

BRIDGER TOWN COUNCIL PUBLIC HEARING AGENDA
PUBLIC HEARING TIME IS 6:30 PM AT BRIDGER TOWN HALL, 108 S D STREET

Tuesday August 5, 2025

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING ON ZONING CHANGE FOR PROPERTY CURRENTLY NOT CLASSIFIED:
Fair Haven Subdivision RV park addressed as 510 E. Carbon Ave and legally described as Lot 1-5 Tract
O of the Bridger Tracts, in Section 21, Township 6 South, Range 23 East

ADJOURN:

Conduct at Public Meetings

The public is invited to speak on any item under discussion by the Council, after recognition by the presiding officer.

The speaker should stand, and for the record, give his/her name and address, and, if applicable, the person, firm or organization he/she represents. Comments should be limited to three (3) minutes unless approval by the presiding officer, and citizens requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.

Prepared statements are welcomed and should be given to the Clerk of the Council. Prepared statements that are also read, however, shall be deemed unduly repetitious. All prepared statements shall become part of the hearing record.

While the City Council is in session, those in attendance must preserve order and decorum. A member shall not delay or interrupt the proceedings or the peace of the Council, nor disturb any member while speaking or refuse to obey the orders of the Council or its presiding officer.

Any person making personal, impertinent or slanderous remarks or who shall become boisterous or disruptive during the Council meeting shall be forthwith barred from further presentation to the Council by the presiding officer, unless permission to continue be granted by the presiding officer or a majority vote of the Council.

The Bridger Town Council reserves the right to amend these rules of procedure as deemed necessary.

BRIDGER TOWN COUNCIL AGENDA
MEETING TIME IS TUESDAY AUGUST 5, 2025 AT 7:00 PM,
BRIDGER TOWN HALL, 108 S D STREET

Tuesday August 5, 2025

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

PUBLIC COMMENT:

CORRESPONDENCE:

COMMITTEE REPORTS:

- Area Parks & Recreation District Report
- Planning Board
- Historic Preservation Commission Board
- Carbon County Conservation District
- Beartooth RC & D

RESOLUTION #293: Zoning Change for Property Currently Not Classified

RESOLUTION #294: Special Event Application

APPROVE GROWTH POLICY SURVEY:

LIBRARY BOARD APPOINTMENT:

- Summer Karp

DISCUSSION / DECISION REGARDING THE OLD TOWN BUILDINGS:

- 206 S C St – old town shop
- 201 S B St – old town hall/shop

CONSENT AGENDA:

- Approval of Minutes from Previous Meeting
 - July 8, 2025
- Approve Claims
- Approve Payroll Summary
- Approve Journal Vouchers

TOWN ATTORNEY: Ray Kuntz

TOWN JUDGE: Bert Kraft

LIBRARY DIRECTOR: Krystal Zentner

PUBLIC WORKS DIRECTOR: Randy Novakovich

POLICE REPORT: Mike Buechler

TOWN CLERK: Kirstin Sweet

MAYOR / TOWN COUNCIL:

- This is a time when the Mayor or the Council members can bring a concern before the council that is not otherwise listed on the agenda. No action can be taken at this time. If action is necessary, the item will be put on the next meeting agenda.

ADJOURN:

Conduct at Public Meetings

The public is invited to speak on any item under discussion by the Council, after recognition by the presiding officer.

The speaker should stand, and for the record, give his/her name and address, and, if applicable, the person, firm or organization he/she represents. Comments should be limited to three (3) minutes unless approval by the presiding officer, and citizens requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.

Prepared statements are welcomed and should be given to the Clerk of the Council. Prepared statements that are also read, however, shall be deemed unduly repetitious. All prepared statements shall become part of the hearing record.

While the City Council is in session, those in attendance must preserve order and decorum. A member shall not delay or interrupt the proceedings or the peace of the Council, nor disturb any member while speaking or refuse to obey the orders of the Council or its presiding officer.

Any person making personal, impertinent or slanderous remarks or who shall become boisterous or disruptive during the Council meeting shall be forthwith barred from further presentation to the Council by the presiding officer, unless permission to continue be granted by the presiding officer or a majority vote of the Council.

The Bridger Town Council reserves the right to amend these rules of procedure as deemed necessary.

