TETRA TECH

October 6, 2022

Mr. Greg Davis
Work Assignment Manager
U.S. Environmental Protection Agency, Region 8
Brownfields and Redevelopment Branch
1595 Wynkoop Street
Denver, Colorado 80202

Subject: **Targeted Brownfields Assessment – Phase I Environmental Site Assessment**
Petroleum County Courthouse
302 East Main Street, Petroleum, Petroleum County, Montana
U.S. EPA Region 8, START V, Contract No. 68HE082D0001
Task Order No. 82
Technical Direction No. 2204-12
Work Assignment Manager: Greg Davis

Dear Mr. Davis:

Tetra Tech, Inc. is submitting the enclosed Targeted Brownfields Assessment (TBA) Phase I Environmental Site Assessment (ESA) report for the Petroleum County Courthouse property (subject property) located in Winnett, Petroleum County, Montana. The goal of the TBA Phase I ESA is to identify recognized environmental conditions (REC), historical RECs, and controlled RECs associated with the subject property. This TBA Phase I ESA was completed in accordance with industry standard practice for Phase I ESAs.

If you have any questions or comments regarding this submittal, please call me at (502) 714-4729.

Sincerely,

Amanda Dones
START V Project Manager

Enclosures

1560 Broadway, Suite 1400, Denver, CO 80202
Tel 303.312.8826 Fax 303.295.2818 www.tetratech.com

TARGETED BROWNFIELDS ASSESSMENT
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PETROLEUM COUNTY COURTHOUSE
302 EAST MAIN STREET
WINNETT, MONTANA

Superfund Technical Assessment and Response Team (START) V Contract
Contract No. 68HE082D0001, Task Order No. 82, Technical Direction No. 2204-12

Prepared For:

U.S. Environmental Protection Agency
Region 8
Brownfields and Redevelopment Branch
1595 Wynkoop Street
Denver, Colorado 80202

October 6, 2022

Prepared By:

Tetra Tech, Inc.
1560 Broadway
Suite 1400
Denver, CO 80202
(303) 312-8800

TABLE OF CONTENTS

Section **Page**

ACRONYMS AND ABBREVIATIONS iv

EXECUTIVE SUMMARY ES-1

1.0 INTRODUCTION 1

1.1 PURPOSE 1
1.2 SCOPE OF WORK 1
1.3 SIGNIFICANT ASSUMPTIONS 2
1.4 DEVIATIONS 3
1.5 LIMITATIONS AND EXCEPTIONS 3
1.6 SPECIAL TERMS AND CONDITIONS 4
1.7 STATEMENT OF USER RELIANCE 4

2.0 SITE DESCRIPTION 5

2.1 SITE LOCATION AND LEGAL DESCRIPTION 5
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS 5
2.3 CURRENT AND PAST USES OF THE SITE 5
2.4 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SITE 6
2.5 CURRENT AND PAST USES OF ADJOINING/SURROUNDING PROPERTIES 6
2.6 GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS 6

2.6.1 Topography 6
2.6.2 Geologic Setting 7
2.6.3 Hydrogeology 7
2.6.4 Hydrology 7

3.0 USER-PROVIDED INFORMATION 8

3.1 EXISTING STRUCTURE INFORMATION AND DRAWINGS 8
3.2 SUMMARY OF TITLE INFORMATION 8
3.3 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS 8
3.4 SPECIALIZED KNOWLEDGE 8
3.5 OWNER, SITE MANAGER, AND OCCUPANT INFORMATION 8
3.6 REASON FOR PERFORMING PHASE I ESA 8

4.0 SITE RECONNAISSANCE 9

4.1 METHODOLOGY AND LIMITING CONDITIONS 9
4.2 GENERAL SITE SETTING 10

4.2.1 Site Description 10
4.2.2 Exterior Observations 10
4.2.3 Interior Observations 10

4.3 SPECIFIC RECONNAISSANCE ITEMS 11

4.3.1 Hazardous Substances and Petroleum Products 11

4.3.2 Hazardous Waste 11
4.3.3 Landfills, Dumps, Burials, or Solid Waste Disposal 11
4.3.4 Storage Tanks 11
4.3.5 Polychlorinated Biphenyl (PCB)-containing Equipment 11
4.3.6 Heating, Ventilation, and Air Conditioning System and Fuel Source 11
4.3.7 Drains, Sumps, Pools of Liquids, Standing Water, Cisterns, and Cesspools 12
4.3.8 Pits, Ponds, and Lagoons 12
4.3.9 Stains or Corrosion and Stained Soil or Pavement 12
4.3.10 Areas of Dead, Distressed, Discolored, or Stained Vegetation 12
4.3.11 Possible Fill, Grading, or Solid Waste Disposal 12
4.3.12 Smells of Chemical Gases, Petroleum Products, or Noxious Odors 12
4.3.13 Wastewater and Stormwater Systems and Discharges 12
4.3.14 Wells and Potable Water Supply 12
4.3.15 Lead-based Paint (LBP) 12
4.3.16 Asbestos-containing Materials (ACM) 13
4.3.17 Other Site-specific Environmental Conditions 13

4.4 VICINITY RECONNAISSANCE 13

5.0 INTERVIEWS 14

5.1 INTERVIEW WITH OWNER 14
5.2 INTERVIEWS WITH KEY SITE MANAGER 14
5.3 INTERVIEWS WITH CURRENT OCCUPANTS 14
5.4 INTERVIEWS WITH PAST SITE OWNERS/OCCUPANTS 15
5.5 INTERVIEWS WITH LOCAL/STATE GOVERNMENT OFFICIALS 15

6.0 RECORDS REVIEW 16

6.1 ENVIRONMENTAL RECORDS SOURCES 16

6.1.1 Environmental Database Search 16
6.1.2 Vapor Encroachment Screening 19
6.1.3 Valuation Reduction for Environmental Issues 21
6.1.4 Engineering and Institutional Controls 21
6.1.5 Title Records 21

6.2 HISTORICAL USE INFORMATION REGARDING THE SITE AND ADJOINING PROPERTIES 21

6.2.1 Recorded Land Title Records 21
6.2.2 Property Tax Files 22
6.2.3 Building Department Records 22
6.2.4 Sanborn Map Report 22
6.2.5 Aerial Photographs 22
6.2.6 Historical Topographic Maps 23
6.2.7 City Directories 24
6.2.8 Previous Reports 25

7.0 FINDINGS AND OPINIONS 26

8.0 CONCLUSIONS AND RECOMMENDATIONS 27

9.0 CERTIFICATION STATEMENT 28

10.0 REFERENCES 29

APPENDICES*

Appendix

A FIGURES

B ENVIRONMENTAL LIEN AND AUL SEARCH/ 1940 Chain of title

C SITE PHOTOGRAPHS

D INTERVIEW DOCUMENTATION AND USER-PROVIDED INFORMATION

D-1 PROPERTY OWNER INTERVIEW
- D-2 SUBJECT PROPERTY RECORD CARD
- D-3 U.S. EPA TBA APPLICATION FOR THE SUBJECT PROPERTY
- D-4 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION
- D-5 NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

E EDR DATABASE REPORT

F HISTORICAL USE DOCUMENTATION
- F-1 HISTORICAL FIRE INSURANCE MAP REPORT
- F-2 HISTORICAL AERIAL PHOTOGRAPHS
- F-3 HISTORICAL TOPOGRAPHIC MAPS
- F-4 HISTORICAL CITY DIRECTORY SEARCH

G RESUMES

*Select pages in the appendices are scanned documents and may be distorted or indecipherable

TABLES

Table **Page**

TABLE 6-1 SUMMARY OF REGULATORY AGENCY DATABASE REVIEW 17

TABLE 6-2 SUMMARY OF AERIAL PHOTOGRAPHS 23

TABLE 6-3 SUMMARY OF HISTORICAL TOPOGRAPHIC MAPS 24

TABLE 6-4 SUMMARY OF HISTORICAL CITY DIRECTORIES 24

ACRONYMS AND ABBREVIATIONS

AAI	All Appropriate Inquiries
ACM	Asbestos-Containing Material
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity and Use Limitation
BER	Business Environmental Risk
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	*Code of Federal Regulations*
CREC	Controlled Recognized Environmental Condition
DEL	Delisted
DEQ	Department of Environmental Quality
EDR	Environmental Data Resources
EP	Environmental Professional
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
LBP	Lead-Based Paint
LUST	Leaking Underground Storage Tank
MPRA	Montana Public Records Act
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
PCB	Polychlorinated Biphenyl
pCi/L	Picocuries per Liter
ppm	Parts per Million
REC	Recognized Environmental Condition
SHWS	State Hazardous Waste Site
SMDC	Snowy Mountain Development Corporation
SOW	Scope of Work
START	Superfund Technical Assessment and Response Team
SVOC	Semivolatile Organic Compounds
TBA	Targeted Brownfields Assessment
US BROWNFIELDS	Assessment, Cleanup and Redevelopment Exchange System Brownfield Database
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VOC	Volatile Organic Compounds
WQA	Water Quality Act

EXECUTIVE SUMMARY

The U.S. Environmental Protection Agency (EPA) Region 8 Land, Chemicals, and Redevelopment Division tasked Tetra Tech, Inc. (Tetra Tech) Region 8 Superfund Technical Assessment and Response Team (START) V to conduct a Targeted Brownfields Assessment (TBA) Phase I Environmental Site Assessment (ESA) at the Petroleum County Courthouse property in Winnett, Petroleum County, Montana (subject property). On behalf of Petroleum County, Montana, the Snowy Mountain Development Corporation (SMDC) requested EPA to perform a Phase I ESA at the subject property.

The 0.241-acre subject property is developed with an approximately 15,270-square-foot, two-story (including basement) commercial structure which houses a courthouse on the first floor and a mostly vacant basement and second floor. The subject property also hosts a sheet metal shed directly north of the main structure used for storage.

The subject property is reported to have been constructed in 1917 as a commercial structure that housed a bank, offices, a printing company, and hardware store until 1928 when it was leased to the county and converted to a courthouse. The sheet metal shed was constructed in 2005 and is used primarily for storage.

START V conducted this Phase I ESA in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM International (ASTM) designation E 1527-21 (ASTM 2021), and otherwise in compliance with EPA's All Appropriate Inquiries Rule (AAI Rule) (40 *Code of Federal Regulations* [CFR] Part 312).

The purpose of this Phase I ESA is to identify recognized environmental conditions (REC), historical RECs (HREC), controlled RECs (CREC), business environmental risks (BER), and vapor encroachment conditions (VEC) associated with the subject property, and to identify the nature of contamination and risks posed by the contamination, if present. This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be used in lieu of reading the entire report, including the appendices.

Findings and Opinions

Review of historical documentation and observations made during site reconnaissance identified the following RECs, BERs, and VEC to the subject property:

- Information obtained from the EDR indicated the subject property housed a printing company. Printing companies are known to use cleaning solvents, chemicals, and inks. Based on the

presence or likely presence of hazardous substances at the subject property, the historical use of the subject property poses a REC to the subject property.

- The address of 117 East Main Street (B&D Service) is adjacent to the subject property. The facility was identified in the EDR report in the leaking underground storage tank (LUST) database. The facility operated as filling station at least as early as 1922. Based on the proximity of the facility to the subject property, the petroleum product likely present at the subject property is a result of a release of petroleum products at this adjoining property. This site poses a REC to the subject property. In addition, the potential presence of petroleum products impacting the subject property poses a VEC to the subject property.
- Hoyle Garage was observed to be present directly to the northwest of the subject property on the historic 1922 and 1929 Sanborn Maps (EDR 2022b). Based on the lack of information regarding the site, the proximity of the facility to the subject property, the petroleum, solvent, and degreaser products likely present at the subject property is a result of a release of petroleum, solvent, and degreaser products at this adjoining property. This site poses a REC to the subject property.

This Phase I ESA report has revealed the following BERs in connection with the subject property:

- Given the age of the buildings, the subject property buildings may contain asbestos-containing material (ACM). The potential presence of ACM is considered a BER
- Given the age of the buildings, the subject property buildings may contain lead-based paint (LBP). The potential presence of LBP is considered a BER.
- Winnett, Montana, is identified by EPA as Radon Zone 2, in which counties have predicted indoor radon screening levels between 2 and 4 picocuries per liter The potential presence of radon above 4 picocuries per liter (pCi/L) is considered a BER.

Recommendations

START V recommends the following activities for further investigation of the subject property:

- START V recommends conducting a Phase II ESA to investigate the presence and extent of soil, groundwater, sub-slab soil gas, and indoor air contamination associated with the adjacent LUST site, Hoyer Garage, and historical use of the subject property as a printing company.

Prior to redevelopment for the use of multi-tenant residential housing on the second floor, START V recommends a hazardous material survey to evaluate potential ACM and LBP before work disturbs the potential material. This would allow determination of the proper method of disposal or encapsulation of

the materials. Depending on occupancy and building use plans for the basement of the building, START V recommends considering whether radon should be evaluated.

1.0 INTRODUCTION

The U.S. Environmental Protection Agency (EPA) Region 8 Land, Chemicals, and Redevelopment Division tasked Tetra Tech, Inc. (Tetra Tech) Region 8 Superfund Technical Assessment and Response Team (START) V to conduct a Targeted Brownfields Assessment (TBA) Phase I Environmental Site Assessment (ESA) at the Petroleum County Courthouse property in Winnett, Petroleum County, Montana (subject property). On behalf of Petroleum County, Montana, the Snowy Mountain Development Corporation (SMDC) requested EPA to perform a Phase I ESA at the subject property.

The 0.241-acre subject property is developed with an approximately 15,270-square foot, one, two-story (with basement) structure. The subject property also hosts one metal structure that is not included as part of this assessment. The structure operates as Courthouse on the first floor; the second floor is vacant. The subject property is reported to have been used as the county courthouse since 1928.

START V conducted this Phase I ESA in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM International (ASTM) designation E 1527-21 (ASTM 2021), and otherwise in compliance with EPA's All Appropriate Inquiries (AAI)" Rule (AAI Rule) (Title 40 *Code of Federal Regulations* [CFR] Part 312). For the purpose of this Phase I ESA, the *users* are defined as Petroleum County (ASTM 2021 [Section 3.2.98]). EPA tasked START V to conduct a Phase I ESA of the subject property to identify recognized environmental conditions (REC), historical RECs (HREC), controlled RECs (CREC), business environmental risks (BER), and vapor encroachment conditions (VEC) to the subject property, and to identify the nature of contamination and risks posed by the contamination, if present.

1.1 PURPOSE

A primary goal of this Phase I ESA is to identify RECs, HRECs, and CRECs for the subject property. A REC is (1) the presence of hazardous substances or petroleum products in, on, or at a subject property due to a release to the environment, (2) the likely presence of hazardous substances or petroleum products in, on, or at a subject property due to a release to the environment, (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a recognized environmental condition (ASTM 2021 [Section 1.1.1]).

An HREC is a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities

and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls. (ASTM 2021 [Section 3.2.39]).

A CREC is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (ASTM 2021 [Section 3.2.17]).

The 2021 standard also defines business environmental risks (BER). BERs are a non-scope consideration under ASTM E 1527-21 (that is, they are described and defined by ASTM but are not covered under this practice). A BER presents a potential environmental risk to clients even if the ASTM definition of a REC, CREC, or HREC is not met.

START V has also been requested to evaluate vapor encroachment according to ASTM standard 2600-22, which provides practical guidance for conducting a vapor encroachment screen on a property. The goal of conducting a vapor encroachment screening is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the subject property (ASTM 2022).

This Phase I ESA is intended to satisfy one of the requirements for the innocent landowner defense, the contiguous property exemption, and the bona fide prospective purchaser exemption to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability; that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the subject property consistent with good customary practice," as defined in 42 *U.S. Code* Section 9601 (35)(B).

1.2 SCOPE OF WORK

EPA developed a scope of work (SOW) for Phase I ESA activities at the subject property. The SOW, based on ASTM designation E1527-21, was to identify RECs, HRECs, CRECs, and BERs for the subject property. EPA also requested that START V identify VECs based on ASTM designation E2600-22. Phase I ESAs are typically conducted in a four-phase process: (1) records review; (2) site reconnaissance; (3) interviews with current and previous owners and occupants of the subject property, adjacent property owners and occupants, and local government agencies; and (4) preparation of a report.

Any items listed in the ASTM standard that the report does not specifically identify as present can be assumed not present within the subject property or within such distance to the subject property as to be of potential concern to the subject property. Any item mentioned but not specifically identified as a REC, HREC, CREC, VEC, or BER can be assumed not to be a REC, HREC, CREC, VEC, or BER.

1.3 SIGNIFICANT ASSUMPTIONS

The following are beyond the scope of this evaluation: consideration of radon in indoor air, lead in drinking water, and asbestos-containing materials (ACM); screening for lead-based paint (LBP); evaluations of indoor and/or outdoor air quality, regulatory compliance, industrial hygiene, and noise impacts; and identification of geological or geotechnical hazards.

1.4 DEVIATIONS

This section identifies deletions or deviations from ASTM E 1527-21 or the SOW. For each deviation noted below, the START V Environmental Professional (EP) has conducted an analysis of the data gaps or failures and of the impacts of these on START V's ability to render an opinion regarding conditions indicative of releases or threatened releases of petroleum products or hazardous substances.

- No historical topographic maps prior to 1986 were readily available for review. It is START V's opinion that this does not represent a significant data gap because other historical records were used to characterize the subject property use back to its early development.
- No building permits were available for review. It is START V's opinion that this does not represent a significant data gap because other historical records were used to characterize the subject property use back to its early development.
- Time gaps of more than 5 years were noted in available historical information. It is START V's opinion that the presence of time gaps does not impact the ability to render an opinion regarding RECs.
- Interviews were not conducted with past owners, operators, or occupants. Documentation and observations indicate that the subject property has been developed since 1917 and operated as a county courthouse since 1928. It is START V's opinion that information obtained from previous owners, operators, or occupants likely would not be additional to that obtained from other resources.
- No interviews with adjacent property owners or occupants were conducted. ASTM Practice E 1527-21 does not require interviews with adjacent property owners unless a property has been abandoned and potential unauthorized uses or evidence of uncontrolled access to the abandoned property is evident. The subject property has not been abandoned and no evidence of unauthorized access was observed; therefore, it is START V's opinion that information obtained

from other adjacent property owners or occupants likely would not be additional to that obtained from other resources.

1.5 LIMITATIONS AND EXCEPTIONS

This report was based partially on information supplied to START V from outside sources and on other information available in the public domain. Conclusions and opinions reported herein are based on the information START V obtained in compiling the report. This information is on file at START V's office in Denver, Colorado. START V makes no warranty as to the accuracy of statements made by others that may be conveyed in the report; nor are any other warranties or guarantees, expressed or implied, included or intended by the report except that it has been prepared in accordance with current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. Because the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. START V does not assume responsibility for discovery and elimination of hazards that could cause accidents, injuries, or damage. Compliance with submitted recommendations or suggestions does not assure elimination of hazards or fulfillment of the client's obligations under local, state, or federal laws or any modifications or changes to such laws. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature but shall be a representation of findings of fact from records examined.

1.6 SPECIAL TERMS AND CONDITIONS

There were no special terms or conditions for the Phase I ESA.

1.7 STATEMENT OF USER RELIANCE

START V is not required to verify independently the information provided to it by the user or gathered throughout the course of this Phase I ESA. For this Phase I ESA, EPA Region 8, SMDC, and Petroleum County may rely on information provided unless knowledge is possessed that certain information is incorrect based on additional information obtained during the Phase I ESA or otherwise known by the person preparing this report.

2.0 SITE DESCRIPTION

This section briefly describes the subject property and the physical setting based on information obtained from EPA Region 8, SMDC, current facility owners, and a records review prior to site reconnaissance. Observations during the site reconnaissance regarding current land use at the subject property and adjoining properties are described in Section 4.0.

2.1 SITE LOCATION AND LEGAL DESCRIPTION

The subject property is located at 302 East Main Street in Winnett, Petroleum County, Montana (Figure 1). The 0.241-acre subject property is developed with an approximately 15,270-square foot, one, two-story (with basement) structure. The subject property also hosts one metal structure that is not included as part of this assessment. The structure operates as a Courthouse on the first floor; the second floor is vacant. The subject property is reported to have been used as the county courthouse since 1918.

The legal description for the property is Section 6, Township 14 North, Range 26 East (Environmental Data Resources [EDR] 2022f).

The subject property is depicted on the 2020 U.S. Geological Survey (USGS) 7.5-minute series Winnett North Quadrangle Topographic Map (USGS 2020). The subject property is southwest of center in S06, T14 N, R27 E Section 6, Township 14 North, Range 26 East. Coordinates at the approximate center of the subject property are latitude 47.0043730 degrees and longitude -108.3488930 degrees (EDR 2022a). The parcel identification number for the subject property is 55-2374-06-2-18-10-0000 (Appendix D-2).

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The 0.241-acre subject property is located within the city limits of Winnett and consists of two structures; the sheet metal shed is not included in the Phase I ESA. The subject property is bounded to the north by a vacant lot followed by residential properties; to the east by the Lodge at Winnett followed by George Ore Memorial Park; to the south by main street followed by residential properties; and to the west by Ashley Avenue followed by a vacant lot and residential properties.

2.3 CURRENT AND PAST USES OF THE SITE

The subject property is reported to have been constructed in 1917 as a commercial structure that housed a bank, offices, a printing company, and hardware store until 1928 when it was leased to the county and converted to a courthouse. The subject property was sold to the county in 1942. The sheet metal shed was constructed in 2005 and is used primarily for storage.

The historical use of the subject property as a printing company poses a REC to the subject property.

The property is currently operated as a bank. The second and third floors of the main bank building and the two drive-thru buildings are currently used for storage of files and miscellaneous office items.

2.4 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SITE

The 0.241-acre subject property is developed with an approximately 15,270-square-foot, two-story (including basement) commercial structure which houses a courthouse and the first floor and a mostly vacant basement and second floor. The subject property also hosts a sheet metal shed directly north of the main structure used for storage.

