	3,485.00		
38	Project Management	50,550.00	5,000.00			5,000.00	10%	45,550.00		
	ADMIN/UV ELECTRICAL									
39	Light Fixtures	9,200.00				-	0%	9,200.00		
40	Switchgear	145,000.00				-	0%	145,000.00		
41	Controls	165,000.00				-	0%	165,000.00		
42	Materials	48,000.00				-	0%	48,000.00		
43	Labor	81,000.00	5,198.00	-		5,198.00	6%	75,802.00		
	ADMIN/UV BUILDING CONSTRUCTION									
44	Precast Wall Panels	95,000.00				-	0%	95,000.00		
45	Labor	60,000.00				-	0%	60,000.00		
46	Roofing	43,500.00				-	0%	43,500.00		
47	Cabinets	12,000.00				-	0%	12,000.00		
48	Doors	12,600.00				-	0%	12,600.00		
49	Metal Works/Decking/Fiberglass	50,100.00				-	0%	50,100.00		
50	Fire Stop and Sealants	5,000.00				-	0%	5,000.00		
51	Mechanical	360,000.00				-	0%	360,000.00		
52	Plumbing	7,000.00				-	0%	7,000.00		
53	Material	8,000.00				-	0%	8,000.00		
54	Labor	5,000.00				-	0%	5,000.00		
	ADMIN/UV BUILDING ELECTRICAL									
55	Light Fixtures	32,150.00				-	0%	32,150.00		
56	Switchgear	134,000.00				-	0%	134,000.00		
57	Controls	220,000.00				-	0%	220,000.00		
58	Generator	246,150.00				-	0%	246,150.00		
59	Material	100,000.00				-	0%	100,000.00		
60	Labor	225,000.00	12,340.00	-		12,340.00	5%	212,660.00		

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Hardin		Owner's Project No.: C301316						
Engineer: HDR Engineering, Inc.		Engineer's Project No.: 10332175						
Contractor: Northcon, Inc.		Contractor's Project No.: HAY502						
Project: Hardin WWTP Upgrades								
Contract: Wastewater Treatment Plant Upgrades								
Application No.: 5		Application Period: From 11/01/25 to 11/30/25						
Application Date: 12/09/25								
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	(D + E) From Previous Application (\$)	Work Completed This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
61	Labor to Move Blowers	5,000.00	4,200.00			4,200.00	84%	800.00
62	CLARIFIER COMPLEX							
63	Material	15,000.00	5,000.00	-		5,000.00	33%	10,000.00
64	Labor	50,000.00	10,000.00	10,000.00		20,000.00	40%	30,000.00
65	Excavation	203,000.00	86,200.00	30,000.00		116,200.00	57%	86,800.00
66	Concrete Work	675,000.00	3,000.00	71,000.00		74,000.00	11%	601,000.00
67	CLARIFIER COMPLEX ELECTRICAL							
68	Material	30,000.00				-	0%	30,000.00
69	Labor	25,000.00	460.00	-		460.00	2%	24,540.00
70	CLARIFIER 1 NEW CLARIFIER							
71	Labor	75,000.00				-	0%	75,000.00
72	Material	495,000.00				-	0%	495,000.00
73	CLARIFIERS 2 AND 3							
74	Labor	55,000.00				-	0%	55,000.00
75	Material	310,000.00				-	0%	310,000.00
76	Coatings	100,000.00				-	0%	100,000.00
77	RAS VAULT & LIFT STATION							
78	Material	270,700.00				-	0%	270,700.00
79	Concrete Work	112,000.00				-	0%	112,000.00
80	Excavation	25,000.00				-	0%	25,000.00
81	Labor/Demo	12,000.00				-	0%	12,000.00
82	RAS VAULT & LIFT STATION ELECTRICAL							
83	Electrical	2,500.00				-	0%	2,500.00
84	Labor	8,500.00				-	0%	8,500.00
85	DIGESTER							
86	Material	405,000.00				-	0%	405,000.00
87	Coatings	20,000.00				-	0%	20,000.00
88	Labor	55,000.00				-	0%	55,000.00
89	DIGESTER ELECTRICAL							
90	Material	2,500.00				-	0%	2,500.00
91	Labor	8,500.00				-	0%	8,500.00
92	OXIDATION DITCH							
93	Demo	92,645.00				-	0%	92,645.00
94	Concrete Work	75,000.00				-	0%	75,000.00
95	Material	205,000.00				-	0%	205,000.00