RESOLUTION NO. 293

A RESOLUTION FOR CHANGE OF USE FROM “NOT CLASSIFIED” TO “RESIDENTIAL D”

WHEREAS, on May 6, 2025 the Bridger Town Council granted preliminary conditional approval to the Fair Haven Subdivision RV park addressed as 510 E. Carbon Ave and legally described as Lots 1-5 Tract O of the Bridger Tracts, in Section 21, Township 6 South, Range 23 East, P.M.M., Carbon County, Montana (hereinafter “the property”), and

WHEREAS, per Section 30-186(8) of the Bridger Municipal Code the property is currently “Not classified” and pursuant to the subdivision conditions should be classified as “Residential D,” and

WHEREAS, pursuant to Section 76-2-305 Montana Code Annotated (MCA) Amendments or changes to the zoning ordinance must follow the same public notice and hearing requirements for adoption, and the statute provides for a protest provision to any such changes, and

WHEREAS, the Town Council may override such a protest by a two-thirds vote of the present and voting members, and

WHEREAS, the Town Council has previously reviewed the factual record as established during subdivision review and the conditional approval of the Fair Haven RV Park, and in light of the public comments at both the subdivision hearing and the zoning hearing, and considering the statutory criteria required by § 76-2-304 MCA and *Lowe v. City of Missoula*, the Bridger Town Council makes the following findings of fact:

Rezoning from “Not Classified” to “Residential D”:

1. Is in accordance with the growth policy [Planning Board Report p.8 § d. § 304-1-a]
2. Is designed to secure safety from fire and other dangers [Planning Board Report p.4 § d. § 304-1-b-i];
3. Is designed to promote public health, public safety, and the general welfare [Planning Board Report p.3 § a, p.7. § 304-1-b-ii]; and
4. Is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. [Planning Board Report pgs. 3-7, § 304-1-iii]
5. Will not limit the reasonable provision of adequate light and air to other properties and will have adequate light and air provided to the re-zoned property. [Planning Board Report p.10 § 304-2-a]
6. Will have some likely effect on motorized and nonmotorized transportation systems, specifically the adjacent Town roads. The effects are mitigated by the Town plan to improve the road and subdivision approval condition 14 requiring that a sign shall be placed at the exit of the subdivision saying “no right turn”. [Planning Board Report p. 12 § 304-2-b]

7. Will promote compatible urban growth by directing growth to an existing community [Planning Board Report p.10 § 304-2-c] ;
8. Given that the character of property to be rezoned is currently “Not classified,” rezoning to “Residential D” will provide more uniform development regulation consistent with its suitability for the particular uses such as an RV park and other uses consistent with a “Residential D” classification, [§ 304-2-d] and
9. Given that the character of property to be rezoned is currently “Not classified,” rezoning to “Residential D” will provide more uniform development regulation consistent conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area. [§ 304-2-e].

Conclusions:

Accordingly, the Town Council concludes that the statutory criteria of § 76-2-304 MCA and *Lowe v. City of Missoula*, have been met, and the relevant provisions of the Town Code have been complied with and that rezoning the subject property from “Not classified” to “Residential D” is appropriate.

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of Bridger, hereby adopts a zoning district of “Residential D” for the following property:

Tract O of the Bridger Tracts, in Section 21, Township 6 South, Range 23 East, P.M.M., Carbon County, Montana

DULY passed and adopted at the Regular Meeting of the Bridger Town Council this 5th day of August 2025. This Resolution shall become effective immediately upon passage.

Mark DeRudder, Mayor

ATTEST:

Kirstin Sweet, Town Clerk / Treasurer

RESOLUTION NO. 294

A RESOLUTION TO ADOPT A SPECIAL EVENTS POLICY FOR USE OF TOWN OF BRIDGER PROPERTY.

WHEREAS, the Town Council of the Town of Bridger has been advised by the Montana Municipal Interlocal Authority that it is in the best interest of the Town to ensure that the Town's Special Events policy requires applicants for Special Events to properly insure against potential liability and name the Town as an additional insured on all policies of liability insurance.

WHEREAS, the special events applications can be approved administratively without the need for council action. The Bridger Town Council directs the department heads, Clerk / Treasurer, Public Works Director and Police Chief to review and subsequently approve or deny applications based on the attached policy.

WHEREAS, any denial of an application may be appealed to the council at the next regularly scheduled council meeting *by filing a written appeal with the Town Clerk stating the reasons supporting the appeal at least seven days before the Council meeting at which the appeal shall be heard.*

NOW THEREFORE BE IT RESOLVED, the attached pages are adopted as the Special Events Policy and Special Events application for use of Town of Bridger property.