The subject property is reported to have been constructed in 1917 as a commercial structure that housed a bank, offices, a printing company, and hardware store until 1928 when it was leased to the county and converted to a courthouse. The sheet metal shed was constructed in 2005 and is used primarily for storage.

2.5 CURRENT AND PAST USES OF ADJOINING/SURROUNDING PROPERTIES

The subject property is located within a rural mixed-use residential and commercial area. According to a review of historical documents, the area surrounding the subject property has been used for commercial, and residential purposes. A filling station was on the adjacent property at 117 East Main Street since at least 1922 but has since been razed of structures. A vehicle repair garage was located on 2nd Avenue since at least 1922 but has since been razed of structures (EDR 2022b, 2022d, 2022e).

2.6 GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS

The following subsections describe the environmental setting of the subject property and surrounding area. Appendix F-3 includes copies of the topographic maps that Tetra Tech examined to assess the physical setting.

2.6.1 Topography

The subject property is included on the USGS 7.5-minute series Winnett North Quadrangle Topographic Map (USGS 2020). The subject property is approximately 2,950 feet above mean sea level (EDR 2022a) and situated in a topographically low area for the region. The subject property itself has a low topographic relief with no visible slopes (USGS 2020).

2.6.2 Geologic Setting

The subject property is located in Winnett, Petroleum County, Montana. START V accessed hydrologic and soil data supplied by ERIS via USGS. Geology in the region is generally characterized by very clayey soils overlaying Mesozoic-aged bedrock, which are made up of sedimentary rocks. Soils around the subject property are predominantly Gerdrum complex soils composed of clay and clay loam. Gerdrum complex soils generally have a slope of zero to eight percent and are well drained. (EDR 2022a).

2.6.3 Hydrogeology

Potable water in the subject property area is supplied by Town of Winnett. EDR conducted a water well search to locate known private and public water wells within a 1-mile radius from the subject property. EDR did not identify any wells on the subject property itself but did identify one public water supply well and 53 state monitoring wells within 1 mile of the site. One oil and gas well were identified 0.37 miles east-southeast of the subject property (EDR 2022a) (Appendix E).

Groundwater flow in the vicinity of the subject property is presumed to flow to the south-southeast. The local gradient and groundwater flow direction under the subject property may be influenced naturally by zones of higher or lower permeability, nearby wetlands, or nearby wells. Actual groundwater flow direction can only be determined by collecting site-specific groundwater elevation data.

2.6.4 Hydrology

START V accessed hydrologic data supplied by EDR via the Federal Emergency Management Agency (FEMA). FEMA has not yet categorized the subject property; therefore, no flood hazard analysis has been conducted.

The subject property is generally flat. Surface water at the property likely flows over paved surfaces to the east of the subject property and into a stormwater system on the adjacent roadway which connects to the stormwater system.

3.0 USER-PROVIDED INFORMATION

The following section summarizes information regarding the ESA provided by EPA Region 8 and Petroleum County (owners). Petroleum County has been represented by SMDC. For the purpose of this Phase I ESA, the *users* are defined as SMDC.

3.1 EXISTING STRUCTURE INFORMATION AND DRAWINGS

The subject property is currently operating as a county courthouse on the first floor, the second floor is vacant. Photos are provided for the subject property and surrounding area (Appendix C).

3.2 SUMMARY OF TITLE INFORMATION

The subject property is owned by Petroleum County. A copy of the Property Record Card was provided by SMDC and is included in Appendix D-2. A chain of title search was performed and is summarized in Section 6.2.1. No obvious RECs were identified based on a review of this information.

3.3 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

EDR's search did not identify any environmental liens or use limitations for the subject property (EDR 2022f).

3.4 SPECIALIZED KNOWLEDGE

SMDC provided START V with knowledge of the subject property. The property was previously used a bank, offices, printing company, and hardware store. No environmental investigations have taken place at the subject property, and potential contaminants related to historic use may be present on the subject property (see Appendix D).

3.5 OWNER, SITE MANAGER, AND OCCUPANT INFORMATION

The subject property is owned by Petroleum County, which is represented by SMDC. The subject property is occupied by the Petroleum County Courthouse.

3.6 REASON FOR PERFORMING PHASE I ESA

EPA requested this ESA for Petroleum County Courthouse to provide an environmental assessment of the subject property. This ESA intends to satisfy one of the requirements for the innocent landowner defense to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good customary practice," as defined in 42 *U.S. Code* Section 9601 (35)(B).

4.0 SITE RECONNAISSANCE

START V member Mr. Brock Jones conducted the site reconnaissance on May 11, 2022. Mr. Jones was not accompanied during the site reconnaissance. Photographic documentation of the site reconnaissance is provided in Appendix C.

4.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance consisted of a visual inspection of the subject property in accordance with requirements set forth in 40 CFR Part 312. The purpose of the reconnaissance of the subject property was to seek out "conditions indicative of releases or threatened releases" as required by ASTM 1527-21. START V conducted the reconnaissance of the subject property for evidence of the following:

- Use, storage, treatment, disposal, or generation of hazardous substances, controlled substances, or petroleum products;
- Landfills, dumps, or evidence of burial activities or solid waste disposal;
- Aboveground storage tanks (AST), underground storage tanks (UST), drums, or containers capable of storing hazardous substances or petroleum products;
- Transformers or other electrical or mechanical equipment potentially containing polychlorinated biphenyls (PCB);
- Evidence of petroleum-based heating fuel sources;
- Drains, pits, sumps, cisterns, cesspools, or similar receptacles where liquids drain, collect, or are stored;
- Pits, ponds, lagoons, or open pools likely to contain hazardous substances, petroleum products, or waste;
- Staining on pavement or areas of dead, distressed, discolored, or stained vegetation that may indicate RECs;
- Grading or fill material that may indicate contaminated soils or dumping; and
- Chemical smells, petroleum gases, foul odors, wells, and other site-specific environmental conditions.

START V mobilized to the subject property to observe current conditions and obtain additional information relevant to the Phase I ESA. START V also observed exteriors of adjacent and select nearby properties to assess the presence of environmental concerns.

Any items listed in the ASTM method not identified in this section can be assumed not present. Likewise, any item mentioned but not identified as a REC can be assumed not a REC. General recommendation regarding the subject property are offered in Section 8.0.

4.2 GENERAL SITE SETTING

The following sections describe the subject property's current and past uses, and exterior and interior features.

4.2.1 Site Description

The 0.241-acre subject property is located within the city limits of Winnett and consists of two buildings (the sheet metal shed is not included in the assessment). The subject property is bounded to the north by a vacant lot followed by residential properties; to the east by the Lodge at Winnett followed by George Ore Memorial Park; to the south by main street followed by residential properties; and to the west by Ashley Avenue followed by a vacant lot and residential properties.

4.2.2 Exterior Observations

The 0.241-acre subject property is developed with an approximately 15,270-square-foot, two-story (including basement) commercial structure which houses a courthouse on the first floor and a mostly vacant basement and second floor. The subject property also hosts a sheet metal shed directly north of the main structure used for storage.

The subject property is reported to have been constructed in 1917 as a commercial structure that housed a bank, offices, a printing company, and hardware store until 1928 when it was leased to the county and converted to a courthouse. The sheet metal shed was constructed in 2005 and is used primarily for storage.

Access to the subject property is from an alley on the north. Parking is available along adjacent streets (Main Street and Ashley Avenue).

4.2.3 Interior Observations

The site reconnaissance included interior observations of the subject property buildings. The main building is used as a county courthouse. The first floor contains offices and a court room. The second floor contains office space for the sheriff and storage. The basement contains storage, a kitchen, and community space.

The sheet metal shed is used for storage of emergency vehicles and the emergency generator.

4.3 SPECIFIC RECONNAISSANCE ITEMS

The following sections are related to items observed during the site reconnaissance.

4.3.1 Hazardous Substances and Petroleum Products

No hazardous substances and petroleum products were observed on the subject property during the site reconnaissance.

4.3.2 Hazardous Waste

No hazardous waste was observed on the subject property during the site reconnaissance.

4.3.3 Landfills, Dumps, Burials, or Solid Waste Disposal

No visual evidence of landfills, dumps, or burials was apparent during the site reconnaissance.

4.3.4 Storage Tanks

Underground Storage Tanks (UST)

No evidence of current or former USTs was apparent during the site reconnaissance.

Aboveground Storage Tanks (AST)

No evidence of current or former ASTs was apparent during the site reconnaissance.

4.3.5 Polychlorinated Biphenyl (PCB)-containing Equipment

PCB content in equipment can only be determined through sampling and laboratory analysis. Pursuant to 40 CFR Section 761.2, oil-filled electrical equipment manufactured prior to July 2, 1979, must be presumed to be "PCB Contaminated Electrical Equipment" (i.e., contains ≥ 50 parts per million [ppm] PCB, but < 500 ppm PCB) if the actual PCB contamination has not been established.

One pole-mounted transfer was observed on the north adjacent property during the site reconnaissance.

4.3.6 Heating, Ventilation, and Air Conditioning System and Fuel Source

The structure on the property was historically heated with a boiler. The boiler has been removed and replaced with electric heating units and mini-split air conditioning units.

No other heating, ventilation, and air conditioning systems or fuel sources were observed during the site reconnaissance.

4.3.7 Drains, Sumps, Pools of Liquids, Standing Water, Cisterns, and Cesspools

No drains, sumps, pools of liquids, standing water, cisterns, or cesspools that may be considered RECs were observed during the site reconnaissance.

4.3.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons containing hazardous materials were observed during the site reconnaissance.

4.3.9 Stains or Corrosion and Stained Soil or Pavement

No corrosion or stained soil was observed during the site reconnaissance

4.3.10 Areas of Dead, Distressed, Discolored, or Stained Vegetation

No areas of dead, distressed, discolored, or stained vegetation that would indicate RECs were observed during the site reconnaissance.

4.3.11 Possible Fill, Grading, or Solid Waste Disposal

No fill or solid waste disposal was apparent during the site reconnaissance.

4.3.12 Smells of Chemical Gases, Petroleum Products, or Noxious Odors

No smells of chemical gases or petroleum products were noted at the time of the site reconnaissance.

4.3.13 Wastewater and Stormwater Systems and Discharges

Stormwater at the subject property infiltrates the ground or discharges to the storm drain on Ashley Avenue to the west of the structure.

4.3.14 Wells and Potable Water Supply

No dry, irrigation, injection, abandoned, or other potable water supply wells were observed during the site reconnaissance.

4.3.15 Lead-based Paint (LBP)

ASTM E 1527-21 does not require a survey or testing for presence of LBP. START V did not perform an LBP survey at the subject property as part of this assessment. The current subject property building was developed in 1917 (Appendix D-5). Based on the dates of construction, the paint present on the walls of the buildings may contain LBP. The potential presence of LBP is considered a BER.

4.3.16 Asbestos-containing Materials (ACM)

ASTM E 1527-21 does not require testing for presence of ACM as part of a Phase I ESA. The current subject property building was developed in 1917 (Appendix D-5). Based on the dates of construction, ACM may be present in the buildings. The potential presence of ACM is considered a BER.

4.3.17 Other Site-specific Environmental Conditions

Winnett, Montana, is identified by EPA as Radon Zone 2, in which counties have predicted indoor radon screening levels between 2 and 4 picocuries per liter (pCi/L) (EPA 2022). The potential presence of elevated radon levels is considered a BER.

One hydraulic wheelchair lift was observed during the site reconnaissance; however, no evidence of hydraulic staining or leaks were present.

No other site-specific environmental conditions were noted during the site reconnaissance.

4.4 VICINITY RECONNAISSANCE

The 0.241-acre subject property is located within the city limits of Winnett and consists of two structures. The subject property is bounded to the north by a vacant lot followed by residential properties; to the east by the Lodge at Winnett followed by George Ore Memorial Park; to the south by main street followed by residential properties; and to the west by Ashley Avenue followed by a vacant lot and residential properties.

5.0 INTERVIEWS

The objective of conducting interviews is to obtain information concerning RECs in connection with the subject property. This information was obtained verbally and in written form as indicated below. Interviewees were cooperative and forthcoming with information unless otherwise specified. Interview documentation is provided in Appendix D-1.

5.1 INTERVIEW WITH OWNER

The subject property is owned by Petroleum County. Mr. Bill Cassell, County Sheriff, completed the ASTM environmental questionnaire with information regarding the subject property (see Appendix D-1). Mr. Cassell was not aware of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or (3) any notices from any government entity regarding any possible environmental violations relating to hazardous substances or petroleum products. No RECs to the subject property were identified based on the owner interview.

5.2 INTERVIEWS WITH KEY SITE MANAGER

SMDC, on behalf of Petroleum County, is considered the key site manager of the subject property and provided START V with the following documents, included in Appendix D:

- Property Owner Interview
- Subject property Record Card
- U.S. EPA TBA Application for the subject property
- Community Development Block Grant Program Application
- National Register of Historic Places Registration Form

Review of the documents indicated that the subject property has operated as a county courthouse since 1928. No previous environmental investigations have taken place on the subject property.

5.3 INTERVIEWS WITH CURRENT OCCUPANTS

Petroleum County is considered the current occupant of the subject property and was interviewed as described above.

5.4 INTERVIEWS WITH PAST SITE OWNERS/OCCUPANTS

No interviews were conducted with past subject property owners or occupants, as contact information was not provided.

5.5 INTERVIEWS WITH LOCAL/STATE GOVERNMENT OFFICIALS

START V submitted Montana Public Records Act (MPRA) requests to the Montana Department of Environmental Quality (DEQ) to obtain records related to the subject property. No records regarding the subject property were disclosed.

START V submitted MPRA requests to Montana DEQ to obtain records related to the 113 Ashley Avenue (former Hoyle Garage) site. No records regarding this site were disclosed.

START V submitted MPRA requests to Montana DEQ to obtain records related to the 3501 Railroad Street (MDOT 53 3501 Winnett) site. No records regarding this site were disclosed.

START V submitted MPRA requests to Montana DEQ to obtain records related to the 117 East Main Street (adjacent filling station/B&D Service) site. MPRA provided a Notification for Underground Storage Tanks dated 5/9/1986, a UST Inspection Fomr dated 7/10/1991, a UST Tank closure permit #91-151 dated 08/2/1991 and associated UST Tank Closure Checklist dated 8/5/1991, and a Division of Criminal Investigation Report including a UST Initial Response Leak Report dated 9/19/1991 indicating a release when the tanks were removed.

START V submitted MPRA requests to Montana DEQ to obtain records related to the Wheeler Street at Lepper Avenue (Petroleum County) site. MPRA provided an Application for Tank Closure/Removal dated 08/08/1990, a UST Tank closure permit #91-282 dated 05/1991 and associated UST Tank Closure Checklist dated 7/03/1991, a UST Initial Response Leak Report of an unknown quantity of fuel dated 7/3/1991, and a No Further Corrective Action Required letter dated 2/24/2000.

These facilities are discussed in Section 6.1.1 or 6.2.4.

START V submitted a records request to the Petroleum County Fire Department to obtain records related to the subject property. Petroleum County Fire Department indicated no records were located relating to the subject property (Tetra Tech 2022).

6.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs for the subject property.

6.1 ENVIRONMENTAL RECORDS SOURCES

The following sources of environmental records were accessed and reviewed as part of this assessment.

6.1.1 Environmental Database Search

START V reviewed federal, state, regional, and local records to assess whether the subject property or facilities within the approximate minimum search distance have undergone significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. EDR performed a database search of the subject property in accordance with ASTM E 1527-21. A copy of this report is in Appendix E.

The databases searched have been developed and are updated by federal, state, tribal, and local agencies. While these databases are reliable and comprehensive, instances of data being out of date and no longer reflective of actual facility conditions have been reported. The Government Records Searched/Data Currency Tracking section of the EDR report in Appendix E identifies when each database was updated.

The database search identifies properties with environmental records from numerous federal, state, tribal, and local regulatory agencies, and distances of these properties from a specified geographic location (typically, the perimeter of the subject property). Descriptions of the environmental databases searched are listed in Appendix E.

The subject property was not identified in the EDR database report (EDR 2022a). Facilities cited in the environmental database are summarized in Table 6-1.

TABLE 6-1

SUMMARY OF REGULATORY AGENCY DATABASE REVIEW

Database Searched	Search Distance (miles)	Subject Property Identified	Number of Other Facilities within Search Distance
Federal Records			
SEMS	0.50	No	1
SEMS-ARCHIVE	0.50	No	1
RCRA CORRACTS	1	No	5
RCRA VSQG	0.25	No	5
State and Local Records			
LTANKS	0.50	No	13
LUST	0.50	No	8
LUST TRUST	0.50	No	4
UST	0.25	No	7
VCP	0.50	No	1
Additional Environmental Records			
US BROWNFIELDS	0.50	No	3
FUDS	1.0	No	1
DOD	1.0	No	2
RCRA NonGen/NLR	0.25	No	6
Drycleaners	0.25	No	1
EDR Hist Cleaner	0.125	No	1
EDR Hist Auto	0.125	Yes	4
Total Number of Database Listings*			**63**

Notes:

* A facility may be listed in more than one database.

BROWNFIELDS	Brownfields Sites	DEL SHWS	Delisted State Hazardous Waste Site
LUST	Leaking Underground Storage Tanks	SHWS	State Hazardous Waste Site
SEMS-ARCHIVE	Superfund Enterprise Management System Archive	UST	Underground Storage Tank
		WQA	Water Quality Act

START V reviewed the facilities listed within the EDR Report (EDR 2021a). Database listings revealed the following:

One facility within 0.5 mile of the subject property is included in the Superfund Enterprise Management System Archive (SEMS-ARCHIVE) database, which contains a listing of sites where an EPA assessment has been completed and no further steps will be taken to list the site on the NPL. The site is discussed below:

- **Weowna Oil Refinery**, East of Winnett town limits, was listed in the EDR Report as 0.137 mile west southwest of the subject property. The property was listed in the SEMS-ARCHIVE database for previous investigations at the facility and was archived in 1987 with the status "No Further Remedial Action Planned (NFRAP) – Site does not qualify for the National Priorities List (NPL) based on existing information." Based on the regulatory status, the distance from the subject property, and its cross-gradient location, the facility does not pose a REC.

- Eight facilities within 0.5 mile of the subject property were identified in the Leaking Underground Storage Tank (LUST) database. Five facilities (Kozy Korner, Winnett Tire, B&D Service Highway 244, Winnett School District 1A, Winnett School District 1B) are cross-gradient and do not pose a REC for the subject property. The remaining sites are discussed below:

  - **Petroleum County**, Wheeler Street and Lepper Avenue, is approximately 0.073 mile northwest of the subject property. The facility is listed in the LUST database for a release event in January 1991 (Event ID: 803) with a facility status of resolved dated February 2000. The facility is also listed on the UST database. Based on information received from a FOIA request the facility status has a No Further Action Required status this site does not pose a REC for the subject property.

  - **B&D Service Main Street**, 117 East Main Street, EDR locates this site approximately 0.099 mile west northwest of the subject property, however, google maps locates this site adjacent to the subject property (Google 2022). The facility is listed in the LUST database for releases occurring in September 1991 (Event ID: 905) and January 2000 (Event ID: 3881). Both releases have a facility status of confirmed. Based on information received from a FOIA request and a lack of a No Further Action Required status, this site poses a REC for the subject property.

  - **MDOT 53 3501 Winnet Site**, Broadway Avenue & Railroad Street, is approximately 0.172 mile northwest of the subject property. The facility is listed in the LUST database for a release event in November 1991 (Event ID: 1008) with a facility status of resolved dated January 2006. START V submitted a FOIA request on this property in an attempt to obtain more information regarding the release and facility status, however, until additional information is received, the facility status is considered resolved and this site does not pose a REC for the subject property.

- Seven facilities within 0.25 mile of the subject property are included in the UST database, which contains a listing of regulated USTs under RCRA. Five facilities (Kozy Korner, Winnett Tire, B&D Service Highway 244, Winnett School District 1A, Winnett School District 1B) are cross-gradient and do not pose a REC for the subject property. The remaining sites (Petroleum County and MDOT 53 3501 Winnett Site) are discussed above.

- One facility within 1.0 mile of the subject property is included in the State Hazardous Waste Site (SHWS) database, which contains a listing of sites planned for cleanup using state funds. The site is discussed below:

  - **Wewona Oil Refinery**, ¼ mile east of town, is approximately 0.316-mile east northeast of the subject property. This facility operated as an oil refinery from 1921 until the 1940's and was listed on the SHWS database in January 1985 and delisted in March 1987. Based on the distance to the subject property and cross-gradient location, this site does not pose a REC for the subject property.

- One facility within 0.5 mile of the subject property was identified in the US Brownfields database, which contains a listing of Brownfields properties from the Cleanups in My Community program. The facility (Kozy Korner) is cross-gradient and does not pose a REC for the subject property.

- One facility within 0.25 mile of the subject property was identified in the Water Quality Act database. One site (South Broadway Street, Winnett) is cross-gradient and does not pose a REC for the subject property.

- Two facilities within 1.0 mile of the subject property were identified in the Delisted SHWS database, which is a listing of sites no longer on the SHWS database. The sites (Wewona Oil Refinery and South Broadway Street Winnett) are discussed above under the SHWS and WQA databases.

EDR identified two database listings of "unplottable" or "orphan" facilities that could not be mapped because of poor or inadequate address information.

Two database listings were identified on the FINDS and US Brownfields databases (EDR 2022a) for the same address of 103 East Main Street. Based on the nature of the database listings and its cross-gradient location, this facility does not pose a REC to the subject property.