Progress Estimate - Lump Sum Work

Owner:	City of Hardin	Owner's Project No.:	C301316
Engineer:	HDR Engineering, Inc.	Engineer's Project No.:	10332175
Contractor:	Northcon, Inc.	Contractor's Project No.:	HAY502
Project:	Hardin WWTP Upgrades		
Contract:	Wastewater Treatment Plant Upgrades		

Contractor's Application for Payment

Application No.: 5		Application Period: From			11/01/25 to		11/30/25		Application Date: 12/09/25	
A	B	C	D		E	F	G	H	I	
Item No.	Description	Scheduled Value (\$)	Work Completed		This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
			(D + E) From Previous Application (\$)							
87	Metal Fab and Install	75,000.00					-	0%	75,000.00	
88	Labor	33,000.00					-	0%	33,000.00	
89	Coatings	75,000.00					-	0%	75,000.00	
90	OXIDATION DITCH ELECTRICAL									
90	Material	2,500.00					-	0%	2,500.00	
91	Labor	8,500.00					-	0%	8,500.00	
	SITEWORK/PIPE WORK									
92	Site Material	750,000.00			107,500.00		107,500.00	14%	642,500.00	
93	Labor/Equipment	390,000.00	29,000.00		17,000.00		46,000.00	12%	344,000.00	
94	Concrete Work	150,000.00					-	0%	150,000.00	
95	Bypass Pumping	300,000.00	100,000.00		50,000.00		150,000.00	50%	150,000.00	
96	Shoring	250,000.00	194,992.00		25,000.00		219,992.00	88%	30,008.00	
	SITEWORK/PIPE WORK ELECTRICAL									
97	Material	54,750.00	1,000.00				1,000.00	2%	53,750.00	
98	Labor	122,000.00	3,000.00				3,000.00	2%	119,000.00	
Original Contract Totals		\$ 13,838,796.00	\$ 1,577,880.21	\$ 516,400.39	\$ -		\$ 2,094,280.60	15%	\$ 11,744,455.40	

Contractor's Application for Payment

Unit Price

Contractor's Application for Payment

Owner's Project No.:	C301316
Engineer's Project No.:	10332175
Contractor's Project No.:	HAY502

[illegible]

AGREEMENT FOR SERVICES

This Agreement is made and entered into between the City of Hardin, Montana, located at 406 North Cheyenne Avenue, Hardin, Montana, 59034 (hereinafter "City") and the Northern Cheyenne Development Corporation, whose mailing address is PO Box 966, Lame Deer, Montana, 59043 (hereinafter "Corporation").

WHEREAS, the City owns and operates a landfill; and

WHEREAS, The Corporation has a need and desire to utilize the City's landfill for the household waste and garbage that is generated on the Northern Cheyenne Reservation; and

WHEREAS, it is in the best interests of both the City and the Corporation that the household waste and garbage from the Northern Cheyenne Reservation be accepted by the City at its landfill in accordance with the provisions set forth in this agreement.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants contained in this Agreement, the City and Corporation agree as follows:

I. TERM

This Agreement shall be binding upon the parties when it is signed by both entities and shall continue for a term of one year commencing January 1, 2026 and terminating at midnight on December 31, 2026.

II. PAYMENTS

The Corporation agrees to pay the City at the rate of \$46.40 per ton, up to 2,500 tons per year, based upon a calendar year from January 1st to December 31st. The Corporation agrees to pay the City at the rate of \$113.00 per ton for any amount exceeding 2,500 tons per calendar year. The parties agree that the garbage and waste received shall be weighed by the City at the landfill site.