FURTHERMORE, BE IT RESOLVED, the above-mentioned department heads will now administratively approve or deny applications based on the attached policy.

DULY passed and adopted at a regular meeting of the Bridger Town Council on this 5th day of August 2025. This Resolution shall become effective immediately upon passage.

Mark DeRudder, Mayor

ATTEST:

Kirstin Sweet, Town Clerk / Treasurer

TOWN OF BRIDGER SPECIAL EVENTS POLICY

This policy sets forth the conditions and requirements for the use of any Town of Bridger property for a Special Event. Special Events are events in which event holders are charging admission, closing a city street, serving alcohol, setting off fireworks, putting on a rodeo, farmer's markets, concerts, sidewalk sales, weddings & receptions, car shows, sporting events, or any other organized, pre-planned activities involving multiple people on Town Property. Special Events shall be prohibited unless such use has been specifically approved in advance by the Bridger Town Council.

1. Application. An applicant shall submit a written application specifying the nature of the special event, the area planned for the special event, whether alcohol will be present, time period of special event, number of people anticipated to participate, whether a street and/or alley closure is necessary, if security is needed, whether trash removal is needed, and whether restrooms are required and provided.
2. Notification to Abutting Businesses. If street closure is requested, the applicant shall provide with the application evidence of notification of each property owner or representative abutting and within one hundred feet (100') of the special event for their comment prior to the date of approval.
3. Clean-up Deposit. Upon approval of the application, the applicants shall pay a clean-up deposit towards cleanup of the special event area. This clean-up deposit shall be refunded upon verification by the Town that the area is trash-free and has been restored to the condition it was in prior to the use.
4. Insurance; Indemnification. The applicant shall submit proof of insurance for comprehensive general liability, automobile liability and designated premises liability with limits no less than One Million Five Hundred Thousand Dollars (\$1,500,000) per Occurrence and Three Million Dollars (\$3,000,000) General Aggregate. Special Events involving alcohol shall include Liquor Liability coverage with limits as noted above. Each policy shall list the **Town of Bridger as an additional named insured**. The applicant shall indemnify the Town of Bridger against all claims arising from, or related to, the Special event.
5. Primary Insurance and Waiver of Subrogation. The applicant shall agree that applicant's insurance is primary and waive all rights of subrogation against the Town of Bridger.
6. Alcohol. No sale of alcohol is allowed unless proper licensing is prepared in advance of the special event. The applicant must demonstrate that all state and local liquor control regulations permitting the sale and consumption of alcohol have been complied with and must provide copies of all applicable state and local liquor permits with the special event application.

If the event holder intends to sell or provide alcohol to attendees, the applicant must specify the location and size of the area wherein they propose to sell the alcohol and where it may be consumed. The applicant must also request a waiver of the open alcohol prohibition limited to specified area.

7. Security. An applicant requesting a special event permit to sell beer and/or alcohol is **required to contact the Bridger Police Department and arrange and pay for security for the event.**

TOWN OF BRIDGER

SPECIAL EVENTS APPLICATION

Name/ Purpose of Special Event: _____

Area Proposed for Special Event: _____

Date and Time of Special Event: _____

Number of People Anticipated to Attend: _____

Please check the requirements applicable to your special event:

☐ **Street/Alley Closure Requested.** (If a street closure is requested, the applicant must provide evidence that the applicant has notified each property owner or its authorized representative abutting the proposed use area of the special event)

☐ **Security Needed.** (In the event that alcohol is present, the event holders must arrange and pay for security. Contact the Bridger Police Chief for details).

☐ **Alcohol will be sold during the special event. Please specify the location and size of the area where alcohol will be sold/consumed with a map per #6 on page 1.**

☐ **Waiver of Open Alcohol Prohibition Requested.**

☐ **Proof of Insurance Provided.** Proof of Liability Insurance must be presented to the Bridger Town Clerk at least 48 hours prior to the scheduled event. Failure to present proof of liability insurance is grounds for revocation of the special events permit.

☐ **Refundable Clean-up Deposit Paid in the Amount of** _____.

Indemnification and Waiver of Subrogation. Applicant hereby agrees to indemnify and defend the Town of Bridger against all claims arising from, or related to, the Special event. Applicant hereby agrees that applicant's insurance is primary and waives all rights of subrogation against the Town of Bridger.