6.1.2 Vapor Encroachment Screening

START V completed an initial vapor encroachment screening to determine if a VEC exists in the subsurface below any proposed subject property structures from hazardous substances, petroleum, and petroleum products, which can include volatile organic compounds (VOC), semivolatile organic compounds (SVOC), and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screening assessed the presence of chemicals of concern within the area of concern. The approximate minimum search distance used to establish the area of concern is based upon the type of chemical of concern, petroleum hydrocarbons versus nonpetroleum hydrocarbon, and location of the source relative to the subject property. These search distances are specified in ASTM E 2600-22 *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions* (ASTM 2022), which identifies standard environmental record sources to be reviewed to identify known or suspect sources of contamination within the area of concern. The approximate minimum search distances for establishing the area of concern based on the 2022 standard are as follows:

Area of Concern		
Standard Environmental Record Sources (where available)	**Approximate Minimum Search Distances Surrounding the Subject Property (miles)**	
	Chemicals of Concern	**Petroleum Hydrocarbon Chemicals of Concern**
Federal NPL	0.33	0.10
Federal CERCLIS	0.33	0.10
Federal RCRA CORRACTS	0.33	0.10
Federal RCRA non-CORRACTS TSD	0.33	0.10
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.10
State and Tribal-equivalent CERCLIS	0.33	0.10
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.10
State and Tribal LUST	0.33	0.10
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.10
State and Tribal Brownfield	0.33	0.10

Notes:

CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS	RCRA Corrective Action Activity
ERNS	Emergency Response Notification System
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
RCRA	Resource Conservation and Recovery Act
TSD	Treatment, Storage, and Disposal
UST	Underground Storage Tank

There must be an established pathway for vapor encroachment to the site for a VEC to be present. As a result, VECs are primarily identified when there is known contamination on the subject property or on properties immediately adjacent. If a VEC cannot be ruled out based on distance, lack of records or locations of other tanks, VECs identified can only be confirmed through sampling.

Based on the results of the initial vapor encroachment screening, three properties host petroleum hydrocarbon chemicals of concern within the minimum search distances (EDR 2022h).

The listings for Petroleum County and MDOT 53 3501 Winnett Site are discussed in 6.1.1 and do not present RECs for the subject property based on facility status and distance to the subject property and are not considered VECs. The remaining listing is discussed below:

- **B & D Service Main Street**, 117 East Main Street, EDR locates this site approximately 0.099-mile west northwest of the subject property, however, Google maps locates this site adjacent to the subject property (Google 2022). The facility is listed in the LUST database for releases occurring in September 1991 (Event ID: 905) and January 2000 (Event ID: 3881). Based on the upgradient location and documented releases, a VEC is considered to exist for the subject property.

6.1.3 Valuation Reduction for Environmental Issues

No information on valuation reduction was provided to START V. START V requested an environmental lien search pertaining to the subject property; EDR's search identified no environmental liens or activity and use limitations (AUL) regarding the subject property (EDR 2022f).

6.1.4 Engineering and Institutional Controls

As part of the environmental records search by EDR, federal and state databases for institutional and engineering controls were searched, including EPA's Engineering Controls Sites List and Sites with Institutional Controls and the U.S. Department of the Navy's Land Use Control Information System. No engineering or institutional controls were identified for the subject property (EDR 2022a).

6.1.5 Title Records

The subject property parcel 55-2374-06-2-18-10-0000 is currently owned by Petroleum County. No deeds were found within the scope of the search (EDR 2022f/g) (see Appendix B).

6.2 HISTORICAL USE INFORMATION REGARDING THE SITE AND ADJOINING PROPERTIES

START V gathered historical data regarding the subject property and surrounding area to determine past uses and evaluate detectable environmental issues that may pose RECs to the subject property. The following subsections describe aerial photographs, Sanborn maps, topographic maps, city directories, and past environmental reports available regarding the subject property.

6.2.1 Recorded Land Title Records

The subject property is identified by Petroleum County as three parcels, 1973-02-2-07-010, 1973-02-2-07-013, and 1973-02-25-07-008 (Appendix D-2). The parcel is owned by Petroleum County (EDR 2022g) (see Appendix B).

6.2.2 Property Tax Files

Property tax files can include records of past ownership, appraisals, maps, sketches, photos, or other information pertaining to the subject property. Tax valuation information is provided on the Petroleum County Assessor Property Report Card for the subject property, included in Appendix D-2.

6.2.3 Building Department Records

Building department records at local governments can indicate permission to construct, alter, or demolish improvements at a subject property. START V did not locate building department records for the subject property.

6.2.4 Sanborn Map Report

EDR provided Sanborn fire insurance maps of the subject property and surrounding area from 1922 and 1929 (EDR 2022b) (see Appendix F-1).

On the 1922 Sanborn map, the subject property is depicted with a structure housing a bank, office, printing company, and hardware store. Two additional structures exist on the north portion of the parcel one of which is a warehouse and the other is illegible. Main Street is depicted along the southern boundary of the subject property with a post office and general store beyond. 2nd Avenue is depicted along the western boundary of the subject property with a filling station beyond. Hoyle Garage is depicted to the northwest of the subject property. An unnamed street is depicted along the northern boundary of the subject property with Montana Lumber and Hardware beyond. The adjacent property depicts multiple structures including one warehouse and a movie theatre.

The 1929 Sanborn map is similar to the 1922 map with the subject property hosting only an office and hardware store. The movie theatre to the east is depicted as a garage.

Based on review of Sanborn maps, the presence of a printing company in the existing structure on the subject property, a filling station to the west of the subject property, and Hoyle Garage to the northwest represents RECs to the subject property.

6.2.5 Aerial Photographs

START V reviewed aerial photographs of the subject property and surrounding area from years 1938, 1953, 1977, 1982, 1982, 1996, 2006, 2009, 2013, and 2017 (EDR 2022e) (see Appendix F-2). Table 6-2 is a summary of information obtained from the aerial photographs.

TABLE 6-2
SUMMARY OF AERIAL PHOTOGRAPHS

Year	Comments
1953	**Subject Property:** The subject property appears to be developed with the current structure. **Surrounding Properties:** The surrounding area appears to be developed with roadways, commercial, and residential buildings.
1977	**Subject Property:** The subject property appears similar to 1953. **Surrounding Properties:** Surrounding properties appear similar to 1953.
1982	**Subject Property:** The subject property appears similar to 1977. **Surrounding Properties:** The area surrounding the subject property appears similar to 1977.
1996	**Subject Property:** The subject property appears similar to 1982. **Surrounding Properties:** The area surrounding the subject property appears similar to 1982.
2006	**Subject Property:** The subject property appears similar to 1996. **Surrounding Properties:** The area surrounding the subject property appears similar to 1996 with the structure directly to the west being razed.
2009	**Subject Property:** The subject property appears similar to 2006. **Surrounding Properties:** The area surrounding the subject property appears similar to 2006.
2013	**Subject Property:** The subject property appears similar to 2009. **Surrounding Properties:** The area surrounding the subject property appears similar to 2009.
2017	**Subject Property:** The subject property appears similar to 2013. **Surrounding Properties:** The area surrounding the subject property appears similar to 2013.

Aerial photographs can be used in conjunction with other historical records presented in this section to determine previous land use on the subject property. It appears that the subject property was developed from at least 1937 through present day. Residential and commercial buildings have been developed surrounding the subject property since at least 1953 (EDR 2022e). Review of aerial photographs did not reveal any RECs for the subject property.

6.2.6 Historical Topographic Maps

Topographic maps can be used as indicators of land use and structural changes on the subject property and, thus, can help determine historical land use that might pose an environmental issue to the subject property. START V reviewed topographic maps of the subject property and surrounding area from years 1986, 2014, 2017, and 2020 (EDR 2022c) (see Appendix F-3). Table 6-3 is a summary of information obtained from the historical topographic maps of the subject property and surrounding area.

TABLE 6-3
SUMMARY OF HISTORICAL TOPOGRAPHIC MAPS

Year	Description
1986	**Subject Property:** The subject property is depicted developed with a black polygon. **Surrounding Properties:** Major roadways are depicted. Residential and commercial development is depicted surrounding the target property. The land to the southeast is depicted as undeveloped.
2014	**Subject Property:** The subject property is depicted as a red polygon. **Surrounding Properties:** Surrounding roadways are similar to 1986. Buildings are not depicted on the map.
2017	**Subject Property:** The subject property is depicted similar to 2014. **Surrounding Properties:** Surrounding properties are similar to 2014. Buildings are not depicted on the map.
2020	**Subject Property:** The subject property is depicted similar to 2017. **Surrounding Properties:** Surrounding properties are similar to 2017. Buildings are not depicted on the map.

Review of topographic maps did not identify potential source areas or environmental issues; however, topographic maps can be used in conjunction with other historical records presented in this section to determine previous land use on the subject property.

6.2.7 City Directories

START V reviewed city directory listings of the subject and nearby properties from years 2000, 2010, 2014, and 2017 (EDR 2022d) (see Appendix F-4). Table 6-4 summarizes information found in the city directories.

TABLE 6-4
SUMMARY OF HISTORICAL CITY DIRECTORIES

Property Address	Property Occupant(s)
Subject Property	
Not Applicable	Not listed
Adjacent and Nearby Properties	
105 East Main Street	Big Country (2010) Gershmel Real Estate/Gershmels General Store (2017)
108 East Main Street	Happy Heifer (2017)
209 East Main Street	The Hair Garage (2010,2014) Brew & Do Salon (2017)
16 East Main Street	Natural Resources Conservation (2010)

City directories can be used in conjunction with other historical records presented in this section to determine previous land use on the site. The subject property was not identified in the city directories. Review of city directories did not identify potential source areas or environmental issues.

6.2.8 Previous Reports

No previous reports for the subject property were identified or reviewed as part of this assessment.

7.0 FINDINGS AND OPINIONS

As a result of the Phase I ESA, the following RECs, CRECs, HRECs, VECs, BERs, or *de minimis* conditions were identified for the subject property.

- This Phase I ESA report has identified the following RECs and VECs in connection with the subject property:
    - Information obtained from the EDR indicated the subject property housed a printing company. Printing companies are known to use cleaning solvents, chemicals, and inks. Based on the presence or likely presence of hazardous substances at the subject property, the historical use of the subject property poses a REC to the subject property.
    - The address of 117 East Main Street (B&D Service) is adjacent to the subject property. The facility was identified in the EDR report in the leaking underground storage tank (LUST) database. The facility operated as filling station at least as early as 1922. Based on the proximity of the facility to the subject property, the petroleum product likely present at the subject property is a result of a release of petroleum products at this adjoining property. This site poses a REC to the subject property. In addition, the potential presence of petroleum products impacting the subject property poses a VEC to the subject property.
    - Hoyle Garage was observed to be present directly to the northwest of the subject property on the historic 1922 and 1929 Sanborn Maps (EDR 2022b). Based on the lack of information regarding the site, the proximity of the facility to the subject property, the petroleum, solvent, and degreaser products likely present at the subject property is a result of a release of petroleum, solvent, and degreaser products at this adjoining property. This site poses a REC to the subject property.
- This Phase I ESA report has revealed no HRECs in connection with the subject property.
- This Phase I ESA report has revealed no *de minimis* conditions in connection with the subject property.
- This Phase I ESA report has revealed the following BERs in connection with the subject property:
    - Given the age of the buildings, the subject property buildings may contain asbestos-containing material (ACM). The potential presence of ACM is considered a BER
    - Given the age of the buildings, the subject property buildings may contain lead-based paint (LBP). The potential presence of LBP is considered a BER.
    - Winnett, Montana, is identified by EPA as Radon Zone 2, in which counties have predicted indoor radon screening levels between 2 and 4 picocuries per liter The potential presence of radon above 4 picocuries per liter (pCi/L) is considered a BER.
- This Phase I ESA report has revealed no CRECs in connection with the subject property.

8.0 CONCLUSIONS AND RECOMMENDATIONS

START V has performed a Phase I ESA of the subject property on parcel 55-2374-06-2-18-10-0000 in Winnett, Petroleum County, Montana, that conformed to the scope and limitations of ASTM E 1527-21. Exceptions to, or deletions from, this practice are described in Section 1.4. Based on available information, this assessment has revealed REC, VEC, and BER conditions in connection with the subject property, as described in Section 7.0.

START V recommends the following activities for further investigation of the subject property:

- START V recommends conducting a Phase II ESA to investigate the presence and extent of soil, groundwater, sub-slab soil gas, and indoor air contamination associated with the adjacent LUST site, Hoyer Garage, and historical use of the subject property as a printing company.

Prior to redevelopment for the use of multi-tenant residential housing on the second floor, START V recommends a Hazardous Material Survey to evaluate potential ACM and LBP before work disturbs the potential material. This would allow determination of the proper method of disposal or encapsulation of the materials. Depending on occupancy and building use plans for the basement of the building, START V recommends considering whether radon should be evaluated.

9.0 CERTIFICATION STATEMENT

Resumes of the Environmental Assessor who conducted the site reconnaissance and the EP who prepared the report and oversaw completion of this work are provided in Appendix G. We declare that, to the best of our professional knowledge and belief, we meet the definition of an EP as defined in 40 CFR Part 312.10. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property addressed in this report. We have developed and performed all appropriate inquiries in conformance to the standards and practices set forth in 40 CFR Part 312, and attest to the completeness and accuracy of information in this report.

If you have any questions concerning the findings and conclusions conveyed in this report, please call the START V Project Manager Amanda Dones at (502) 569-9018.

Environmental Professional

Amanda Dones
Environmental Scientist

Reviewer/Environmental Professional

J. Edward Surbrugg, Ph.D.
Senior Soil Scientist

Reviewer/Environmental Professional

Colin McCoy, P.E.
Professional Environmental Engineer

10.0 REFERENCES

ASTM International (ASTM). 2021. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM Designation E 1527-21. November 18.

ASTM. 2022. *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. E2600-22. May 18.

Environmental Data Resources, Inc. (EDR). 2022a. EDR Radius Map™ Report with GeoCheck®. Inquiry No. 6956288.2s. April 26.

EDR. 2022b. Certified Sanborn® Map Report. Inquiry No. 6956288.3. April 27.

EDR. 2022c. EDR Historical Topographic Map Report. Inquiry No. 6956288.4. April 26.

EDR. 2022d. The EDR-City Directory Image Report. 6948812.5. April 27.

EDR. 2022e. The EDR Aerial Photo Decade Package. Inquiry No. 6956288.8. April 27.

EDR. 2022f. EDR Environmental Lien and Activities and Use Limitations (AUL) Search. Inquiry No. 6956288.10S. April 27.

EDR. 2022g. EDR 1940 Chain of Title Search. Inquiry No. 6956288.12S. April 27.

EDR. 2022h. Vapor Encroachment Screen. Inquiry No. 6956288.2s. May 12.

Tetra Tech. 2022. E-mail correspondence between Amanda Dones, Tetra Tech Environmental Scientist, and Glen Gillett, Fire Warden, Petroleum County Fire Department. June 14.

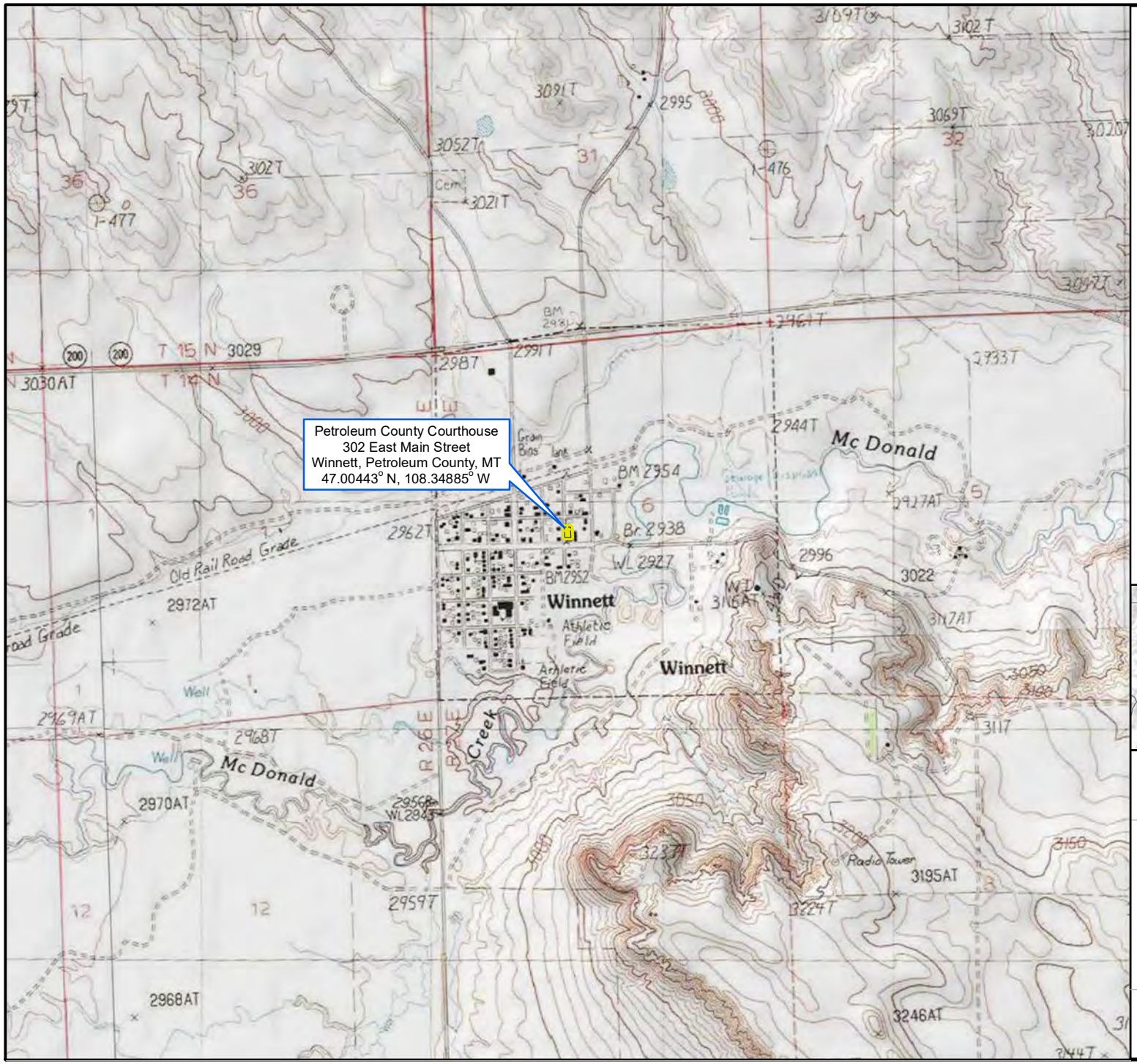
U.S. Geological Survey (USGS). 2020. Winnett North Quadrangle. 7.5-Minute Topographical Series.

Google Maps. 2022. Distance check of Sites to Subject Property. Accessed on June 10, 2022. www.maps.google.com

U.S. Environmental Protection Agency (EPA). 2022. Montana – EPA Map of Radon Zones. Accessed on June 15, 2022.

APPENDIX A

FIGURES



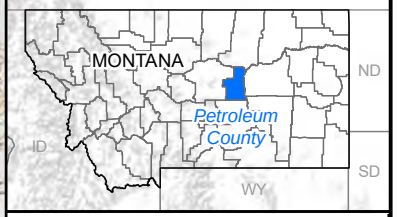
Subject Property Boundary

N

0 1,000 2,000
Feet

Note:
Coordinates provided are the geographic center of site boundary shown.

Map Source:
USGS 7.5 Minute Topographic Quadrangle Maps: Winnett North & Winnett South, MT



United States Environmental Protection Agency Region 4

FIGURE 1

Site Location

Site Name: Petroleum County Courthouse

TOLIN No.: 82-2204-12

City:	County:	State:
Winnett	Petroleum	Montana

TETRA TECH

Date: 6/14/2022
Analyst: dale.vonbusch

File: C:\CADD\\9035\0F0082220412\mxd\site_location.mxd

Storm Drain
Pole-Mounted Transformer
Subject Property Boundary

N

0 50 100
Feet

Map Source:
Bing Aerial Imagery, 2018-2019.

United States Environmental Protection Agency Region 4

FIGURE 2
Site Layout

Site Name: Petroleum County Courthouse

TOLIN No.: 82-2204-12

City:	County:	State:
Winnett	Petroleum	Montana

TETRA TECH

Date: 6/15/2022
Analyst: dale.vonbusch

File: C:\CADD\\\9035\0F0082220412\mxd\site_layout.mxd

APPENDIX B

ENVIRONMENTAL LIEN AND AUL SEARCH/1940 CHAIN OF TITLE

PETROLEUM COUNTY COURTHOUSE
302 EAST MAIN STREET
WINNETT, MT 59087

Inquiry Number: 6956288.10S
APRIL 27, 2022

EDR Environmental Lien and AUL Search

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This report was prepared for the use of Environmental Data Resources, Inc., and AFX Research, LLC. (AFX) exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WTH THIS REPORT**. Environmental Data Resources, Inc. (EDR) and AFX exclusively specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

PETROLEUM COUNTY COURTHOUSE
302 EAST MAIN STREET
WINNETT, MT 59087

RESEARCH SOURCE

Source 1: PETROLEUM COUNTY RECORDER'S OFFICE

Source 2: MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

PROPERTY INFORMATION

Legal Description: S06, T14 N, R27 E, WIN ORGINAL BLOCK 7 LOTS 10,11,12
Current Owner: PETROLEUM COUNTY
Property Identifiers: 55-2374-06-2-18-10-0000
00PET55002
Comments: NO DEED FOUND 1980 - PRESENT.

EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

Comments: NONE IDENTIFIED.

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found ☐ Not Found ☒

Comments: NONE IDENTIFIED.

EDR Environmental Lien and AUL Search

MISCELLANEOUS

Comments: NONE IDENTIFIED.

PETROLEUM COUNTY COURTHOUSE
302 EAST MAIN STREET
WINNETT, MT 59087

Inquiry Number: 6956288.12S
APRIL 27, 2022

The EDR 1940 Chain of Title

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Chain of Title

The EDR Chain of Title Report tracks a line of successive owners from the present back to 1940 of a particular parcel of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property.