All tires, refrigerators, and air conditioner units shall be charged at the City's current rates in addition to the above-listed tonnage charges, in accordance with the rates set in City of Hardin No. 2393, which is attached to this agreement. Corporation agrees to abide by the City's requests to have any fill dirt tested for contaminants, pursuant to City policy, at Corporation's cost.

The payments due under this agreement shall be paid within 30 days of the date of the City's bill.

III. DEPOSIT

The City shall continue to hold the deposit of \$4,700.00 that was previously paid to the City as a deposit. The deposit shall be held by the City to guarantee timely payments and any amount of the deposit that is not used at the termination of this agreement shall be refunded to the Corporation within 30 days of the effective date of

the termination unless the parties enter into a new or similar agreement. The City shall have the right to use all or any part of the deposit to pay any bill that is past due.

IV. SERVICES

The City shall permit the Corporation to dump household waste and garbage at its City landfill during normal business hours of the City landfill. The City reserves the right to refuse any solid waste that violates the City's solid waste permits, or if the Corporation has not made timely payments and has not maintained the deposit amount of Section III, above.

V. TERMINATION

The parties agree that this agreement may be terminated at any time upon the occurrence of any of the following events:

- a. Mutual agreement of the parties; or
- b. The Corporation's failure to make timely payments as set forth in this agreement provided that, in the event of non-payment, the Corporation Office Manager and/or Solid Waste Director shall be provided written notice of non-payment and the opportunity to cure within 30 days of the date of the notice before the City may terminate this agreement.

Notice shall be mailed by U.S. Mail, first class, to:

Brenda Limpy, Office Manager
Northern Cheyenne Solid Waste
PO Box 1200
Lame Deer, Montana 59043

VI. DISPUTE RESOLUTION

In the event that the parties have a dispute, both agree to make a good faith effort to informally resolve their differences. In the event that the parties are unable to informally resolve any dispute, then the parties agree to follow the following formal dispute outline:

1. The complaining party shall give the defaulting party written notice, which shall specify the nature of the dispute. The responding party shall have ten (10) days from the date of the notice to either give notice of its correction, explanation of the problem, or denial of the complaint.
2. If the complaining party rejects the correction, explanation, or denial, they shall institute the mediation process by making a written demand, which will contain the names of three mediators, along with their contact information. If the responding party is unable to accept one of the three mediators proposed, the parties shall each select an attorney. The two selected attorneys shall then select a mediator.

3. The mediator shall provide an informal opinion and advice, none of which shall be binding upon the parties. The mediator's fee shall be shared equally by the parties.
4. If mediation is unsuccessful, both parties shall submit their issue to binding arbitration. The arbitrator will be selected in the same manner as the mediator. The decision of the arbitrator shall be final and each party agrees to be bound by the arbitrator's decision. The arbitrator's fee shall be shared equally by the parties.

VII. MISCELLANEOUS

This Agreement contains the entire agreement between the parties regarding the subject of this Agreement, and there are no other agreements or understandings not contained herein.

This Agreement can only be changed or modified by mutual agreement, in writing, signed by all parties.

If either party fails to enforce any of the provisions of this Agreement, at any time, it shall not be construed as a waiver or modification of such provision, nor effect the validity of any part of this Agreement or the right of either party to thereafter enforce such provision.

There shall be no separate legal entity created as a result of this Agreement.

This Agreement will not result in the acquisition of property requiring disposal upon termination of this Agreement.

City of Hardin

Northern Cheyenne Development Corporation

Joe Purcell, Mayor

Northern Cheyenne Development Corp.