Deadline for Filing. The deadline for filing a completed application shall allow for at least two council meetings to take place prior to the scheduled special event. The council meets on the first Tuesday of each month.

Date

Signature of Applicant

Address: _____

Phone #: _____

BRIDGER TOWN COUNCIL ACTION ON APPLICATION

Applicant:

At a meeting of the Bridger Town Council held on _____ day of _____, 20____ the Council voted for the following action on your Special Events Application:

☐ **Special Event Application APPROVED without restrictions.**

☐ **Special Event Application APPROVED with the following conditions:**

☐ **Security approved for _____ officer(s) at \$ _____ per _____.**

☐ **Special Event Application DENIED.**

Dated: _____

Bridger Mayor

**BRIDGER TOWN COUNCIL MINUTES FOR A REGULAR MEETING
HELD ON JULY 8, 2025**

The July 8, 2025 meeting of the Bridger Town Council was held at 108 South D Street in Bridger. The Pledge of Allegiance was recited, and the meeting was called to order at 7:00 pm by Mayor DeRudder. Other council members present were Ryan Carson, Shala Cullum, Cliff Shultz and Doug Asbury. Others present were Lonna Weiss, Shirley Schwend, Dana Zier, Angela Kallevig, Wendy Bratsky, Johnny Price, Assistant Public Works Director Dale Bemis, Brittany and Tyler Anthony, Public Works Director Randy Novakovich, Attorney Ray Kuntz, Judge Bert Kraft, Library Director Krystal Zentner, Chief Mike Buechler, Public Works Director Randy Novakovich and Clerk Kirstin Sweet.

The next item on the agenda was public comment. Lonna Weiss thanked the public works crew for all their work on the new welcome to Bridger monument in the Jim Bridger Park.

The next item was correspondence. No correspondence.

Next on the agenda was the committee reports. Angela Kallevig gave an update on for the planning board. Dana Zier gave a report for the historic preservation commission board. She spoke at length regarding the old town hall building.

Special Events Applications were next on the agenda. There was only one application from the Jim Bridger Days committee for the annual celebration on July 18-20, 2025. Mayor DeRudder reviewed the application. A motion to approve the application and waiving the two meetings ahead requirement was made by Councilman Shultz, seconded by Councilman Asbury. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, Councilman Shultz – aye, and Councilman Asbury – aye.

Resolution #290 to adopt a wage scale for the library. Library Director Zentner explained the wage scale. A motion to approve the resolution was made by Councilman Shultz, seconded by Councilwoman Cullum. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, Councilman Shultz – aye, and Councilman Asbury – aye.

Resolution #292 to adopt the 2024 Eastern Montana Hazard Mitigation Plan was next on the agenda. Clerk Sweet explained that the wrong title had been used on Resolution #291. This resolution will correct that error. A motion to approve the resolution was made by Councilwoman Cullum seconded by Councilman Asbury. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, Councilman Shultz – aye, and Councilman Asbury – aye.

Next on the agenda was investment of the certificate of deposit money at the Bank of Bridger. Discussion was had regarding the new rate of 4% and other rates that may be available. Clerk Sweet will update again when / if the rate changes.

Discussion regarding the old town hall was next on the agenda. Clerk Sweet had spoken to a company that does asbestos testing. They provided a rough quote of \$2,800 to \$3,800. Much discussion was had regarding the building, other buildings in Town, square footage needed for town services, building codes for commercial versus residential. Councilwoman Cullum made a motion to complete the asbestos testing on the old town hall. The motion was seconded by Councilman Shultz. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, Councilman Shultz – aye, and Councilman Asbury – aye.

Next was discussion regarding a new town hall. All items regarding a new town hall were discussed during the discussion regarding the old town hall.

The consent agenda was next on the agenda. Department heads answered questions regarding the claims. A motion to approve the consent agenda was made by Councilwoman Cullum and seconded by Councilman Asbury. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, Councilman Shultz – aye, and Councilman Asbury – aye. The items included were minutes from 05-06-25 and 06-06-2025 regular meetings. Claim checks #35281 to #35328 and electronic checks #-97955 to #-97946 for May. Also claim checks #35358 to #35388 and electronic checks #-97945 to -97936 for June. Payroll checks #35279 to #35280 and #35283 to #35285 and electronic checks #-84766 to #-84739 for May. Also payroll checks #35286 to #35289 and #35329 to 35346 and electronic checks #-84738 to #-84705 for June.