A network of professional abstractors following established procedures, uses client supplied address information to locate:

• Historical Chain of Title research

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer – Copyright and Trademark Notice

This report was prepared for the use of Environmental Data Resources, Inc. and AFX Research LLC, exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and AFX Research LLC specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EDR Chain of Title

TARGET PROPERTY INFORMATION

ADDRESS

PETROLEUM COUNTY COURTHOUSE

302 EAST MAIN STREET

WINNETT, MT 59087

RESEARCH SOURCE

SOURCE 1: PETROLEUM COUNTY RECORDER'S OFFICE

SOURCE 2: PETROLEUM COUNTY ASSESSOR'S OFFICE

EXAMINER'S NOTE: PUBLIC RECORDS OF PETROLEUM COUNTY, MT WERE SEARCHED FROM JANUARY 1, 1940 TO MARCH 31, 2022, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

PROPERTY DESCRIPTION

CURRENT OWNER:	PETROLEUM COUNTY
LEGAL DESCRIPTION:	S06, T14 N, R27 E, WIN ORGINAL BLOCK 7 LOTS 10,11,12
PROPERTY IDENTIFIERS:	55-2374-06-2-18-10-0000 00PET55002
GENERAL COMMENTS:	NA

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 55-2374-06-2-18-10-0000

COMMENTS: NO DEED FOUND WITHIN SCOPE OF SEARCH.

EDR Chain of Title

MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

MISCELLANEOUS

COMMENTS: NONE IDENTIFIED.

APPENDIX C

SITE PHOTOGRAPHS

Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 1	
Direction: North	
Description: A view of the south side (front) of the Petroleum County Courthouse, located at 302 East Main Street.	
Date: May 11, 2022	

Photo: 2	
Direction: South	
Description: A view of sheet metal shed on the north of the subject property main structure.	
Date: May 11, 2022	

Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 3	
Direction: North	
Description: A view of the adjacent property to the north.	
Date: May 11, 2022	

Photo: 4	
Direction: South	
Description: A view of the adjacent property to the south.	
Date: May 11, 2022	

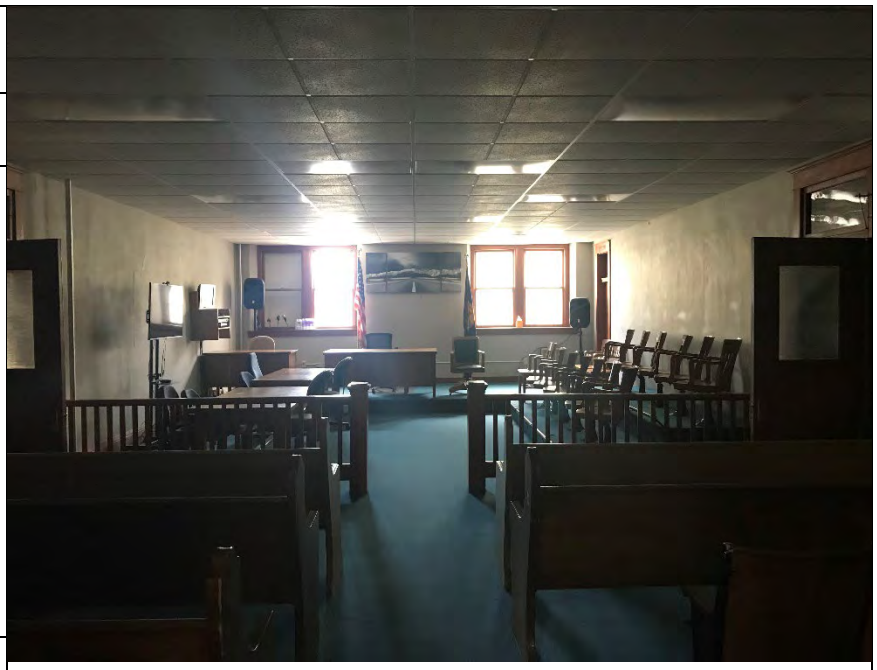
Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 5	
Direction: Northwest	
Description: A view of the adjacent property to the south (former filling station).	
Date: May 11, 2022	

Photo: 6	
Direction: North	
Description: A view of the adjacent property to the east.	
Date: May 11, 2022	

Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 7	
Direction: North	
Description: A view of one of the storm drain on the west side of the subject property.	
Date: May 11, 2022	

Photo: 8	
Direction: South	
Description: A view of one of the first-floor interior of the courthouse.	
Date: May 11, 2022	

Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 9	
Direction: South	
Description: A view of one of the second-floor interior of the courthouse.	
Date: May 11, 2022	

Photo: 10	
Direction: East	
Description: A view of the basement interior of the courthouse.	
Date: May 11, 2022	

Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 11	
Direction: NA	
Description: A view of the wheelchair lift.	
Date: May 11, 2022	

Photo: 12	
Direction: NA	
Description: A view of the wall heating unit.	
Date: May 11, 2022	

Phase I ESA Photo Documentation Log
TBA Petroleum County Courthouse
302 East Main Street
Winnett, Montana

Photo: 13	
Direction: NA	
Description: A view of transformer on north adjacent property.	
Date: May 11, 2022	

APPENDIX D

INTERVIEW DOCUMENTATION AND USER-PROVIDED INFORMATION

APPENDIX D-1

PROPERTY OWNER INTERVIEW

TETRA TECH

PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE

Property Name: Petroleum County Courthouse

Property Address: 302 East Main Street, Winnett, Montana 59087

In order to qualify for one of the *Landowner Liability Protections* (LLPs)[1] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*")[2], the *user*[3] must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. This requirement is designed to document the User's knowledge of environmental conditions at the property.

The *user* should provide the following information to the *environmental professional.* Failure to conduct these inquiries could result in a determination that "*all appropriate* inquiries" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the *property* (40CFR312.25).
Did a search of *recorded land title records* (or judicial records where appropriate)[4] identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

☐ Yes ☒ No

If yes, please provide the details: _____

(2) Activity and land use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi).
Did a search of *recorded land title records* (or judicial records where appropriate)[4] identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

☐ Yes ☒ No

If yes, please provide the details: _____

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40CFR312.28).

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current of former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No

If yes, please provide the details:_ _____

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40CFR312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

☐ Yes ☐ No

If yes, please provide the details: N/A

(5) Commonly known or *reasonably ascertainable* information about the *property* (40CFR312.30).

Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the *property*?	(Yes) ☐ No
(b) Do you know of specific chemicals that are present or once were present at the *property*?	Yes ☐ (No)
(c) Do you know of spills or other chemical releases that have taken place at the *property*?	Yes ☐ (No)
(d) Do you know of any environmental cleanups that have taken place at the *property*?	Yes ☐ (No)

If yes, please provide the details: _____

(6) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40CFR312.31).
Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

☐ Yes ☒ No

If yes, please provide the details: _____

PERSON COMPLETING QUESTIONNAIRE

Name: William Cassell Title: County Manager

Company: Petroleum County MT Years Familiar with Property: Since 2007

Signed: _____ Date: 7/14/2022

[1] Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Quality for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements"* Guide) issued on March 6, 2003.

[2] P.L. 107-118.

[3] The user is the party seeking to use ASTM Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.

[4] In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

Phase I Environmental Site Assessment
Property Information Questionnaire

Site Name: Petroleum County Courthouse

Site Address: 302 East Main Street, Winnett, Montana 59087

Date: _____

Tetra Tech Project No. 103X903520F0082220412

Prepared By (Check One): ☐ Owner ☐ Occupant ☐ Tetra Tech

ASTM Related Questions:

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
1a	Is the property used for an industrial use?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
1b	Is any adjoining property used for an industrial use?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
2a	Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
2b	Did you observe evidence or do you have any prior knowledge that the adjoining property has been used for an industrial use in the past?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
3a	Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? (If applicable, identify which.)	☐	✔	☐	☐	☐	☐	☐	☐	☐	

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
3b	Is the adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? (If applicable, identify which.)	☐	✔	☐	☐	☐	☐	☐	☐	☐	
4a	Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility? (If applicable, identify which.)	✔	☐	☐	☐	☐	☐	☐	☐	☐	adjacent lot to west was a filling station many years ago. It was cleaned up and tanks removed per EPA regs
4b	Did you observe evidence or do you have any prior knowledge that the adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility? (If applicable, identify which.)	✔	☐	☐	☐	☐	☐	☐	☐	☐	adjacent lot to west was a filling station many years ago. It was cleaned up and tanks removed per EPA regs
5a	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of > 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
5b	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of > 5 gal (19 L) in volume or 50 gal (190 L) in	☐	✔	☐	☐	☐	☐	☐	☐	☐	

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
6a	Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?		✔								
6b	Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?		✔								
7a	Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?		✔								
7b	Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?		✔								
8a	Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		✔								
8b	Did you observe evidence or do you have any prior knowledge that there have been previously any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?		✔								
9a	Is there currently any stained soil on the property?		✔								
9b	Did you observe evidence or do you have any prior knowledge that there has been previously any stained soil on the property?		✔								
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the property?		✔								
10b	Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?		✔								

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
11a	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure on the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
11b	Did you observe evidence or do you have any prior knowledge that there have been previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
12a	Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
12b	Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that are stained by substances other than water or were emitting foul odors?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
13a	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
13b	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
14	Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
15a	Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
15b	Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
15c	Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
16	Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
17	Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
18a	Does the property discharge waste water, on or adjacent to the property, other than storm water, into a storm water sewer system?	☐	✔	☐	☐	☐	☐	☐	☐	☐	
18b	Does the property discharge waste water, on or adjacent to the property, other than storm water, into a sanitary sewer system?	☐	✔	☐	☐	☐	☐	☐	☐	☐	

	Question	Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
19	Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?		✔								
20	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		✔								
21	Is there any knowledge of a valuation reduction for the property based upon environmental issues?		✔								
22a	Is there any knowledge of activity and use limitations placed on the property due to residual contamination?		✔								
22b	Is there any knowledge of activity and use limitations placed on adjacent properties due to residual contamination?		✔								
23a	Is there any knowledge of the property being abandoned or evidence of unauthorized uses or uncontrolled access to the property?		✔								
23b	Is there any knowledge of an adjacent property being abandoned or evidence of unauthorized uses or uncontrolled access to the property?		✔								

Non-ASTM Related Questions:

	Question	Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
24	Are there any wetland or floodplains? (100-year or 500-year floodplains?)		✔								
25a	Are there any streams or ditches that run through or adjacent to the property?		✔								

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
26a	Are there any low areas where water ponds with snowmelt or after rainstorms?	☐	☑	☐	☐	☐	☐	☐	☐	☐	
27	Any known or suspected asbestos-containing materials? What year was the property/structure constructed?	☐	☐	☑	☐	☐	☐	☐	☐	☐	
28	Any known or suspected lead-based paint? Date constructed?	☐	☐	☑	☐	☐	☐	☐	☐	☐	
29	Radon issues? How long will the area be occupied? Is the area in a basement?										

For Active Facilities:

Question		Owner			Occupant			Observed			Comments
		Y	N	U	Y	N	U	Y	N	U	
30	Any visual signs of indoor air quality issues? For example, excessive dust, smells, or mold observed on the walls?	☐	☑	☐	☐	☐	☐	☐	☐	☐	
31	Community Right to Know posting of Materials Safety Data Sheets and/or other health related information?	☑	☐	☐	☐	☐	☐	☐	☐	☐	
32	Are employees wearing PPE for work conditions noted? For example, hard-toed shoes, hard hat, safety glasses, hearing protection, etc?	☐	☑	☐	☐	☐	☐	☐	☐	☐	
33	Does there appear to be excessive noise issues?	☐	☑	☐	☐	☐	☐	☐	☐	☐	
34	Other potential unsafe working conditions identified?	☐	☑	☐	☐	☐	☐	☐	☐	☐	
35	Health and safety gear observed, such as, first aid kits, fire extinguishers, or eye wash stations?	☑	☐	☐	☐	☐	☐	☐	☐	☐	
36	Are there any pits, tanks, or sumps that must be entered by employees that may be a confined space?	☐	☑	☐	☐	☐	☐	☐	☐	☐	
37	Are there any historical or active septic systems?	☐	☑	☐	☐	☐	☐	☐	☐	☐	

Government Records / Historical Sources Inquiry:

	Question	Applicable Y	Applicable N	Applicable N/A	Comments
38	Do any of the following Federal government record systems list the property or any property within the circumference of the area noted below:				
	National Priorities List – within 1.0 mile (1.6 Km)?			✔	
	CERCLIS List – within 0.5 mile (0.8 Km)?			✔	
	RCRA CORRACTS Facilities – within 1.0 mile (1.6 Km)?			✔	
	RCRA non-CORRACTS TSD Facilities – within 0.5 mile (0.8 Km)?			✔	
39	Do any of the following state record systems list the property or any property within the circumference of the area noted below:				
	List maintained by state environmental agency of hazardous waste sites identified for investigation or remediation that is the state equivalent to National Priorities List – within 1.0 mile (1.6 Km)?	✔			
	List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to CERCLIS List – within 0.5 mile (0.8 Km)?			✔	
	Leaking Underground Storage Tank (LUST) List – within 0.5 mile (0.8 Km)?	✔			
	Solid Waste/Landfill Facilities – within 0.5 mile (0.8 Km)?		✔		
40	Based upon a review of fire insurance maps or consultation with the local fire department serving the property, all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?		✔		

Printed Name: William Cassell

Signature: _____ **Date:** 7/14/2022

APPENDIX D-2

SUBJECT PROPERTY RECORD CARDS

Property Record Card

Summary

Primary Information

Property Category: RP
Subcategory: Government Property
Geocode: 55-2374-06-2-18-10-0000
Assessment Code: 00PET55002
Primary Owner:
PETROLEUM COUNTY
PO BOX 226
WINNETT, MT 59087-0226
PropertyAddress: 302 E MAIN ST
WINNETT, MT 59087
COS Parcel:
NOTE: See the Owner tab for all owner information
Certificate of Survey:
Subdivision:
Legal Description:
S06, T14 N, R27 E, WIN ORGINAL BLOCK 7 LOTS 10,11,12
Last Modified: 3/5/2022 6:47:32 AM

General Property Information

Neighborhood: 255.103.C
Property Type: EP - Exempt Property
Living Units: 0
Levy District: 55-0641-1 IN
Zoning:
Ownership %: 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:
General: 0
Limited: 0

Property Factors

Topography:
Fronting:
Utilities:
Parking Type:
Access:
Parking Quantity:
Location:
Parking Proximity:

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.241	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type

Owners

Party #1

Default Information: PETROLEUM COUNTY
PO BOX 226
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 12/19/2007 12:49:08 AM

Other Names

Name	Type

Other Addresses

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	5091	504380	509471	COST
2020	4375	515760	520135	COST

Market Land

Market Land Item #1

Method: Sqft
Type: Primary Site
Width:
Depth:
Square Feet: 10,500
Acres:

Valuation

Class Code: 2153
Value:

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	COURTHOUSE	353 - Office Building, Low Rise (1 to 4 stories)	1	1918	View

General Building Information

Building Number: 1
Building Name: COURTHOUSE
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)
Units/Building: 1
Identical Units: 1
Grade: G
Year Built: 1918
Year Remodeled: 0
Class Code: 3150
Effective Year: 1950
Percent Complete: 0

Interior/Exterior Data Section #1

Level From: B1
Level To: B1
Use Type: 064 - Social/Fraternal Hall

Dimensions

Area: 5,184
Perimeter: 288
Use SK Area: 1
Wall Height: 10

Features

Exterior Wall Desc: 17 - Native Stone
Construction: 1-Wood Frame/Joist/Beam
Economic Life: 45
% Interior Finished: 100
Partitions: 2-Normal
Heat Type: 3-Unit or Space Heaters
AC Type: 0-None
Plumbing: 2-Normal
Physical Condition: 2-Fair
Functional Utility: 2-Fair

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

Level From: 02
Level To: 02
Use Type: 084 - Multi-Use Storage

Dimensions

Area: 5,184
Perimeter: 288
Use SK Area: 1
Wall Height: 10

Features

Exterior Wall Desc: 17 - Native Stone
Construction: 1-Wood Frame/Joist/Beam
Economic Life: 45
% Interior Finished: 100
Partitions: 2-Normal
Heat Type: 3-Unit or Space Heaters
AC Type: 0-None
Plumbing: 2-Normal
Physical Condition: 1-Poor
Functional Utility: 1-Poor

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #3

Level From: 01
Level To: 01
Use Type: 053 - Office

Dimensions

Area: 5,184
Perimeter: 288
Use SK Area: 1
Wall Height: 10

Features

Exterior Wall Desc: 17 - Native Stone
Construction: 1-Wood Frame/Joist/Beam
Economic Life: 45
% Interior Finished: 100
Partitions: 2-Normal
Heat Type: 3-Unit or Space Heaters
AC Type: 0-None
Plumbing: 2-Normal
Physical Condition: 2-Fair
Functional Utility: 2-Fair

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
EE1 - Enclosed Entry	1	06	10	0	60	0	0

Elevators and Escalators

Description	Units	Rise (ft)	Stops	Speed	Capacity	Cost
EL4-Hydraulic Passenger Elevator	1	0	01	0	01	00

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

APPENDIX D-3

U.S. EPA TBA APPLICATION FOR THE SUBJECT PROPERTY

Applicant organization name	Snowy Mountain Development Corporation
Applicant type	Non-profit organization
If Other, please explain	
Contact person	Cathy Barta
Phone	4065352591
Email	barta@snowymountaindevelopment.com
Date of submittal	4/6/2022
Property name	Petroleum County Courthouse
Property Address	302 East Main Street
City	Winnett
State	Montana
ZIP code	59087
Acreage	0.241
Lat	
Long	
Current owner's name	Petroleum County
A. What assessment is required?	1) Phase I Environmental Site Assessment;2) Phase II Environmental Site Assessment;3) Cleanup Planning
B. When you would like the assessment(s) to be completed?	8/31/2022
C. Describe the past uses of the site	The property has continually been used as the county courthouse since 1918.
D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations	Due to the age of the property and construction materials used at the time, ACM, lead paint, mercury, and PCB containing light ballasts are suspected.
E. Is the applicant the property owner?	No
Does the applicant have legal permission to enter the property to conduct the site assessment activities?*	Yes
F. Do you know how and when the contamination occurred?	Yes*
If yes, please describe:	
No exclusions apply	No exclusions apply.
If yes to any of these exclusions, please describe:	
H. Is petroleum contamination suspected?	No
Has the applicant worked with the state or EPA to determine eligibility?	
A. Describe the anticipated reuse or redevelopment of the property.	The county is not utilizing the entire courthouse building and recently conducted public scoping and identified the critical need for additional housing in the area. They have applied for and been awarded a CDBG grant to renovate the upper levels of the courthouse into residential housing.
B. Describe commitments demonstrating this brownfields site will be cleaned up and redeveloped or reused. Please indicate potential or secured funding sources for cleanup and redevelopment.	SMDC has partnered with the county and if contaminants are identified, the County will apply for and will utilize Brownfields funds to abate the contaminants as part of the renovation project.
	FY22 Q3
	4/6/2022

APPENDIX D-4

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION

MONTANA
DEPARTMENT OF COMMERCE
Community Development Division
301 S Park Avenue
PO Box 200523
Helena, MT 59620-0523

October 2021

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

2021 Housing Grant Application for:

Petroleum County

Courthouse

APPLICATION SPONSORED BY:

PETROLEUM COUNTY

302 E. Main | Winnett, MT 59087
(406) 429-5551

GRANT PREPARED BY:

ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

3530 Centennial Drive | Helena, MT 59601
(406) 442–8594

TABLE OF CONTENTS

Petroleum County Courthouse Housing Project
Community Development Block Grant Housing Grant Application

Resolution to Authorize Submission of CDBG Application

Montana CDBG Certification for Application

Uniform Application

Response to Criterion

Criterion #1 – Community Planning 1
- Exhibit 1.1 Community Planning Documents
- Exhibit 1.2 Petroleum County Capital Expenditures Budget
- Exhibit 1.3 Town of Winnett Wastewater Collection PER Excerpts

Criterion #2 – Need for Project 7
- Exhibit 2.1 Grant Options for Petroleum County Courthouse Project

Criterion #3 – Project Strategy 14
- Exhibit 3.1 Evidence of Interested Investor
- Exhibit 3.2 Petroleum County Commitment of Funds

Criterion #4 – Community Efforts and Citizen Participation 20
- Exhibit 4.1 Documentation of Public Meetings
- Exhibit 4.2 Letters of Support

Criterion #5 – Benefit to LMI 24
- Exhibit 5.1 Current HUD Limits

Criterion #6 – Implementation and Management 25
- Exhibit 6.1 Draft Implementation Schedule
- Exhibit 6.2 Management Plan
- Exhibit 6.3 Procurement Documentation

SAM/DUNS# Information

Under Separate Cover Petroleum County Courthouse Architectural Report

Figures

2.1 Housing Cost Burdens in Montana
2.2 Existing Building Qualities in the Town of Winnett
3.1 Google Earth Map – Town of Winnett

055444 Fee: $0.00 Pgs: 1
PETROLEUM COUNTY, MT Filed 10/19/2021 At 3:33 PM
Jessica Hoge, Clerk & Recorder
by Krista Rowton - Deputy
Return To: PETROLEUM COUNTY COMMISSIONERS
WINNETT, MT 59087

PETROLEUM COUNTY RESOLUTION NO. 2021-22
RESOLUTION TO AUTHORIZE SUBMISSION OF CDBG APPLICATION

WHEREAS, Petroleum County is applying to the Montana Department of Commerce for financial assistance from the Community Development Block Grant Program (CDBG) to renovate the third floor of the Petroleum County Courthouse to include affordable housing units;

WHEREAS, Petroleum County has the legal jurisdiction and authority to construct, finance, operate, and maintain the Petroleum County Courthouse Apartments Project;

That Petroleum County agrees to comply with all applicable parts of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited herein, as well as with other applicable federal laws and regulations, and all state laws and regulations and the requirements described in the CDBG Multi-Family Housing Development and Rehabilitation Application Guidelines and those that are described in the CDBG Grant Administration Manual;

That Craig Iverson, Chairman of the Petroleum County Commissioners, is authorized to submit this application to the Montana Department of Commerce, on behalf of Petroleum County, to act on its behalf and to provide such additional information as may be required.