Dated this ____ day of _____, 2025

Dated this ____ day of _____, 2025

ATTEST BY: City Clerk

ATTEST BY: _____

RESOLUTION NO. 2424

**A RESOLUTION OF THE CITY OF HARDIN, MONTANA ADOPTING THE 2024
EASTERN MONTANA REGION HAZARD MITIGATION PLAN**

WHEREAS, the City Council (hereinafter "Council") of the City of Hardin, Montana (hereinafter "City"), recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, an adopted Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency pre- and post- disaster mitigation grant programs; and

WHEREAS, the City resides with the Planning Area, and fully participated in the mitigation planning process to prepare this Hazard Mitigation Plan; and

WHEREAS, the Montana Disaster & Emergency Services and Federal Emergency Management Agency, Region VIII officials have reviewed the 2024 Eastern Montana Region Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body.

NOW THEREFORE, BE IT RESOLVED by the Council that the City hereby adopts the Eastern Montana Hazard Mitigation Plan, as an official plan; and

The Council further resolves that the City will submit this Adoption Resolution to the Montana Disaster & Emergency Services and Federal Emergency Management Agency, Region VIII officials to enable the Plan's final approval. Officers and employees of the City shall have the authority to make any actions necessary to effectively execute this resolution, for the resolution to have full effect.

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

YEA VOTES _____

NAY VOTES _____

CITY OF HARDIN

BY: _____
Mayor

ATTEST: _____
City Clerk

ORDINANCE NO. 2025-04

AN ORDINANCE REGARDING STORAGE AND USE OF CAMPERS, RECREATIONAL VEHICLES AND OTHER TEMPORARY DWELLING UNITS IN THE CITY OF HARDIN

WHEREAS, the City Council (hereinafter "Council") of the City of Hardin (hereinafter "City") is authorized to adopt ordinances that will preserve peace and order, and secure and promote the general public health and welfare, per Mont. Code Ann. § 7-1-4123 (2025);

WHEREAS, the Council finds that overnight camping or the use of temporary dwellings in the City may contribute to crime, blight, rodent infestation, unsanitary conditions, and other undesirable conditions that are contrary to the peace and order, and the general public health and welfare of the City;

WHEREAS, the Council finds overnight camping and the use of temporary dwellings should be regulated to promote peace and order, and to preserve the general public health and welfare of the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF HARDIN, MONTANA, Title 11, shall be amended by the insertion of a new Chapter, as follows:

CHAPTER 3

CAMPING, CAMP FACILITIES, AND STORAGE

SECTION:

- 11-3-1: Definitions
- 11-3-2: Prohibition of Camping or Camp Facilities
- 11-3-3: Storage of Campers and Recreational Vehicles in the City
- 11-3-4: Campers Prohibited in Trailer or Mobile Home Parks
- 11-3-5: Penalty

11-3-1: DEFINITIONS:

CAMP OR CAMPING: means to pitch, erect, create, use or occupy or otherwise inhabit camp facilities

CAMP FACILITY: includes, but is not limited to, tents, huts, temporary shelters, structures, vehicles, trailers, campers, recreational vehicles (motorized or non-motorized) designed for use as temporary living quarters, motor homes, camping trailers, tent trailers, truck campers,

camper vans, or any other item used for the purpose of camping or temporary dwelling.

STORAGE: storage of a camper, recreational vehicle, camper van, truck camper, motor home or similar means dry storage, without connection to electricity, and in a manner that is not meant for use as a camping facility. Storage may include protections against rodents or sun damage, but shall not include skirting of any kind.

11-3-2: PROHIBITION OF CAMPING AND CAMPING FACILITIES:

- A. It is unlawful for any person to camp or use a camping facility in the city except in a campground as defined by Mont. Code. Ann. § 50-52-101(1) (2025), or as approved by City Council, and which is in compliance with state and city health, licensing, and zoning provisions.
- B. Exception (not applicable to campgrounds):
 - a. Camping in a tent or camper for a period of five days or less in any thirty (30) period is allowable on any residential property.
 - i. No camping facility may be connected to city water unless actively filling water tanks, in which case the water connection should be immediately disconnected upon completion of filling.
 - ii. Under no circumstances should any camping facility be connected to city wastewater, or discharge into stormwater drains or onto streets or alleys.
 - iii. No more than one camping facility per residential lot.
 - iv. No skirting of any kind is allowed on any camping facility parked on a residential lot.
- C. Camping and/or camping facilities are prohibited on city owned property, easements granted to the city for any purpose, public rights of way, regardless of the legal status of the right of way, road, alleys, sidewalks, boulevards, and on property leased by the city.
 - a. The City may abate or cause the abatement of any camp facility, property, or other personal items in the public right-of-way by conspicuously posting a 72-hour notice of abatement. After the 72-hour notice period, any items remaining will be considered abandoned and subject to disposal. No notice is required to abate waste, debris, trash, or to abate a condition impeding traffic or when the condition poses an imminent risk to public health or safety.
 - b. The City may seek the costs of abatement including the costs of towing and impoundment as restitution in a criminal case or as part of a judgement in a civil proceeding.
- D. Camping and/or camping facilities on any empty, vacant, damaged, abandoned, unclaimed, or unused lot is prohibited.

- E. Camping and/or camping facilities on commercial or industrial lots is prohibited, unless the lot is used as a storage facility.
- F. The Mayor or the Chief of Police may grant exceptions to these prohibitions upon application of any person.

11-3-3: **STORAGE OF CAMPERS AND RECREATIONAL VEHICLES IN THE CITY**

- A. No more than one camper, recreational vehicle, camper van, truck camper, motor home or similar may be stored on a residential lot.

11-3-4: **CAMPERS PROHIBITED IN TRAILER OR MOBILE HOME PARKS**

It shall be unlawful for any camper, motor home, recreational vehicle or other camping facility to be stored or placed in any trailer or mobile home park, unless the park is also an established or approved campground.

11-3-5: **PENALTY**

Any person found in violation of this chapter is guilty of a misdemeanor, and is punishable of a fine of up to \$500, or up to 6 months in the county jail, or both and court surcharges. Each day is a separate violation.

DATE OF EFFECT.

The amendment to this ordinance shall take effect and be in force thirty (30) days from the date of its second reading and passage by the City Council as required by law.

FIRST READING AND PASSAGE By a majority vote of the members present this 2nd day of December, 2025.

YEAS 6

NAYS 0

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk



POSTED AND MADE AVAILABLE TO THE PUBLIC this 4th day of December, 2025.

Andrew Lehr
City Clerk

SECOND READING AND PASSAGE By a majority vote of the members present this _____ day of _____, 2025.

YEAS _____

NAYS _____

Mayor

ATTEST:

City Clerk

REQUEST FOR QUALIFICATIONS ~ FOR GENERAL CONTRACTOR / CONSTRUCTION MANAGER

TO: Prospective GC/CM Candidates

FROM: City of Hardin

SUBJECT: General Contractor / Construction Manager services for a Visitor Information Center in Hardin, Montana.

PROJECT LOCATION: Approximately - 920 N Mitchell Ave, Hardin, Montana

DATE OF ISSUE: December 10, 2025

All responses must be submitted in the required format, enclosed in a sealed envelope clearly labeled with the RFQ title, company name, and due date, and provided in both hard copy and electronic copy.

Responses to this Request for Qualifications for GC/CM services will be received at the City of Hardin City Hall's office no later than **3:00 PM MST on Tuesday, December 23, 2025.** It is the sole responsibility of the proposing firm to ensure that submissions are received prior to the closing time as late submittals will not be accepted and will be returned unopened.

The physical address is:

City Hall, 406 N Cheyenne, Ave, Hardin, Montana

For additional information on this RFQ, contact Alexandria Edwards, Project Manager, 406-665-9260, aedwards@hardinmt.com

DATED at Hardin, Montana, this 10th day of December, 2025

Andrew Lehr
City Finance Officer/City Clerk

For publication on:
Wednesday, December 10, 2025
Wednesday, December 17, 2025