Attorney Kuntz was not present.

Judge Kraft presented his reports for the month of June and informed the council if they want any other items added to the court monthly report, just let him know.

Library Director Zentner reported on the summer reading program.

Public Works Director Novakovich updated the council regarding projects he is working on.

Chief Buechler presented his stats for the month of June.

Clerk Sweet reported on the hiring of the assistant clerk, court clerk, and custodian position. Judge Kraft and her are very happy with her performance so far!

Mayor and Town Council: nothing to report.

There being no further business Councilwoman Cullum motioned to adjourn. The motion was seconded by Councilman Asbury. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, Councilman Shultz – aye, and Councilman Asbury – aye. The meeting was adjourned at 8:25 pm.

Attest:

Mark DeRudder, Mayor

Kirstin Sweet, Town Clerk

08/03/25
15:23:35

TOWN OF BRIDGER
Payroll Summary For Payrolls from 07/01/25 to 07/31/25

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
COMA HOURS (Comp Time Accumulated)	74.25		
COMP HOURS (Comp Time Used)	4.50		136.98
HOL HOURS (Holiday Pay)	69.29		1,662.33
OVER HOURS (Overtime)	0.25		5.69
REG HOURS (Regular Time)	3,428.25		65,581.26
SICK HOURS (Sick Time)	151.00		3,755.73
VACA HOURS (Vacation Time Used)	199.50		4,722.55
GROSS PAY	75,864.54	0.00	
NET PAY	60,334.22	0.00	
NET PAY (CHECKS)	18,616.60		
NET PAY (DIRECT DEPOSIT)	41,717.62		
DENTAL	0.00	623.00	
FIT	2,830.09	0.00	
GROUP HEALTH	770.00	17,201.00	
LIFE INSURANCE	0.00	24.30	
MEDICARE	1,100.06	1,100.06	
P.E.R.S.	4,389.57	5,039.67	
SIT	1,737.00	0.00	
SOCIAL SECURITY	4,703.60	4,703.60	
UNEMPL. INSUR.	0.00	315.70	
VISION HEALTH	0.00	144.60	
WORKERS' COMP	0.00	1,924.64	
ALTANA FED CRED	3,161.79	0.00	
BANK OF BRIDGER	18,307.46	0.00	
SEGFCU	3,378.36	0.00	
STOCKMAN BANK	4,316.83	0.00	
WELLS FARGO BAN	7,012.68	0.00	
WESTERN SECURIT	5,540.50	0.00	
FIT/SIT BASE	71,474.97	0.00	
MEDICARE BASE	75,864.54	0.00	
PERS BASE	55,564.15	0.00	
SOC SEC BASE	75,864.54	0.00	
UN BASE	75,864.54	0.00	
WC BASE	75,862.65	0.00	

Total	31,076.57
Total Payroll Expense (Gross Pay + Employer Contributions):	106,941.11

Check Summary

Payroll Checks Prev. Out.	\$36,058.51
Payroll Checks Issued	\$33,919.30
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$69,977.81
Electronic Checks	\$59,307.00

	Carried Forward	Deduction	Difference	Liab Account
	From Previous Month	Checks Issued		
Deductions Accrued				

08/03/25
15:23:35

TOWN OF BRIDGER
Payroll Summary For Payrolls from 07/01/25 to 07/31/25

Page: 2 of 2
Report ID: P130

Social Security	9,407.20		6,448.40	2,958.80	212000
Medicare	2,200.12		1,508.10	692.02	212001
P.E.R.S.	9,429.24		6,536.89	2,892.35	212203
Unempl. Insur.	315.70			315.70	212202
Workers' Comp	1,924.64			1,924.64	212201
FIT	2,830.09		1,914.99	915.10	212002
SIT	1,737.00		1,181.00	556.00	212200
DENTAL	623.00		499.00	124.00	212502
LIFE INSURANCE	24.30		18.90	5.40	212502
VISION HEALTH	144.60		116.80	27.80	212502
GROUP HEALTH	17,971.00		14,668.00	3,303.00	212502
Total Ded.	46,606.89	0.00	32,892.08	13,714.81	

**** Carried Forward column only correct if report run for current period.

Checks: #35347 to #35357 and #35389 to #35399 and #35401 to #35412

Electronic Checks: #-84704 to -84656