PASSED AND APPROVED this 19th day of October ,2021

Director Of Records
Official Seal
Petroleum County - Winnett, Montana

ATTEST:
Krista Rowton - Deputy
Jess Hoge, Clerk & Recorder

BOARD OF COMMISSIONERS:

Craig Iverson
CRAIG IVERSON, Chairman

Sigrid Pugrud
SIGRID PUGRUD

Paul McKenna
PAUL MCKENNA

Local Government's DUNS Number: 102224412

APPENDIX E
Certification for Application

- Each applicant must agree to comply with all applicable state and federal laws and regulations in implementing their proposed CDBG project, if selected for funding.

- A copy of the Certifications for Application (provided below), signed by the chief elected official or executive officer of the applicant must accompany the application for CDBG funds.

- Applicants should carefully review the following certifications for application and consider their potential impact when designing and implementing the CDBG project.

- Since this is a brief summary and not intended to be a comprehensive description of each law, local officials who have any questions or concerns regarding the applicability of these requirements should contact Commerce for guidance.

MONTANA CDBG CERTIFICATION FOR APPLICATION

The Applicant hereby certifies that:

It will comply with all requirements established by the Montana Department of Commerce (Commerce) and applicable state laws, regulations, and administrative procedures and accept all Montana Community Development Block Grant (CDBG) program requirements.

It accepts the terms, conditions, selection criteria, and procedures established by the CDBG program and expressly waives any statutory or common law right it may have to challenge the legitimacy and propriety of these terms, conditions, criteria, and procedures in the event that it is not selected for an award of CDBG funds.

National Objective

It will complete a project that meets the benefit to low- and moderate- income (LMI) national objective, by serving no less than 51% of LMI residents as part of the project activities.

State Objectives

It will complete project activities that meet one or more of the goals and objectives established in the most current version of the Montana Consolidated Plan.

Goals of the HUD programs administered by the State of Montana are:

- *Providing decent housing* by obtaining appropriate housing for homeless persons and assisting those at risk of homelessness; preserving the affordable housing stock; increasing the availability of permanent affordable housing, without discrimination; increasing the supply of supportive housing for persons with special needs; and providing affordable housing near job opportunities.

- *Providing suitable living environments* by improving the safety and livability of neighborhoods; improving access to quality facilities, infrastructure, and services; reducing the isolation of income groups within communities through de-concentration of low-income housing; revitalizing deteriorating neighborhoods; restoring and preserving properties of special historic architectural or aesthetic value; and conserving energy resources.

- *Expanding economic opportunities* by creating and retaining jobs; establishing, stabilizing, and expanding small businesses; providing public employment services; encouraging the employment of low-income persons in projects funded under this Plan; providing reasonable mortgage financing rates without discrimination; providing access to capital and credit for development activities that promote long-term economic and social viability of the community; and reducing generational poverty of those living in publicly assisted housing by providing empowerment and self-sufficiency opportunities.

The objectives and outcomes of the Montana Consolidated Plan are:

1. Support existing Montana communities:

a. Target funding toward existing communities to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes and natural resources;

b. Encourage appropriate and comprehensive planning, market studies, preliminary architectural reports, and other studies or plans that support the sustainability of local communities, affordable housing, public works investments, vital employment centers, and the environment;
c. Enhance the unique and resilient characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban;
d. Encourage the rehabilitation of existing rental and owner-occupied homes, particularly for those with special needs and the elderly;
e. Encourage the development and rehabilitation of community facilities and services located within walkable neighborhoods and/or served by public transportation systems, particularly for those with special needs and the elderly.

2. Invest in vital public infrastructure:

a. Encourage appropriate and comprehensive pre-development planning activities for public infrastructure, including asset management, needs analysis, preliminary engineering and/or architectural reports, and other studies or plans;
b. Provide funding opportunities to improve the safety and efficiency of public infrastructure, promote healthy, safe, and walkable neighborhoods, and safeguard the environment; and
c. Provide funding opportunities to serve eligible Montanans, particularly those special needs and elderly populations, with safe, efficient public infrastructure.

3. Enhance Montana's economic competitiveness:

a. Provide reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets;
b. Support comprehensive planning for downtown revitalization, business development, and other studies or plans to attract and retain talent in Montana communities;
c. Provide job opportunities to eligible Montanans to strengthen communities within the state;
d. Encourage activities that support and strengthen new and existing businesses, particularly those located within traditional downtown business centers comprising a mix of businesses, housing, and services;
e. Encourage mixed-use development that contributes to broader revitalization efforts in Montana communities; and
f. Seek opportunities to achieve multiple economic development goals, such as removing barriers to collaboration, leveraging multiple funding sources, and increasing energy efficiency, through a single investment.

4. Promote equitable, affordable housing in Montana

a. Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation;
b. Encourage housing activities that incorporate energy-efficient design to help advance solar deployment and other on-site renewable energy installations in affordable housing that is aligned with the Federal Renewable Energy Target;
c. Encourage activities to acquire and/or construct new affordable housing for homeownership or rental in areas where existing investment in infrastructure, facilities, and services leverages multiple economic, environmental, and community objectives;
d. Encourage appropriate and comprehensive planning, market studies, preliminary architectural reports, and other studies or plans in support of the efficient construction of affordable housing;
e. Encourage financial mechanisms that increase homeownership opportunities and provide rental assistance to eligible Montanans, particularly those with special needs and the elderly.

5. Reduce homelessness in Montana:

a. Encourage activities that address the housing needs of homeless Montanans and/or those at risk of homelessness;
b. Encourage activities that increase the level of assistance programs to homeless Montanans and/or those at risk of homelessness, with the goal of achieving stable and sustainable housing; and
c. Encourage the development and rehabilitation of non-rental facilities for the shelter of temporarily homeless Montanans.

ACQUISITION, DISPLACEMENT AND RELOCATION

It will minimize displacement as a result of activities assisted with CDBG funds and assist persons actually displaced.

It will comply with:

- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (The Uniform Act) as amended, and implementing regulations 49 CFR part 24 and the requirements of section 570.496a. These laws and accompanying regulations require the grantee to provide relocation payments and offer relocation assistance to all persons displaced as a result of acquisition of real property for an activity assisted under the CDBG program. Such payments and assistance must be provided in a fair and consistent and equitable manner that ensures that the relocation process does not result in a different or separate treatment of such persons on account of race, color, religion, national origin, sex, source of income, age, handicap, or familial status (families with children). The grantee must assure that, within a reasonable period of time prior to displacement, decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, source of income, age, handicap, or familial status (families with children); and

- The grantee must also inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations of 49 CFR, Part 24, Subpart B, and found in the local government's Anti-displacement and Relocation Assistance Plan.

- The Residential Anti-displacement and Relocation Assistance Plan adopted by the Montana Department of Commerce for the CDBG program and the Anti-displacement and Relocation Assistance Plan adopted by the applicant.

Assessments for Public Improvements

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

a. CDBG funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than CDBG funds; or,

b. for purposes of assessing any amount against properties owned and occupied by persons of low and moderate income who are not persons of very low income, the applicant certifies that it lacks sufficient CDBG funds to comply with the requirements of clause a., above.

Building Standards

It will require every building or facility (other than a privately owned residential structure) designed, constructed,

or altered with funds provided under the CDBG program to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A-117.1R 1971, subject to the exceptions contained in CFR 101-19.604.

It will also comply with the Architectural Barriers Act of 1968 and HUD regulations 24 CFR part 8, "Nondiscrimination Based on Handicap in Federally Assisted Activities of HUD." The applicant will be responsible for conducting inspections to ensure compliance with these specifications by the contractor; and will comply with HUD Cost-Effective Energy Standards, 24 CFR Part 39.

Citizen Participation

It will comply with the detailed Citizen Participation Plan adopted by Commerce for the CDBG program. (See https://commerce.mt.gov/_shared/ConPlan/docs/2020/2020-2024-Appendix-A-CPP.pdf.)

CIVIL RIGHTS, EQUAL OPPORTUNITY, FAIR HOUSING REQUIREMENTS

Civil Rights

It will comply with Title VII of the Civil Rights Act of 1964 (42 U.S.C. d et seq.), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied in the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant received Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits.

Equal Opportunity

It will comply with:

- Section 109 of the Housing and Community Development Act of 1974 as amended, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under the Act;

- The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.). The act provides that no person shall be excluded from participation, denied program benefits or subjected to discrimination on the basis of age under any program or activity receiving federal funding assistance;

- Section 504 of the Rehabilitation Act of 1973, amended (29 U.S.C. 794). The act provides that no otherwise qualified individual shall, solely, by reason of his or her disability, be excluded from participation (including employment), denied program benefits or subjected to discrimination under any program or activity receiving federal assistance funds;

- Section 3 of the Housing and Community Development Act of 1968 (12 U.S.C. 170/u) (24 CFR Part 135). Section 3 of the Housing and Urban Development Act of 1968 requires, in connection with the planning and carrying out of any project assisted under the Act, to the greatest extent feasible, opportunities for training

and employment be given to lower-income persons residing within the unit of local government or the non-metropolitan county in which the project is located, and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part, by persons residing in the project area. The grantee must assure good faith efforts toward compliance with the statutory directive of Section 3; and

- Executive Order 11246, as amended by Executive Orders 11375 and 12086, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60) prohibit a CDBG recipient and subcontractors, if any, from discriminating against any employee or applicant for employment because of race, color, religion, sex or national origin. The grantee and subcontractors, if any, must take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action must include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training, including apprenticeship. The grantee and subcontractors must post in conspicuous places, available to employees and applicants for employment, notices to be provided setting for the provisions of this nondiscrimination clause. For contracts over $10,000 the grantee or subcontractors will send to each applicable labor union a notice of the above requirements, the grantee and subcontractors will comply with relevant rules, regulations and orders of the U.S. Secretary of Labor. The grantee or subcontractors must make their books and records available to State and federal officials for purposes of investigation to ascertain compliance.

Fair Housing

It will affirmatively further fair housing and will comply with:

- Title VIII of the Civil Rights Act of 1968 (also known as The Fair Housing Act) (42 U.S.C. 3601 et seq.), as amended by the Fair Housing Amendments Act of 1988 and the regulations issued pursuant thereto. The law states that it is the policy of the United States prohibiting any person from discriminating in the sale or rental of housing, the financing of housing, or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person, because of race, color, religion, sex, national origin, disability, or familial status. CDBG grantees must also administer programs and activities relating to housing and community development in a manner that affirmatively promotes fair housing and furthers the purposes of Title VIII; and

- Executive Order 11063, as amended by Executive Order 12259, requires CDBG recipients to take all actions necessary and appropriate to prevent discrimination because of race, color, religion, creed, sex or national origin; in the sale, leasing, rental and other disposition of residential property and related facilities (including land to be developed for residential use); or in the use or occupancy thereof if such property and related facilities are, among other things, provided in whole or in part with the aid of loans, advances, grants or contributions from the federal government.

Prohibition Against Discrimination on Basis of Religion

It will comply with section 109(a) of the Housing and Community Development Act that prohibits discrimination on the basis of religion or religious affiliation. No person will be excluded from participation in, denied the benefit of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds on the basis of his or her religion or religious affiliation.

Prohibition Against Excessive Force

It will, if awarded CDBG funds, adopt and enforce a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations in accordance with Section 104(1) of the Housing and Community Development Act, as amended.

ADA Compliance

It will do a self-assessment of impediments to accessibility in compliance with the Americans with Disabilities Act (ADA) of 1990. Grantees are required to find a means of making CDBG program activities and services accessible to persons with disabilities; to review their communities for impediments to disabled citizens; and develop a plan to address those impediments.

CONFLICT OF INTEREST

It will comply with the provisions of 24 CFR 570.611 and with sections 2-2-125, 2-2-201, 7-3-4367, 7-5-2106, and 7-5-4109, MCA, (as applicable) regarding the avoidance of conflict of interest.

ENVIRONMENTAL REQUIREMENTS

Air Quality

It will comply with the Clean Air Act (42 U.S.C. 7401, et seq.) which prohibits engaging in, supporting in any way or providing financial assistance for, licensing or permitting, or approving any activity which does not conform to the state implementation plan for national primary and secondary ambient air quality standards.

Environmental Impact

It will comply with:

- Section 104(f) of the Housing and Community Development Act of 1974, as amended through 1981. This section expresses the intent that "the policies of the National Environmental Policy Act of 1969 and other provisions of law which further the purposes of such Act be most effectively implemented in connection with the expenditure of funds under" the Act. Such other provisions of law which further the purpose of the National Environmental Policy Act of 1969 are specified in regulations issued pursuant to Section 104(f) of the Act and contained in 24 CFR Part 58; and

- The National Environmental Policy Act of 1969 (42 U.S.C. Section 4321, et seq. and 24 CFR Part 58). The purpose of this Act is to attain the widest use of the environment without degradation, risk to health or safety or other undesirable and unintended consequences. Environmental review procedures are a necessary part of this process. Pursuant to these provisions, the grantee must also submit environmental certifications to the Montana Department of Commerce when requesting that funds be released for the project. The grantee must certify that the proposed project will not significantly impact the environmental regulations and fulfilled its obligations to give public notice of the funding request, environmental findings and compliance performance.

Its chief executive officer or other officer of the applicant approved by the state:

1. consents to assume the status of responsible federal official under the National Environmental Policy Act of 1969 (NEPA) and other provisions of federal law, as specified in 24 CFR Part 58, which further the purposes of NEPA, insofar as the provisions of such federal law apply to the CDBG program; and

2. is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

EPA List of Violating Facilities

It will ensure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the U.S. Environmental Protection Agency's (EPA) List of Violating Facilities and that it will notify the Montana Department of Commerce of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by EPA.

Farmlands Protection

It will comply with the Farmlands Protection Policy Act of 1981 (7 U.S.C. 4202, et seq.) and any applicable regulations (7 CFR Part 658) which established compliance procedures for any federally assisted project which will convert farmlands designated as prime, unique or statewide or locally important, to non-agricultural uses.

Floodplain Management and Wetlands Protection

It will comply with:

- the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, approved December 31, 1973. Section 102(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance;

- Executive Order 11988, May 24, 1978: Floodplain Management (42 F.R. 26951, et seq.). The intent of this Executive Order is to (1) avoid, to the extent possible, adverse impacts associated with the occupancy and modification of floodplain and (2) avoid direct or indirect support of floodplain development wherever there is a practical alternative. If a grantee proposes to conduct, support or allow an action to be located in the floodplain, the grantee must consider alternatives to avoid adverse effects and incompatible involvement in the floodplains. If siting in a floodplain is the only practical alternative, the grantee must, prior to taking any action: (1) design or modify its actions in order to minimize a potential harm to the floodplain; and (2) prepare and circulate a notice containing an explanation of why the action is proposed to be located in a floodplain; and

- Executive Order 11990, May 24, 1977: Protection of Wetlands (42 F.R. 26961, et seq.). The intent of this Executive Order is to avoid adverse impacts associated with the destruction or modification of wetlands and direct or indirect support of new construction in wetlands, wherever there is a practical alternative. The grantee must avoid undertaking or providing assistance for new construction located in wetlands unless there is no practical alternative to such construction and the proposed action includes all practical measures to minimize harm to wetlands which may result from such use.

Historic Preservation

It will comply with:

- Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470, as amended) through completion of the procedures outlined in 36 CFR 800 and 36 CFR 63. Compliance with these procedures should include:

    1. consulting with the State Historic Preservation Office (SHPO) to identify properties listed in or eligible for inclusion in the National Register of Historic Places that exist with a proposed CDBG project's area of potential environmental impact, and/or to determine the need for professional archaeological, historical, or architectural inventory of potentially affected properties to determine whether they would qualify for register listing; and

    2. consulting, with the SHPO and THPO, Keeper of the National Register of Historic Places, and the Advisory Council on Historic Preservation to evaluate the significance of historic or prehistoric properties which could be affected by CDBG work and to determine how to avoid or mitigate adverse effects to significant properties from project work.

Lead-Based Paint

It will comply with current requirements of Title X of the Residential Lead Based Paint Hazard Reduction Act of 1992. Both Commerce and DPHHS provide education and information on LBP hazards to parents, families, healthcare providers, grant recipients, and contractors. Commerce requires that any contractor or subcontractor engaged in renovation, repair and paint activities that disturb lead-based paint in homes, child and care facilities built before 1978 must be certified and follow specific work practices to prevent lead contamination. In addition to complying with Title X, UPCS inspections will be performed at rental properties assisted with HTF, HOME, Section 8, and other public rental properties throughout the state.

Noise, Facility Siting

It will comply with HUD Environmental Standards (24 CFR, Part 51, Environmental Criteria and Standards and 44 F.R. 40860-40866, July 12, 1979) which prohibit HUD support for most new construction of noise-sensitive uses is prohibited in general for projects with unacceptable noise exposures is discouraged for projects with normally unacceptable noise exposure. Additionally projects may not be located near facilities handling materials of an explosive or hazardous nature, or in airport clear zones.

Solid Waste

It will comply with the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et seq.). The purpose of this Act is to promote the protection of health and the environment and to conserve valuable material and energy resources.

Water Quality

It will comply with:

- the Safe Drinking Water Act of 1974 (42 U.S.C. Section 201, 300(f) et seq. and U.S.C. Section 349), as amended, particularly Section 1424(e) (42 U.S.C. Section 300H-303(e)) which is intended to protect underground sources of water. No commitment for federal financial assistance can be entered into for any project which the U.S. Environmental Protection Agency determines may contaminate an aquifer which is the sole or principal drinking water source for an area; and

- the Federal Water Pollution Control Act of 1972, as amended, including the Clear Water Act of 1977, Public

Law 92-212 (33 U.S.C. Section 1251, et seq.) which provides for the restoration and maintenance of the chemical, physical and biological integrity of the nation's water.

Wildlife

It will comply with:

- the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). The intent of this Act is to ensure that all federally assisted projects seek to preserve endangered or threatened species. Federally authorized and funded projects must not jeopardize the continued existence of endangered and threatened species or result in the destruction or modification of habitat of such species which is determined by the U.S. Department of the Interior, after consultation with the state, to be critical; and

- the Fish and Wildlife Coordination Act of 1958, as amended, (U.S.C. 661 et seq.) which requires that wildlife conservation receives equal consideration and is coordinated with other features of water resource development programs.

Wild and Scenic Rivers

It will comply with the Wild and Scenic Rivers Act of 1968, as amended (16 U.S.C. 1271, et seq.). The purpose of this Act is to preserve selected rivers or sections of rivers in their free-flowing condition, to protect the water quality of such rivers and to fulfill other vital national conservation goals. Federal assistance by loan, grant, license or other mechanism may not t be provided to water resources construction projects that would have a direct and adverse effect on any river included or designated for study or inclusion in the National Wild and Scenic River System.

FINANCIAL MANAGEMENT

It will comply with the applicable requirements of:

- 2 CFR part 200. It will maintain a financial management system that includes records to document compliance with Federal and State laws and regulations and the terms and conditions of the HOME program. The records must be sufficient to allow for the preparation of reports required by general and program-specific terms and conditions and the tracing of funds to a level of expenditures adequate to establish that such funds have been used according to Federal statutes and program requirements.

- 24 CFR part 570, subpart J. It will comply with the program administration requirements relating to the following: disbursement of funds, program income, uniform administrative requirements, cost principles, audits, recordkeeping, property management, and performance reports.
- The Single Audit Act of 1984, as amended by the Single Audit Act of 1996 (the "Single audit Act Amendments") which establishes criteria for determining the scope and content of audits and OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations", revised June 24, 1997. (OMB Circular A-133.)

It will promptly refund to Commerce any CDBG funds determined by an audit to have been spent in an unauthorized or improper manner or for ineligible activities.

It will give Commerce, the Montana Legislative Auditor, HUD, and the Comptroller General, through any authorized representatives, access to and the right to examine all records, books, papers, or documents related to the grant.

Labor Standards

It will comply with:

- Section 110 of the Housing and Community Development Act of 1975, as amended, 24 CFR 570.605, and State regulations regarding the administration and enforcement of labor standards. Section 110 requires that all laborers and mechanics employed by contractors or subcontractors on construction work assisted under the Act shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276-1- 276a-5). By reason of the foregoing requirement the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.) also applies. However, these requirements apply to rehabilitation of residential property only if such property is designed for residential use for eight or more families;

- Davis-Bacon Act, as amended (40 U.S.C. et seq.), Section 2; June 13, 1934, as amended (48 Stat. 948.40 U.S.C. 276(c)), popularly known as the Copeland Anti-Kickback Act. The Act mandates that all laborers and mechanics be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account except "permissible" salary deductions, the full amounts due at the time of payments, computed at wage rates not less than those contained in the wage determination issued by the U.S. Department of Labor. Weekly compliance statements and payrolls are required to be submitted to the federally funded recipient by the contractor;

- Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.). According to the Act, no contract work may involve or require laborers or mechanics to work in excess of eight hours in a calendar day, or in excess of 40 hours in a work week, unless compensation of not less than one and one-half times the basic rate is paid for the overtime hours. If this Act is violated, the contractor or subcontractor is liable to any affected employee for unpaid damages as well as to the United States for liquidated damages; and

- Federal Fair Labor Standards Act, (29 U.S.C.S. 201 et seq.).The act requires that covered employees be paid at least the minimum prescribed wage, and also that they be paid one and one-half times their basic wage rate for all hours worked in excess of the prescribed workweek.

Legal Authority

It possesses legal authority to apply for the grant and to execute the proposed project under Montana law and, if selected to receive a CDBG grant, will make all efforts necessary to assure timely and effective implementation of the project activities described in the submitted application.

Lobbying

It certifies that:

- No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influencing an officer or employee or any agency, a Member of Congress, an

officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard From LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

- The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Political Activity

It will comply with the Hatch Act Modernization Act of 2012, as follows:

a. If an employee's salary is paid 100%, directly or indirectly, by loans or grants made by the United States or a Federal agency, that employee may not run for partisan office.
b. The Hatch Act Modernization Act did not change the federal Hatch Act's prohibitions on coercive conduct or misuse of official authority for partisan purposes. A state or local employee is still covered by these prohibitions if the employee works in connection with a program financed in whole or in part by federal loans or grants, even if the connection is relatively minor. A covered employee who runs for office would violate the Hatch Act if the employee:
   o uses federal or any other public funds to support his own candidacy;
   o uses his state or local office to support his candidacy, including by using official email, stationery, office supplies, or other equipment or resources; or
   o asks subordinates to volunteer for his campaign or contribute to the campaign.

Procurement

Consulting Services will be procured in a manner that provides fair and unbiased, full and open competition, without conflicts of interest.

Signed: Sigrid Pugrud

Name: ~~Craig Iverson~~ Sigrid Pugrud

Title: ~~Chair of the~~ Petroleum County ~~Board of County~~ Commissioners

Date: 10/20/21

DUNS Number: 102224412

EIN Number: 81-6001403

.

UNIFORM APPLICATION WITH SUPPLEMENT REQUIRED ORDER OF APPLICATION
CHECK LIST updated 9/15/2021

Project Name: Petroleum County Courthouse Housing Project

FIX ANY UPDATES *Documents filed with or submitted to DOC are presumptively available for access by the public under the "right to know" provision of Article 2, Sec 9 of the MT Constitution

APPLICATIONS MUST BE SUBMITTED IN THE ORDER LISTED BELOW:

Completed Order of Application Check List

I.		**Completed Uniform Application (Uni-App) in the following order:**
X	A.	Section A - Applicant Information
X	B.	Section B - Project Information (Parts I-XIV)
X	C.	Section C - Financial Information (Parts I - VI)
II.		**Appendices (include all referenced supporting documentation and the following items)**
PAR, Sec II		Site and Location Maps (as requested in Section A, Part IV of the Uni-App)
PAR, pg 11		Proof of Ownership Documentation (as requested in Section A, Part V of the Uni-App)
PAR, App C		Zoning Status Documentation (as requested in Section A, Part VI of the Uni-App)
Town Utils		Utilities Documentation of Availability (as requested in Section A, Part VII of the Uni-App)
CDBG App, Exh 3.1		Letters of Funding Commitments (as requested in Section C, Part I of the Uni-App)
N/A		Utility Allowance Documentation (as requested in Section C, Part III of the Uni-App)
G App, Exh 4.2		Documentation and Letters of Community Support
		Capital Needs Assessment if Project is an Acquisition and/or Rehabilitation (30 yr projection)

COMPLETE SECTIONS III AND IV ONLY IF APPLYING FOR TAX CREDITS/HOME/HTF

III.		**Supplement in the following order:**
	A.	Application Fee
	B.	Narrative addressing the development criteria in the current QAP and how the application meets each criteria
	C.	Architects Letter
	D.	Section A - General Project Information (Parts I - XVI)
	E.	Section B - Housing Credit Calculation
	F.	Section C - Cost Limitations and Requirements (Parts I - III)
	G.	Section D - HOME/HTF Allocation (if applicable)
	H.	Section D - HOME/HTF unit mix (if applicable)
	I.	Environmental Uniform Request for Information
	J.	Information Release Form
	K.	Application Indemnification Certification
	L.	Market Analyst signed Statement
	M.	Certification of Cost by Sponsor

DATE OF APPLICATION	DATE RECEIVED (AGENCY USE ONLY)
10/28/21	updated 6/2021

SECTION A - APPLICANT

APPLICANT INFORMATION				
NAME OF APPLICANT	Petroleum County			
APPLICANT CHIEF OFFICIAL	Craig Iverson			
TYPE OF ENTITY	County			
DUNS #	102224412			
MAILING ADDRESS	P O Box 226			
CITY, STATE, ZIP CODE	Winnett, MT 59087			
TELEPHONE #	406-429-5311	FAX #	406-429-6328	
CONTACT PERSON	Robie Culver, Grant Administrator, Stahly Engineering & Associates			
TELEPHONE #	406-442-8594	FAX #		
EMAIL	rculver@seaeng.com			

DEVELOPER/SPONSOR			
NAME			
TYPE OF ENTITY			
MAILING ADDRESS			
CITY, STATE, ZIP CODE			
TELEPHONE #		FAX #	
CONTACT PERSON			
TELEPHONE #		FAX #	
EMAIL			

OWNER			
NAME	Petroleum County		
TYPE OF ENTITY	County		
MAILING ADDRESS	P O Box 226		
CITY, STATE, ZIP CODE	Winnett, MT 59087		
TELEPHONE #	406-429-5311	FAX #	
CONTACT PERSON	Robie Culver, Grant Administrator, Stahly Engineering & Associates		
TELEPHONE #	406-442-8594	FAX #	
EMAIL	rculver@seaeng.com		

DEVELOPMENT TEAM		Email / Phone #	
GENERAL PARTNER			
CONTRACTOR			
MANAGEMENT COMPANY			
CONSULTANT			
TAX ATTORNEY			
ARCHITECT			

DEVELOPMENT TEAM AND/OR OWNERSHIP IDENTITY OF INTEREST

Do any members of the development team or ownership entity have any direct or indirect, financial or other interest with any of the other project team members (including owners interest in construction company or subcontractors)? YES* [ ] NO [x]

*If yes, provide a description of the relationship

SECTION B - PROJECT INFORMATION

Part I

PROJECT IDENTIFICATION

PROJECT NAME	Petroleum County Courthouse Housing Project		
SITE ADDRESS	302 East Main		
CITY	Winnett, Montana		
COUNTY	Petroleum County		
ZIP CODE	59087		
PRIMARY CONTACT	Robie Culver, Grant Administrator, Stahly Engineering & Associates		
MAILING ADDRESS	3530 Centennial Drive		
CITY, STATE, ZIP CODE	Helena, MT 59601		
TELEPHONE #	406-442-8594	FAX #	
E-MAIL	rculver@seaeng.co.		

Part II

CHIEF ELECTED OFFICIAL OF POLITICAL JURISDICTION IN WHICH PROJECT IS LOCATED

NAME	Craig Iverson		
MAILING ADDRESS	P O Box 226		
CITY, STATE, ZIP CODE	Winnett, MT 59087		
TELEPHONE #	406-429-5311	FAX #	406-429-6328
E-MAIL	craig.petroleum@gmail.com		

Part III

PROVIDE A SHORT PROJECT DESCRIPTION. LIST ALL KEY COMPONENTS

The Petroleum County Courthouse is a two story (with basement), corner lot building of approximately 15,270 square feet. This project is proposed to remodel the Courthouse's predominantly abandoned and under-utilized second floor to accommodate four apartments that are the subject of a CDBG Housing grant application. The preferred design option for the housing portion of the project will occupy 2,310 square feet overall with a dedicated laundry room. Two two-bedroom apartments, one one-bedroom apartment, and a studio apartment will make up the housing units. The project will also require replacement of an existing interior, controlled-access roof hatch, a new code compliant fire-escape with exterior deck space, and a 3-stop ADA lift will replace the existing 2-stop lift to provide access to all floors. The second floor is also programmed to provide office space for up to five leasable office spaces with a shared 10-person conference room. That portion of the project will be funded separately from the CDBG Housing grant funds.

Part IV

LEGAL DESCRIPTION OF THE PROPERTY

S06, T14 N, R27 E, WIN ORGINAL BLOCK 7 LOTS 10,11,12

1.0 **# of Acres**

ATTACH MAPS WHICH SHOW THE SITE LOCATION AND THE SURROUNDING AREA.

Part V

SITE CONTROL STATUS (Check one)

x	Owned		
	Optioned		Expiration Date
	Leased		Expiration Date
	Other (Explain)		

PROVIDE A COPY OF PROOF OF OWNERSHIP, OPTION, PURCHASE CONTRACT, OR LONG-TERM LEASE AGREEMENT.

Project name: Petroleum County Courthouse Housing Project

Part VI

ZONING STATUS (Please provide letter of proof of zoning status, and identify any relevant zoning ordinances and restrictive covenants.)

The Town of Wibaux does not have any zoning ordinances or restrictive covenants.

Part VII

UTILITIES

Are utilities available and of the appropriate size for the site? [x] YES* [ ] NO**

*If yes, attach letter of verification from independent source.

**If no, provide an explanation on the line below, including dates when adequate facilities will be available.

Part VIII

PROJECT CLASSIFICATION, TYPE, ACTIVITY AND ANTICIPATED FUNDING SOURCES:

Classification (mark one)

Single Family (1-4 units)	[x]
Multi-Family (5 or more units)	[ ]

Type of Project (mark all that apply)

Rental	[x]
Homeownership	[ ]
Family	[ ]
Elderly 55+ [ ] or 62+	[ ]
Group Home/Shelter	[ ]
Other (specify) [ ]	[ ]

Project Activity (mark all that apply)

New Construction	[x]
*Acquisition (see below)	[ ]
Rehabilitation	[x]
Administration	[ ]
Homebuyer Assistance	[ ]
Infrastructure	[ ]
Community Revitalization	[x]
Other (specify) [ ]	[ ]

Funding Sources (mark all to which you are applying)

(Refer to each program 's guidelines to assure activity(s) marked above is eligible for proposed funding source)

Montana Department of Commerce:

Community Development Block Grant (CDBG)	[x]
Home Investment Partnerships Program (HOME)	[ ]
Housing Trust Fund (HTF)	[ ]

Board of Housing (BOH)

Low Income Housing Tax Credit Program	[ ]
Multifamily Risk Sharing Program	[ ]
Multifamily General Obligation Program	[ ]

USDA Rural Development (RD):

Housing Preservation Grants	[ ]
Rural Rental Housing 515 Program	[ ]
Sec. 538 - Guaranteed Rural Rental Housing Program	[ ]
Community Facilities Loan and Grant Programs	[ ]

* If your project is acquisition, are any persons currently living on the site? [ ] YES [ ] NO

* If your project is an acquisition, will the proposed project activity result in a change in use of existing housing units? [ ] YES [ ] NO

* If you answered "yes" to either of the questions above, do you have an

Antidisplacement and Relocation Assistance plan?	YES	NO

Project name: Petroleum County Courthouse Housing Project

Part IX

TYPE OF UNITS	# OF UNITS
Single Family Homes	
Apartments	4
Other	
Other	
TOTAL UNITS	4

Part X

PROJECT USES

1	# of residential with common area buildings
	# of common area buildings only
	# of commercial buildings
1	**TOTAL NUMBER OF BUILDINGS**

Square Footage	# of Units	
825	1	MARKET UNITS
		COMMERCIAL SPACE
825	**1**	SUB TOTAL
1,485	3	LOW INCOME UNITS
		COMMON SPACE (Mgr Unit)
38		COMMON SPACE (Other)
1,523	**3**	SUB TOTAL
2,348	**4**	TOTAL

64%	**75%**	Low Income Percentage

Percentage = (low income units / (low income units + market units + commercial space))

Part XI

PROJECT BENEFICIARIES

	# UNITS WILL SERVE 0% - 20% OF THE AREA MEDIAN INCOME
	# UNITS WILL SERVE 21% - 30% OF THE AREA MEDIAN INCOME
	# UNITS WILL SERVE 31% - 40% OF THE AREA MEDIAN INCOME
	# UNITS WILL SERVE 41% - 50% OF THE AREA MEDIAN INCOME
	# UNITS WILL SERVE 51% - 60% OF THE AREA MEDIAN INCOME
	# UNITS WILL SERVE 61% - 70% OF THE AREA MEDIAN INCOME
3	# UNITS WILL SERVE 71% - 80% OF THE AREA MEDIAN INCOME
	# UNITS WILL SERVE 81% - 100% OF THE AREA MEDIAN INCOME
1	# UNITS WILL SERVE MARKET RATE INCOME
4	TOTAL # OF UNITS

Project name: Petroleum County Courthouse Housing Project

Part XII

Units Accessiblity

Unit Size	Number of Units: Standard Units	Meets Fair Housing Accessiblity	Adaptable Units	504 Units: Physical Disability	504 Units: Sensory Disability	*Other:*		*TOTALS*
0-bedroom	1							1
1-bedroom		1		1	1			1
2-bedroom	2							2
3-bedroom								
4-bedroom								
(Specify)								
(Specify)								
TOTALS	**3**	**1**		**1**	**1**			**4**
% of Total Units	**75.0%**	**25.0%**		**25.0%**	**25.0%**		1	

Project will meet the following standard(s): (check funding program for requirements)

Accessibility/Visitability Requirements	x
Fair Housing Design and Construction	x
504 Accessibity	x

Part XIII

RENTAL ASSISTANCE

Does the project have project-based rental assistance? [ ] YES* [x] NO

*If yes, list assistance program and number of units:

Project name: Petroleum County Courthouse Housing Project

Part XIV
IMPLEMENTATION SCHEDULE

		Anticipated Completion (month / year)	Date Completed (month / year)
Financing			
Construction Loan Commitment		N/A	
Construction Loan Closing		N/A	
Low Income Housing Tax Credits		N/A	
Grant Commitments (list grants separately)			
1.	CDBG	Feb-22	
2.	Historic Tax Credits	Jun-22	
3.			
Contract Execution for HOME/CDBG Funding		Oct-22	
Permanent Loan Commitment		N/A	
Permanent Loan Closing		N/A	
Other			
Other			
Project Start-up *			
Site Acquisition			Jan-29
Zoning			N/A
Infrastructure Available			currently in place
Environmental Review		Oct-22	
Advertise Architect / Engineer			Feb-21
Design Completion		Jan-23	
Advertise for Construction Bids		Feb-23	
Construction Bid Award		Mar-23	
Building Permits		May-23	
Marketing		Aug-23	
Other	fff		
Other			
Project Activities *			
Pre-Construction Conference		Apr-23	
Issue Notice to Proceed		Apr-23	
Begin Construction		May-23	
Complete Construction		Oct-23	
Final Inspection/Issue Certificate of Occupancy		Nov-23	
Audit		Apr-24	
Marketing		Oct-23	
Prequalification Activities		Oct-23	
Homebuyer Workshops		N/A	
Rehabilitation		N/A	
Begin Temp Relocation		N/A	
Household Qualification		Nov-23	
Closeout		May-24	
Other			
Other			

*** Verify with funding sources when a Project Start-up or Activity may begin.**
Programs may have restrictions or requirements that need to be met first.

SECTION C - FINANCIAL
PART I - SOURCES OF FUNDS STATEMENT
Project Name: Petroleum County Courthouse Housing Project

Please list sources of permanent funding for the project. List the entity and program for each source..
Include financing, grants, donations, and equity. Attach letter(s) of commitment.
Identify each source as to TYPE by noting after name (L) for Hard Loan, (S) for Soft Loan (G) for Grant, or (E) for Equity.
Do not include the construction loan.
Indicate in the STATUS column whether (P) Proposed, (R) Requested, or (A) Approved.

LIST ALL SOURCES OF PROJECT FUNDING

FUNDING ENTITY	PROGRAM	TYPE	AMOUNT	STATUS	RATE %	LOAN TERM (YEARS)	AMORTIZATION PERIOD (YEARS)	ANNUAL DEBT SERVICE	DATE REQUESTED	ACTUAL OR EXPECTED COMMITMENT
Private Contributor	storic Tax Cred	E	$ 400,000	P					Sep-21	Jun-22
Petroleum County	Cash reserve	E	$ 10,000	A					Oct-21	Oct-21
MT DEQ Alt Energy Loan	Alt Energy	L	$ 40,000	P	3.66%	10	10	$4,783	Jun-22	Sep-22
	State HOME									
MT Dept of Commerce	State CDBG	G	$ 600,000	R					Oct-21	Feb-22
	State NHTF									
	Other									
	Other									
	Other									
	Other									
Deferred Dev Fee	Other	S								
HC Equity Competitive	MBOH HC	E			#DIV/0!					
HC Equity Non-Competitive	MBOH HC	E			#DIV/0!					
TOTAL SOURCES			$ 1,050,000					$4,783		

NOTE: TOTAL SOURCES OF FUNDS MUST EQUAL TOTAL USES OF FUNDS

Project Name: **Petroleum County Courthouse Housing Project**

LIST ALL DONATED, CONTRIBUTED AND MATCHING FUNDS		
SOURCE	VALUE	DESCRIPTION
		Land
Private Contributor	$400,000	Historic Tax Credits
Petroleum County	$10,000	Cash reserve
MDEQ Alternative Energy Loan	$ 40,000	***Low interest loan assists with alternative energy sources used (solar)***
	$ 450,000	

Project Name: **Petroleum County Courthouse Housing Project**

ACQUISITION REHABILITATION ANALYSIS OF ASSETS BEING HELD WITH EXISTING OWNER		
SOURCE	VALUE	DESCRIPTION
Reserves kept by existing owner		
Other cash out by existing owner		
Current Debt on Property		
	$ -	

(If your not able to provide this information please describe why.)

Sources of Funds – Demonstrate a reasonable estimate and commitment of all sources and amounts of project funding. Please attach as exhibits the following if applicible:

- Written funding commitments provided, either firm or contingent
- Letter(s) from permanent lenders with proposed loan terms and conditions
- Tax credit proceeds commitments, if applicable, that reflect current market sale rates
- Other grant program funding commitments
- Letter(s) of interest from other proposed funding source(s)

On the next worksheet tab for each source of financing provide a brief description including any unique issues that might exist. Describe the flow of financing to the project (i.e. Grant funds are awarded to local government who loans those fund to project)

SECTION C - FINANCIAL
PART I - SOURCES OF FUNDS NARRATIVE
Project name: Petroleum County Courthouse Housing Project

Sources of Funds – For each source of financing provide a brief description below including any unique issues that might exist. Describe the flow of financing to the project (i.e. Grant funds are awarded to local government who loans those fund to project)

Narrative:

Source: Community Development Housing Grant
Description: CDBG Housing grants help local governments fund new construction or rehabilitation of single-family or multi-family housing projects that benefit low- to moderate-income (LMI) Montanans with a maximum grant amount of $600,000. 51% of the units funded by CDBG must be income and rent limited by HUD standard requirements.

Source: Historic Tax Credits
Description: As a building included in the National HIstoric Register, the Petroleum County courthouse qualifies for Federal Historic Preservation Tax Incentives (credits). This Federal program encourages the preservation of historic buildings and is administered by the National Park Service with the Internal Revenue Service in partnership with State Historic Preservairon Offices. Current tax incentives created by the program allow a 20% tax credit which lowers the amount of income of an investor in a project subject to taxation dollar for dollar.

The investor in the Petroleum County courthouse project is subject to a limit of 20% of the amount spent in a certified rehabilitation of a certified historic structure. The investment will be based not only on the cost of the housing portion of the project but the cost of the entire project which also includes the office space addition to the top floor and some remodeling of the basement of the building which, in total, is estimated at $2 million.

This funding will be received once the application is processed and approved. The private investor is a local Petroleum County resident who is currently in the legal process of committing the funding to the project.

Source: Petroleum County Cash Reserves
Description: A minimal amount of Petroleum County cash is planned for this project. As the smallest tax based county in Montana, Petroleum County is very limited in the amount of funds they retain in reserve for projects like this. The County has committed funds to the project but through a group of volunteers will also be exploring a variety of additional public and private grants. The County will ensure a full commitment of funds to meet CDBG start up conditions.

Source: Montana Department of Environmental Quality (MT DEQ) Alternative Energy Revolving Loan Program (AERLP)
Description: The Alternative Energy Revolving Loan Program (AERLP) provides low-interest loans to increase investments in alternative energy systems and energy conservation measures in Montana. Currently loans are provided up to $40,000 at 3.25% (3.662% APR).

Source: _____
Description:

SECTION C - FINANCIAL
PART II - USES OF FUNDS
ENTER WHOLE NUMBERS ONLY

Project name: **Petroleum County Courthouse Housing Project**

	TOTAL PROJECT BUDGET	WHO IS PAYING FOR EACH LINE ITEM						
		SOURCE **CDBG**	SOURCE **HOME/HTF**	SOURCE **LIHTC**	SOURCE **Loan**	SOURCE **storic Tax Cred**	SOURCE **etroleum Coun**	SOURCE **MT DEQ**
LAND								
Land Value: (the highest value of what is shown in the comparative market analysis, appraisal or arm's length sale) Not included in Total Project Costs								
Land Cost								
Demolition	$ 11,463	$ 11,463						
Related Party Profit								
TOTAL LAND	$ 11,463	$ 11,463	$ -	$ -	$ -	$ -	$ -	$ -
BLDG./ACQUISITION								
Existing Structure								
Related Party Profit								
TOTAL BUILDING COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

SECTION C - FINANCIAL
PART II - USES OF FUNDS
ENTER WHOLE NUMBERS ONLY

Project name: **Petroleum County Courthouse Housing Project**

	TOTAL PROJECT BUDGET	WHO IS PAYING FOR EACH LINE ITEM						
		SOURCE **CDBG**	SOURCE **HOME/HTF**	SOURCE **LIHTC**	SOURCE **Loan**	SOURCE **storic Tax Cred**	SOURCE **etroleum Coun**	SOURCE **MT DEQ**
Project name:	Petroleum County Courthouse Housing Project							
SITE WORK								
Site Work								
Off-Site Improvement								
Environmental								
Related Party Profit								
TOTAL SITE WORK COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CONSTRUCTION AND REHAB								
New Building								
Rehabilitation	$ 638,500	$ 382,908				$ 255,592		
Accessory Structures								
General Requirements	$ 31,600	$ 31,600						
Contractor Overhead								
Contractor Profit	$ 49,123	$ 49,123						
Construction Contingency								
Related Party Profit								
Materials & Compaction Testing								
Furniture, Fixtures, Equipment	$ 16,400	$ 16,400						
Permits & Inspection Fees	$ 4,250	$ 4,250						
Photovoltaics	$ 34,000							$ 34,000
Construction Contingency	$ 25,578					$ 25,578		
TOTAL REHAB & CONST. COSTS	$ 799,451	$ 484,281	$ -	$ -	$ -	$ 281,170	$ -	$ 34,000
PROFESSIONAL WORK & FEES								
Architect Design	$ 72,000	$ 72,000						
Architect Supervision	$ 25,700					$ 24,730	$ 970	
Architect Additional Scope								
Attorney, Real Estate								
Consultant/Agent								
Engineer/Surveyor	$ 17,000	$ 17,000						
Construction Mgmt								
Related Party Profit								
Project Management								
Environmental/Geotech Testing								
Grant Administration	$15,000	$ 9,000					$ 6,000	
TOTAL PROF. WORK & FEES	$ 129,700	$ 98,000	$ -	$ -	$ -	$ 24,730	$ 6,970	$

SECTION C - FINANCIAL
PART II - USES OF FUNDS
ENTER WHOLE NUMBERS ONLY

Project name: **Petroleum County Courthouse Housing Project**

	TOTAL PROJECT BUDGET	WHO IS PAYING FOR EACH LINE ITEM						
		SOURCE **CDBG**	SOURCE **HOME/HTF**	SOURCE **LIHTC**	SOURCE **Loan**	SOURCE **storic Tax Cred**	SOURCE **etroleum Coun**	SOURCE **MT DEQ**
Project name:	Petroleum County Courthouse Housing Project							
CONSTRUCTION/ INTERIM FEES								
Hazard & Liability Insurance	$ 11,200					$ 11,200		
Credit Report								
Construction Interest								
Origination Points								
Discount Points								
Inspection Fees								
Title & Recording								
Legal Fees	$ 3,400					$ 3,400		
Taxes								
Utilities								
Permits & Zoning review								
Inspection/Appraisal	$ 5,440					$ 5,440		
TOTAL CONST. INTERIM FEES	$ 20,040	$ -	$ -	$ -	$ -	$ 20,040	$ -	$ -
PERMANENT FINANCING FEES								
Credit Report								
Discount Points								
Origination Fees								
Title and Recording								
Legal Fees	$ 1,200						$ 1,200	
Prepaid MIP								
Perm Loan Interest	$ 7,830						$ 1,830	$ 6,000
Conversion Fee/Bond Costs								
TOTAL FINANCING FEES	$ 9,030	$ -	$ -	$ -	$ -	$ -	$ 3,030	$ 6,000

SECTION C - FINANCIAL
PART II - USES OF FUNDS
ENTER WHOLE NUMBERS ONLY

Project name: **Petroleum County Courthouse Housing Project**

	TOTAL PROJECT BUDGET	WHO IS PAYING FOR EACH LINE ITEM						
		SOURCE **CDBG**	SOURCE **HOME/HTF**	SOURCE **LIHTC**	SOURCE **Loan**	SOURCE **storic Tax Cred**	SOURCE **etroleum Coun**	SOURCE **MT DEQ**
Project name:	Petroleum County Courthouse Housing Project							
SOFT COSTS								
Feasibility Appraisal								
Market Study								
Environmental Study	$ 6,256	$ 6,256						
Tax Credit Fees								
Cost Certification								
HOME Project Specific Costs								
Relocation Costs								
Capital Needs Assessment								
Permits & related fees								
Management Consulting	$ 1,020					$ 1,020		
TOTAL SOFT COSTS	$ 7,276	$ 6,256	$ -	$ -	$ -	$ 1,020	$ -	$ -
SYNDICATION COSTS								
Organizational (Partnership)								
Bridge Loan Fees & Expenses								
Tax Opinion								
Syndication fees								
Investor Due Diligence								
TOTAL SYNDICATION COSTS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DEVELOPER'S FEES								
Developer's Overhead								
Developer's Fees								
HTC Dev Consultant Fee	$ 53,040					$ 53,040		
Developers Fee-Acquisition								
TOTAL DEVELOPER'S FEES	$ 53,040	$ -	$ -	$ -	$ -	$ 53,040	$ -	$ -

SECTION C - FINANCIAL
PART II - USES OF FUNDS
ENTER WHOLE NUMBERS ONLY

Project name: **Petroleum County Courthouse Housing Project**

	TOTAL PROJECT BUDGET	WHO IS PAYING FOR EACH LINE ITEM						
		SOURCE **CDBG**	SOURCE **HOME/HTF**	SOURCE **LIHTC**	SOURCE **Loan**	SOURCE **storic Tax Cred**	SOURCE **etroleum Coun**	SOURCE **MT DEQ**
Project name:	Petroleum County Courthouse Housing Project							
PROJECT RESERVES								
Rent-Up Reserve	$ 20,000					$ 20,000		
Operating Reserve								
Replacement Reserve								
Pre-funded R for R								
Escrow								
TOTAL PROJECT RESERVES	$ 20,000	$ -	$ -	$ -	$ -	$ 20,000	$ -	$ -
TOTAL PROJECT COSTS WITHOUT GRANT ADMIN	$ 1,050,000	$ 600,000	$ -	$ -	$ -	$ 400,000	$ 10,000	$ 40,000
TOTAL SOURCES OF FUNDS FROM SECTION C	$ 1,050,000							
DIFFERENCE	$ 0	(IF THERE IS A DIFFERENCE THE PROJECT IS EITHER OVER OR UNDER FUNDED)						

If your project has a supportive services component please complete the following breakout

Supportive Services Costs	
Residential Costs	$ 1,050,000
Total Project Costs	$ 1,050,000

The line item narrative on the next tab must justify budget amounts and assumptions with either third party documentation or past experience with project in similar markets. At a minimum, the proposed budget in the Uniform Application must adhere to the following:

- Sources of Funds (Part I) equal Uses of Funds (Part II)
- Columns and rows add correctly

SECTION C - FINANCIAL
PART II - USES OF FUNDS NARRATIVE

Project name: Petroleum County Courthouse Housing Project

Uses of Funds – Demonstrate reasonable estimates of program costs. Depending on the type of program, Applicants must include credible, third-party support as an attachment. The following are examples that may be used:

- Credible third-party bid
- Estimate by architect
- Estimates by material supplier
- Appraisal of property
- Realtor's assessment with properties identified
- Past Project costs supported by final cost certifications
- Other third-party documentation

Narrative: (Please descibe by category how budget numbers were determined. Include assumptions or methods used to estimate your budget. It is not necessary to go into each line item but it must be clear the methodolgy used to arrive at project costs. Any unique or unusual situations should be explained fully)

IMPORTANT: Some funding sources have limits on what can be paid for with their monies. Please contact or refer to each funding sources rules for those limitations.

The uses of funds detailed in the preceding table is a reasonable estimate of costs based on information provided by High Plains Architecture and assumptions made by the grant writer given experience with budgets associated with similar projects. High Plains Architecture employed the construction estimating services of TW Clark Construction LLC to assist with developing the opinion of probable cost of construction. The PAR is written to include a project larger than the housing part project that is the subject of this application. Therefore, some assumptions, based on square footage and cost items particular to the housing project, have been made to determine the costs strictly for the housing part of the project. Petroleum County is aware that they will be responsible for using CDBG Housing grant funds ONLY for that portion of the project that benefits the housing element of the overall project.

LAND/DEMO

The cost to demolish the existing walls or other elements that will not be reused in the top floor of the courthouse to prepare for the renovation is estimated at $11,463.

BUILDING/ACQUISITION

N/A

SITE WORK

No site work is anticipated with the housing portion of the overall courthouse renovation.

CONSTRUCTION

Rehabilitation – Construction is the renovaton/rehabilitation of the Petroleum County courthouse. This application only applies to that portion that is planned for four apartments that will be constructed on the top floor. All costs related to construction were derived from a detailed cost estimate for the entire building renovation, then broken out to show only that portion of the project associated with the housing portion of the project. The detailed total cost estimate, the cost estimate for construction of the housing portion of the project only, and an analysis of soft costs, not included in

detailed total cost estimate, the cost estimate for construction of the housing portion of the project only, and an analysis of soft costs, not included in the construction budgets are provided as an attachment to this application.

General Requirements – General requirements include the cost of items not quantified in the construction bid but required for the performance of the construction tasks. These include overhead items such as fasteners, adhesive, equipment gasoline, an othe overhead items.

Contractor Profit –Contractor profit is estimated on the detailed cost estimate as the contractor's fee and is the amount over cost the contractor plans to charge as profit to the project.

Furniture, Fixtures, Equipment - The appliance allowance and fire extinguishers included in the construction bid are included in this budget line item.

Permits and Inspection Fees - State of Montana Building Permit Fees are estimated at $4,250.

Photovoltaics (PV) - a PV array is included in the construction bid for the project.

Construction Contingency – Contingency is planned for unforeseen increases in the overall cost of construction which is related to a future bid environment where the cost of labor and materials continue to increase.

PROFESSIONAL WORK & FEES

Architect Design and Supervision – The cost for architect design and supervision is based on the soft cost estimate provided by High Plains Architecture. These fees will cover the costs of finalizing design, developing bid specifications, overseeing the bid process, supervising the construction and certifying contractor payment requests.

Engineer – Electrical, mechanical, and structural engineers fees are included in this use of funds.

Grant Administration - Grant administration will be provided by Petroleum County's contracted grant administration consultant. Grant administration will be conducted according to CDBG Housing Guidelines and will include project start-up, oversight of environmental review, financial management, oversight of labor standards, and assistance to the County in meeting procurement and civil rights requirements.

CONSTRUCTION/INTERIM FEES

Hazard & Liability Insurance – Liability and builders risk insurance are included in the contractors bid and the soft costs developed by the architect.

Legal Fees - legal fees are included as needed for the contracted County attorney to provide consultation regarding the project.

Inspection / Appraisal – Although there is no sale of property involved inspection/appraisal costs are included in the soft cost spreadsheet to account for any inspection or appraisal that may be required for the funding or permitting associated with the project.

SOFT COSTS

Environmental Study - An assessment of asbestos and lead paint within the building will be conducted.

Management/Consulting – The budget associated with this cost item is for Petroleum County to market the project to potential renters.

PERMANENT FINANCING FEES

Legal Fees - Fees are anticipated to assist with the loan from MT DEQ for use in funding the Alternative Energy portion of the project.

Permanent Loan Interest - MT DEQ's Alternative Energy Revolving Loan Program currently provides a loans up to $40,000 at a rate of 3.662% APR.

DEVELOPER'S FEES

Historic Tax Credit (HTC) Development Consultant Fees – This budget item includes engaging the services of a consultant to provide the Historic Tax Credit application and oversee the legal negotiations with the private investor.

PROJECT RESERVES

Rent-Up Reserves – The Rent-Up Reserve amount is shown on the architect's soft cost estimate as Building Reserve. This amount will be reserved to pay expenses of the project between final construction and occupancy.

SECTION C - FINANCIAL
PART III - UTILITY ALLOWANCES

Project name: Petroleum County Courthouse Housing Project

Utility of Service	Type of Utility (gas, elec.)	O=Owner Pd T=Tenant Pd	List the allowance for a utility the tenant will pay for the size of units in the project				
			0-bdrm	1-bdrm	2-bdrm	3-bdrm	__Bdrm
Heating	Electricity	O=Owner Pd					
Air Conditioning	Electricity	O=Owner Pd					
Cooking	Electricity	O=Owner Pd					
Other Electricity	Electricity	O=Owner Pd					
Hot Water	Electricity	O=Owner Pd					
Water		O=Owner Pd					
Sewer		O=Owner Pd					
Trash		O=Owner Pd					
Other							
Totals							

Source of Utility Allowance _____

Effective date _____

SECTION C - FINANCIAL
PART IV - RENT AND FORECASTED INCOME - Year 1

Project name: Petroleum County Courthouse Housing Project

(a) Number of Bedrooms	(b) Number of Units	(c) Gross or Contract Rent	(d) Utility Allowance	(e) Tenant Paid or Contract Rent (c - d)	(f) Total Monthly Rent (b * e)	(g) Median Income Targeted (ie 50%,60%)	(h) Average Sq. Ft. Per Unit	Maximum Rent from Chart	Tenant Paid Utility Allowance	Maximum Rent Allowed	Diff
0						20%					
0						30%					
0						40%					
0						50%					
0						60%					
0						70%					
0	1	$640.00		$640.00	$640.00	80%	272	$641.00		$641.00	($1.00)
0											
0											
0											
1						20%					
1						30%					
1						40%					
1						50%					
1						60%					
1						70%					
1	1	$700.00		$700.00	$700.00	80%	580	$700.00		$700.00	
1											
1											
1											
2						20%					
2						30%					
2						40%					
2						50%					
2						60%					
2						70%					
2	1	$915.00		$915.00	$915.00	80%	633	$915.00		$915.00	
2											
2											
2											
3						20%					
3						30%					
3						40%					
3						50%					
3						60%					
3						70%					
3						80%					
3											
3											
3											

4						20%					
4						30%					
4						40%					
4						50%					
4						60%					
4						70%					
4						80%					
4											
4											
4											
other						20%					
other						30%					
other						40%					
other						50%					
other						60%					
other						70%					
other						80%					
other											
other	1	$915.00		$915.00	$915.00	mkt	825				$915.00
other						mgr					
Total # units	4				Total Square Footage		2,310				

- If a unit has project based rental subsidies enter contract rent in column "c" with zero utility allowance

(i) Subtotal - Gross Monthly Income		$3,170	
(j) Vacancy Percentage	50.00%		
(k) less Vacancy Factor		($1,585)	
(l) Other Project Income(monthly)		$1,200	
(m) Total Forecasted Monthly Income		$2,785	**/ monthly**
(n) Total Forecasted Annual Income		$33,420	**/ yearly**
(o) **Projected Annual Percentage Increase in Income:**		3.00%	

SECTION C - FINANCIAL
PART V - ANNUAL OPERATING EXPENSES

Project name: Petroleum County Courthouse Housing Project

1. Administrative:			**3. Maintenance:**		
1a. Management Fee	$2,400		Salary / Repairs	$3,910	
Percentage to Annual Income	7.18%		Supplies	$300	
1b. Other			Snow Removal		
Advertisement	$200				
Legal/Partnership	$500				
Accounting/Audit	$500				
Office Expenses	$500				
Total Other	$1,700		**Total Maintenance**	$4,210	
Total Administrative	$4,100				
2. Operating:					
Lighting & Misc Power	$600		**4. Taxes**		
Water/Sewer	$200		Real Estate Taxes		
Gas					
Trash Removal	$120		**Total Taxes**		
Payroll/Payroll Taxes	$2,040				
Insurance	$3,600				
			5. Total Operating Expenses		$14,870
			6. Annual Replacement		
Total Operating	$6,560		**Reserves**		$2,000
			7. GRAND TOTAL EXPENSES		$16,870

Projected Annual Percentage Increase in Operating Expenses:	3.00%
Projected Annual Percentage Increase in Replacement Reserves (0-3%):	1.00%
Projected Replacement Reserve per Unit ($300 minimum):	$500
Projected Annual Operating Expenses per Unit ($3,000 to $6,000):	$3,718

SECTION C - FINANCIAL
PART VI - 15 & 20 YEAR OPERATING PRO-FORMA

Project name: Petroleum County Courthouse Housing Project

Year	Rent (Income) (projected increase) 3.00%	Operating Expenses 3.00%	Replacement Reserve 1.00%	Net Income Available for Debt Service	Debt Service	Net Cash Flow	Debt Coverage Ratio*	Total Expense Ratio*
1	$33,420	$14,870	$2,000	$16,550	$4,783	$11,767	3.46	1.54
2	$34,423	$15,316	$2,020	$17,087	$4,783	$12,303	3.57	1.56
3	$35,455	$15,776	$2,040	$17,639	$4,783	$12,856	3.69	1.57
4	$36,519	$16,249	$2,061	$18,209	$4,783	$13,426	3.81	1.58
5	$37,615	$16,736	$2,081	$18,797	$4,783	$14,014	3.93	1.59
6	$38,743	$17,238	$2,102	$19,403	$4,783	$14,619	4.06	1.61
7	$39,905	$17,756	$2,123	$20,027	$4,783	$15,244	4.19	1.62
8	$41,102	$18,288	$2,144	$20,670	$4,783	$15,887	4.32	1.63
9	$42,335	$18,837	$2,166	$21,333	$4,783	$16,550	4.46	1.64
10	$43,606	$19,402	$2,187	$22,016	$4,783	$17,233	4.60	1.65
11	$44,914	$19,984	$2,209	$22,720	$4,783	$17,937	4.75	1.66
12	$46,261	$20,584	$2,231	$23,446	$4,783	$18,663	4.90	1.68
13	$47,649	$21,201	$2,254	$24,194	$4,783	$19,411	5.06	1.69
14	$49,078	$21,837	$2,276	$24,965	$4,783	$20,182	5.22	1.70
15	$50,551	$22,492	$2,299	$25,760	$4,783	$20,977	5.39	1.71
16	$52,067	$23,167	$2,322	$26,578	$4,783	$21,795	5.56	1.72
17	$53,629	$23,862	$2,345	$27,422	$4,783	$22,639	5.73	1.73
18	$55,238	$24,578	$2,369	$28,292	$4,783	$23,509	5.92	1.74
19	$56,895	$25,315	$2,392	$29,188	$4,783	$24,405	6.10	1.75
20	$58,602	$26,075	$2,416	$30,111	$4,783	$25,328	6.30	1.76
21	$60,360	$26,857	$2,440	$31,063	$4,783	$26,280	6.49	1.77
22	$62,171	$27,663	$2,465	$32,044	$4,783	$27,261	6.70	1.78
23	$64,036	$28,492	$2,489	$33,054	$4,783	$28,271	6.91	1.79
24	$65,957	$29,347	$2,514	$34,096	$4,783	$29,313	7.13	1.80
25	$67,936	$30,228	$2,539	$35,169	$4,783	$30,386	7.35	1.81
26	$69,974	$31,134	$2,565	$36,275	$4,783	$31,492	7.58	1.82
27	$72,073	$32,069	$2,591	$37,414	$4,783	$32,631	7.82	1.83
28	$74,235	$33,031	$2,616	$38,588	$4,783	$33,805	8.07	1.84
29	$76,463	$34,021	$2,643	$39,798	$4,783	$35,015	8.32	1.84
30	$78,756	$35,042	$2,669	$41,045	$4,783	$36,262	8.58	1.85

*Debt Coverage Ratio = Net Income Available for Debt Service / Debt Service
*Total Expense Ratio = Rent(Income/(Expenses+Replacement Reserves+Debt Service)

In the next worksheet tab please provide a narrative explaining and justifying how the rental income and operating expenses were determined:

Project name: Petroleum County Courthouse Housing Project

SECTION C - FINANCIAL NARRATIVE

Please provide a narrative explaining and justifying how the rental income and operating expenses were determined: All income and expenses associated with the project have been projected from the PAR prepared by High Plains Architecture (See Appendix A of the PAR) and the reasonable judgement of the grant writer where information was not available.

INCOME

Rents - Petroleum County will base their rent on the number of bedrooms in each designated low income unit per the HUD Fair Market Rent Limits for Petroleum County. An explanation of HUD limits is attached. Three units are planned to benefit Low Income individuals that meet the HUD Income Limits. One of the units will remain at market value. The forecasted income sheet included in Section C assumes the same rate for the market value two bedroom apartment. However, that is subject to change as the market in Petroleum County allows.

OPERATING EXPENSES

ADMINISTRATIVE:

Management Fees – A manager will be hired to oversee the rent up activities and manage the maintenance and financial duties associated with the project.

Advertisement - It is anticipated that minimal advertising will be necessary in the small town of Winnett to announce the availability of apartments for rent. However, there is a possibility of minor costs associated with posting vacancies in the local newspaper or to online sites.

Legal/Partnership - There will be legal fees associated with the partnership created by the Historic Tax Credit funding at least for the first five years of the operation of the project.

Accounting / Audit – A portion of cost for accounting and auditing borne by Petroleum County for project activities will be charged back to the project. This will also cover costs associated with management of the Historic Tax Credit funding.

Office Expenses – Office expenses include postage, mailing , and other supplies associated with housing.

OPERATING:

Utilities – Electric and Gas - While tenants will be resposible for paying their own utility costs, there will be some cost to the County to maintain common areas, including a shared laundry.

Sewer and Water - While tenants will be resposible for paying their own sewer and water costs, there will be some cost to the County to maintain common areas, including a shared laundry.

maintain common areas, including a shared laundry.

Garbage and Trash - A minimal amount of expense for trash removal is budgeted to the project for general trash service that will be shared with the County in their day to day operation of the building.

Payroll/Payroll Taxes – The manager/maintenance personell payrolls will be subject to taxes depending on the final decision to hire that person as an employee of the County or hire an independent contractor.

Insurance – The County will include the project in their insurance and the project will reimburse the County for the cost attributable to the housing portion of the project.

MAINTENANCE:
Maintenance Salary / Repairs – A manager/maintenance person will be hired to provide on site assistance as needed for maintenance and repairs.

Maintenance Supplies – Supplies will be needed to maintain the common areas of the project as well as for use in making minor repairs as needed.

TAXES:
Real Estate Taxes & SID – No taxes will be assessed on county property.

RESERVES:
Replacement Reserves – A reserve will be set up for future replacement of major elements of the project (i.e. appliances, windows, etc.)

FULL ENVIRONMENTAL CHECKLIST
FOR CDBG ECONOMIC DEVELOPMENT APPLICATIONS

Applicant: Petroleum County, MT

Local Government:

Environmental Checklist Prepared By:

Brad S. Kahler

Signature of Preparer

Brad Kahler, Project Designer
High Plains Architects
2720 Minnesota Ave
Billings, MT 59101

Proposed Use of CDBG-ED funds: The funds are proposed to be used for the redevelopment of the Petroleum County Courthouse at 302 E. Main St. in Winnett, Montana. This project will improve existing architectural and structural conditions to retain the Courthouse and other County operations including Sheriff's office, six new additional office spaces (two existing), and four new 2nd floor apartments with improved ADA access to all floors.

Telephone Number: 406.896.0250

Fax Number: 406.896.0255

Key Letter: N - No Impact; **B** - Potentially Beneficial; **A** - Potentially Adverse; **P**- Approval/Permits Required; **M**- Mitigation Required	
PHYSICAL ENVIRONMENT	
Key **N**	**1. Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil lump, steep slopes, subsidence, seismic activity)** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**2. Hazardous Facilities (e.g., power lines, toxic chemicals and gases, hazardous materials, contamination, radioactive substances, acceptable distance from explosive and flammable operations and hazards including chemical / petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities and propane storage tanks,)** *Comments*: No work will be conducted outside of the existing building.

Key **N**	**3. Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions)** *Comments*: The project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities.
Key **N**	**4. Ground Water Resources and Aquifers (e.g., quantity, quality, distribution, depth to ground water, sole source aquifers)** *Comments*: The Courthouse utilizes the Municipal water system.
Key **N**	**5. Surface Water, Water Quality, Quantity and Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals, Wild and Scenic Rivers listing)** *Comments*: The Courthouse is connected to the Municipal storm water system.
Key **N**	**6. Floodplains and Floodplain Management** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**7. Wetlands Protection** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**8. Agricultural Lands, Production, and Farm Land Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands)** *Comments*: No work will be conducted outside of the existing building
Key **N**	**9. Vegetation and Wildlife Species and Habitats, Including Fish (e.g., terrestrial, avian and aquatic life and habitats)** *Comments*: No work will be conducted outside of the existing building
Key **N**	**10. Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish, or wildlife)** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**11. Unique Natural Features (e.g., geologic features)** *Comments*: No work will be conducted outside of the existing building.

Key **B**	**12. Access to, and Quality of, Recreational and Wilderness Activities, Public Lands and Waterways, and Public Open Space** *Comments*: War Horse National Wildlife Refuge, Petrolia Lake, Yellow Water Reservoir, etc. are easily accessible from the town of Winnett in addition to an abundance of BLM acreage.
HUMAN POPULATION	
Key **B**	**1. Visual Quality - Coherence, Diversity, Compatibility of Use and Scale, Aesthetics** *Comments*: The work will improve the Courthouse Façade by restoring the original window openings on the 1st story's south façade and un-boarding and refurbishing the 2nd story windows. This action will preserve the historic character of the building.
Key **N**	**2. Nuisances (e.g., glare, fumes)** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**3. Noise Abatement and Control - suitable separation between housing and other noise sensitive activities and major noise sources (aircraft, highways and railroads.)** *Comments*: The building is sited directly adjacent to West Main Street in Winnett. The design aims to provide suitable separation between both the minor street noise/offices and the new apartments in the building.
Key **B**	**4. Historic Properties, Cultural, and Archeological Resources** *Comments*: This redevelopment project will preserve the Petroleum County Courthouse. The Courthouse was constructed in 1917, by Walter J. Winnett (a self-made trapper, marksman, and rancher), as the Winnett Block. It is the last remaining building associated with the town's founder. Petroleum County leased the building in 1928 and purchased the building in 1929 and it has operated as the county courthouse and offices since. The Petroleum County Courthouse (registered in 2009) is currently the county's only property listed in the National Register of Historic Places.
Key **B**	**5. Changes in Demographic (Population) Characteristics (e.g., quantity, distribution, density)** *Comments and Source of Information*: Over the last ten years the population of Petroleum County has remained very stable growing by two individuals between 2010 and 2020 to 498 persons. Around 180 of these residents live in the town of Winnett itself. https://www.census.gov/quickfacts/petroleumcountymontana The intent is a sustainable historic rehabilitation with focused reclamations of the under-utilized second floor and basement areas. The renovated building will be a viable income generator for Petroleum County, offer quality rental housing thereby acting as a potential recruiting incentive for teaching staff, and create valuable office space for local business and rural entrepreneurs.

Key **B**	**6. General Housing Conditions - Quality, Quantity, Affordability** *Comments and Source of Information*: With such a stable population there has been little new construction in Petroleum County in the last decade. The housing stock that exists is in fair condition with average gross rent at just under $500 per month. 75% of homes are owner occupied. The goal of the 4 apartments in this project are to provide a quality option for downtown residents that are new to the community such as professional teachers which often struggle to find housing in rural Montana communities. https://www.census.gov/quickfacts/petroleumcountymontana
Key **B**	**7. Displacement or Relocation of Businesses or Residents** *Comments*: The four new apartments on the 2nd floor of the building will add much needed housing to Winnett. The Sheriff's Department will relocate and expand its offices from the building's 2nd floor to the basement. As a result, a Tele-health office currently in the basement will be relocated directly across the street at the new Petroleum County Community Center (currently under construction). Only a positive change is expected as six new additional office spaces will be made available as a result of this project.
Key **B**	**8. Public Health and Safety** *Comments and Source of Information*: With improved facilities, the Sheriff's Department will be able to better serve the people of Winnett and Petroleum County. The addition of 4 new apartment units and 6 new offices helps to improve public health by providing clean, comfortable, sustainable living / working accommodations. The proposed 3 stop lift will allow ADA access to all levels of the building as opposed to the existing 2 stop lift accessing only the basement and main floor.
Key **B**	**9. Local Employment and Income Patterns - Quantity and Distribution of Employment, Economic Impact** *Comments and Source of Information*: Currently there are only 8 employer establishments in Petroleum County. https://www.census.gov/quickfacts/petroleumcountymontana Only a positive change is expected as six new additional office spaces will be made available as a result of this project.
Key **N**	**10. Local and State Tax Base and Revenues** *Comments*: The building is currently owned and operated by the County.
Key **B**	**11. Educational Facilities - Schools, Colleges, Universities** *Comments*: A space is proposed to be available for the training of law enforcement staff, improved storage and access to public records, and new community meeting spaces.
Key **N**	**12. Commercial and Industrial Facilities - Production and Activity, Growth or Decline** *Comments*: No industrial activity is expected to take place in this building.

Key **B**	**13. Health Care - Medical Services** *Comments*: There is a Telehealth office currently in the building that will be relocated directly across the street in the Petroleum County Community Center as a result of this redevelopment. The new office spaces create opportunity for additional health care and medical services.
Key **B**	**14. Social Services - Governmental Services (e.g., demand on)** *Comments*: All County operations will be conducted out of the redeveloped Petroleum County Courthouse.
Key **B**	**15. Social Structures and Mores (Standards of Social Conduct/Social Conventions)** *Comments*: The addition of living units to the building will increase and improve public interactions with all County operations
Key **B**	**16. Land Use Compatibility (e.g., growth, land use change, development activity)** *Comments:* The intended redevelopment is both in line with the current use as the Petroleum County Courthouse and its original merchant life as the Winnett Block. No land development outside of the existing building is planned to be included in this redevelopment effort.
Key **B**	**17. Energy Resources - Consumption and Conservation** *Comments and Source of Information*: Envelope improvements and a proposed 18 Kw rooftop solar array will reduce / offset energy consumption. Electricity service is provided to Winnett by both Northwestern Energy and Fergus Electric Cooperative. Both Utilities allow for net-metering of solar arrays of this size. Rainwater collection has also been proposed for non-potable uses. https://callmepower.com/directory/mt/winnett
Key **N**	**18. Solid Waste Management** *Comments and Source of Information*: Municipal solid waste management system in Winnet, MT unknown. Landfill address P.O. Box 223 Winnett, MT (406-429-5451) Potential sources for information: Montana Department of Environmental Quality Solid Waste Program http://www.deq.mt.gov/SolidWaste/index.asp County Health Department Local Public Works Department
Key **N**	**19. Wastewater Treatment - Sewage System** *Comments and Source of Information*: Town Of Winnett Wastewater Treatment Facility is located at 8th Ave E, Winnett MT. this facility consists of 3 lagoons separated from McDonald Creek. This buildings waste will continue to be deposited into this facility.

Key **B**	**20. Storm Water - Surface Drainage** *Comments*: Potential for rainwater collection from roof for non-potable uses. Any site storm water is handled by street level gutters and permeable surfaces.
Key **B**	**21. Community Water Supply** *Comments and Source of Information*: Potential for rainwater collection from roof for non-potable uses. "Winnett's drinking water is supplied by two wells, located at the eastern edge of town. In accordance with the Montana Source Water Protection Program criteria (1999), the aquifer (source water) is considered to have a low sensitivity to potential contaminant sources since it is comprised of consolidated sandstone bedrock" https://deq.mt.gov/files/Water/WPB/NRISReports/MT0000364.pdf
Key **B**	**22. Public Safety - Police** *Comments*: The Sheriff's office will operate from improved / expanded facilities within the building.
Key **N**	**23. Fire Protection - Hazards** *Comments and Source of Information*: Winnett has a Volunteer Fire Department. https://www.firedepartment.net/directory/montana/petroleum-county/winnett/winnett-volunteer-fire-department
Key **N**	**24. Emergency Medical Services** *Comments and Source of Information*: EMS services are handled by the Winnett Volunteer Fire Department. https://www.countyoffice.org/winnett-volunteer-fire-department-winnett-mt-7fc/
Key **N**	**25. Parks, Playgrounds and Open Space** *Comments*: No work will be conducted outside of the existing building.
Key **B**	**26. Cultural Facilities, Cultural Uniqueness, and Diversity** *Comments*: The Petroleum County Courthouse is itself a cultural facility as the only National Register listed historic building. It is also the only remaining building carrying the namesake of Winnett's founder. https://npgallery.nps.gov/GetAsset/bce016e4-9b4c-4ac4-b04e-bbed0c86bdac Additional Cultural Resources are identified in a 2018 Cultural Resource Inventory for Petroleum County, MT. There is no direct impact to these resources. https://westerncultural.com/projects/2018-petrolia-travel-management-area-cultural-resource-inventory-petroleum-county-montana

Key **N**	**27. Transportation Networks and Traffic Flow Conflicts (e.g., rail; auto including local traffic; airport runway clear zones, accident potential zones - avoidance of incompatible land use in airport runway clear zones)** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**28. Consistency with Local Ordinances, Resolutions, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)** *Comments*: No work will be conducted outside of the existing building.
Key **N**	**29. Is There a Regulatory Action on Private Property Rights as a Result of this Project? (consider options that reduce, minimize, or eliminate the regulation of private property rights).** *Comments*: No. No work will be conducted outside of the existing building.
Key B	**30. Environmental Justice** *Comments*: As this project is redeveloping an existing historic asset it is inherently beneficial to the community and county as a whole.

HIGH PLAINS ARCHITECTS

PETROLEUM COUNTY COURTHOUSE: 302 E. Main ST, Winnett, MT

Preliminary Cost of Construction Rough Estimate - Housing Breakdown*

Cost Code	Description	Note	Budget
1-101	General Conditions	A	$ 25,591.28
1-201	Travel / Hotel / Food	A	$ 6,760.00
1-201	Final Cleaning (SF Budget)	A	$ 2,925.00
1-201	Demolition	G	$ 11,462.80
1-301	Concrete for Fire Escape	B	$ 4,937.50
1-401	Masonry Allowance - Exterior Repairs / Minor Tuck Point	A	$ 5,200.00
1-501	Fire Escape	B	$ 18,154.20
1-502	Lintels at Doors	A	$ 386.88
1-601	Rough Carpentry / Framing	C	$ 18,102.00
1-602	2" Nailbase 2nd Floor Exterior Walls	C	$ 12,331.80
1-603	Apartment Cabinets		$ 19,500.00
1-604	Wood Base and Door Trim / Casing	B	$ 18,636.10
1-701	Batt Insulation (Walls / Roof)	B	$ 16,542.60
1-702	Acoustic Batt Insulation (Ceiling 1st to 2nd Floor)	B	$ 8,295.00
1-703	Roof Demo / New Membrane	B	$ 67,525.25
1-704	Access Hatch, Skylights		$ 13,510.00
1-801	Doors / Frames / Hardware	D	$ 18,720.00
1-802	Interior Windows / Storefront 1st Floor South Facade	D	$ 12,010.00
1-902	Gypsum Walls / 2nd Floor Ceiling (30%)	B	$ 39,401.25
1-905	Forbo and VCT Flooring	A	$ 2,022.17
1-906	Clean / Seal Existing 2nd Floor	B	$ 10,270.00
1-909	Paint	D	$ 12,116.00
10-001	Toilet Accessories	E	$ 1,192.60
10-002	Fire Extinguishers (2 per Floor, 1 per each Apartment Unit)		$ 384.00
11-001	Appliances Allowance		$ 16,000.00
14-001	Lift (30% for 2nd Floor, 79% of 30% attributed to Apartments)		$ 10,394.82
22-001	Plumbing	F	$ 96,900.00
23-001	HVAC	F	$ 127,733.75
26-001	Electrical	F	$ 71,106.75
26-001	UPGRADE ELECTRICAL SERVICE (3 phase, 4 wire, 800, 120/208	F	$ 23,800.00
26-001	PV ARRAY	F	$ 34,000.00

Subtotal:	**$**	**725,911.75**
Liability Insurance	$	5,715.60
~~Builder's Risk Insurance - By Owner (2.5% assumed rate)~~	~~$~~	~~17,861.22~~
Bonds	$	6,112.87
MT GRT	$	
Permit - By Owner (per Table 109.2 State of Montana Building Permit Fees	$	4,252.38
Fee	$	49,123.48
Estimated Cost of Construction - Housing Portion of the Courthouse Remodel:	**$**	**797,709.08**

HIGH PLAINS ARCHITECTS

HOUSING COST ESTIMATE NOTES & ASSUMPTIONS

* Based On Revised 9/24/2021 PCCH PAR Project Cost Estimate per TW Clark

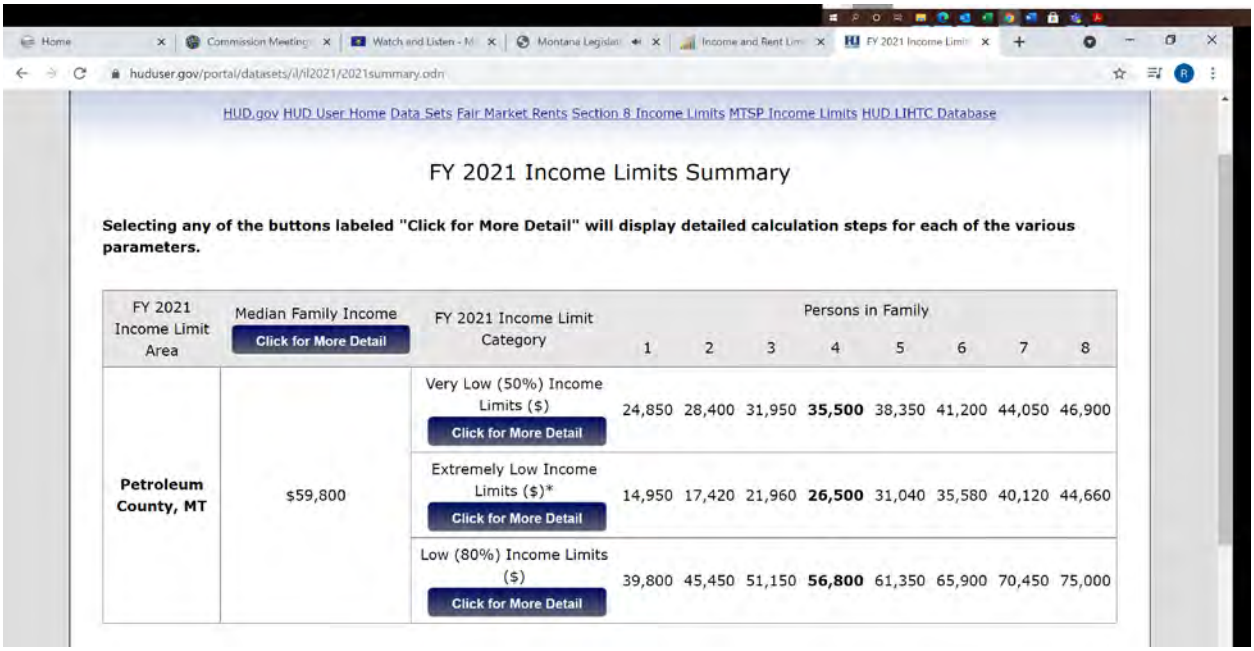
NOTE 'A"	Housing SF @ 26% of Overall Project Square Footage - .26 multiplier applied
NOTE 'B'	Housing SF @ 79% of 2nd Floor Square Footage - .79 multiplier applied
NOTE 'C'	Linear Feet Adjusted Cost applied
NOTE 'D'	40% of All New Paint / Doors / Windows / Hardware attributed to Apartment Units - .40 multiplier applied
NOTE 'E'	67% of New Bathrooms Attributed to Apartments - .67 multiplier applied
NOTE 'F'	85% of New Plumbing / HVAC / Electrical Attributed to Apartments - .85 multiplier applied
NOTE 'G'	40% of Demolition Attributed to Apartments - .40 multiplier applied

CALCULATED SOFT COSTS

Based on 68% of construction costs attributable to the Housing Portion of the Project

Soft Cost	Total Project	Housing Portion	Adjusted amount based on architect's comments	
Design Fee	$132,889.00	$ 90,364.52	$ 95,000.00	
Reimbursable Expenses	$ 3,987.00	$ 2,711.16	$ 2,711.16	
Supplementary Services	$ 25,000.00	$ 17,000.00	$ 17,000.00	
Grant Administration		$ 15,000.00	$ 15,000.00	
Historic Tax Credit Application	$ 30,000.00	$ 20,400.00	$ 20,400.00	
Marketing	$ 1,500.00	$ 1,020.00	$ 1,020.00	
Historic Tax Credit Legal Services	$ 48,000.00	$ 32,640.00	$ 32,640.00	leaving in but not likely to need unless debt is incurred (not currently planned)
Appraisal	$ 8,000.00	$ 5,440.00	$ 5,440.00	
Perm Loan Interest		$ 7,830.00	$ 7,830.00	
Asbestos and lead paint assessment		$ -	$ 6,256.00	
Insurance (builder's risk and liability)		$ -	$ 5,500.00	
Legal	$ 5,000.00	$ 3,400.00	$ 4,600.00	
Building reserve/contingency	$ 20,000.00	$ 13,600.00	$ 45,578.00	contingency related to expenses that may occur between end of construction and rent up and other
TOTAL	$274,376.00	$ 209,405.68	$ 258,975.16	

Petroleum County HUD Income Limits



huduser.gov/portal/datasets/il/il2021/2021summary.odn

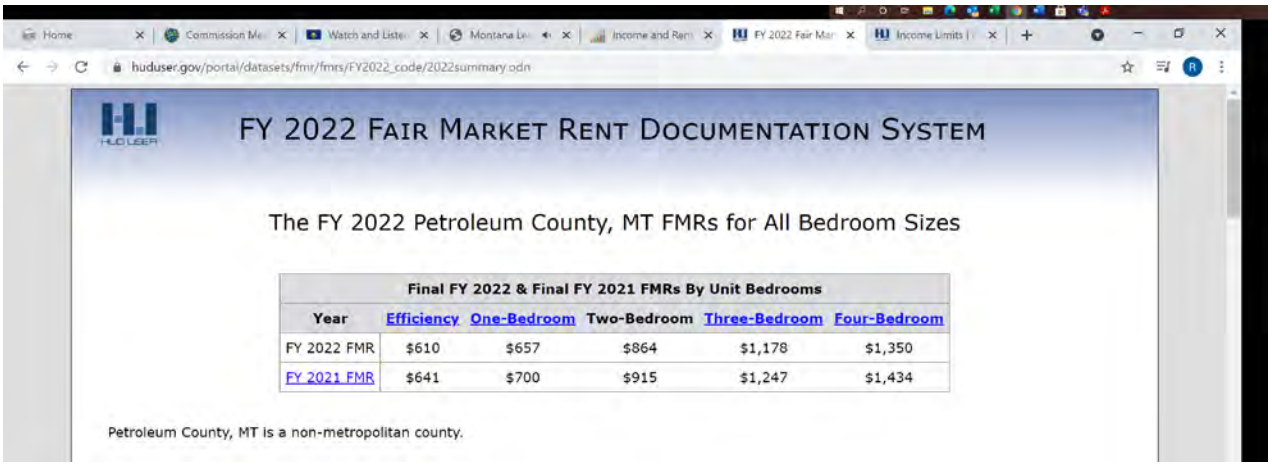
HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income	FY 2021 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Petroleum County, MT	$59,800	Very Low (50%) Income Limits ($) Click for More Detail	24,850	28,400	31,950	**35,500**	38,350	41,200	44,050	46,900
		Extremely Low Income Limits ($)* Click for More Detail	14,950	17,420	21,960	**26,500**	31,040	35,580	40,120	44,660
		Low (80%) Income Limits ($) Click for More Detail	39,800	45,450	51,150	**56,800**	61,350	65,900	70,450	75,000

Petroleum County HUD Fair Market Rates



huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn

FY 2022 Fair Market Rent Documentation System

The FY 2022 Petroleum County, MT FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	**Efficiency**	**One-Bedroom**	**Two-Bedroom**	**Three-Bedroom**	**Four-Bedroom**
FY 2022 FMR	$610	$657	$864	$1,178	$1,350
FY 2021 FMR	$641	$700	$915	$1,247	$1,434

Petroleum County, MT is a non-metropolitan county.

October 2021

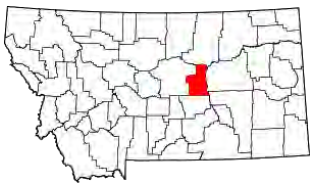
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CRITERION #1

2021 Housing Grant Application for:

Petroleum County Courthouse

Community Planning



ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

Ranking Criterion #1: Community Planning

Criterion #1 Questions

1. **Describe and document the community's on-going, long-term commitment to housing by:**
   a. **Preparing and adopting a Growth Policy in accordance with Section 76-1-601, MCA, which includes the community's housing goals and objectives; maps and text describing an inventory of housing needs of the community; the projected trends of housing needs of the community over the life of the Growth Policy; and a description of policies, regulations, and other measures to be implemented to achieve the community's housing goals and objectives; and**
   b. **Implementing the housing goals and objectives identified in the adopted Growth Policy through policies, regulations, other plans, or other measures in support of housing, such as zoning, subdivision, design standards, community education and outreach, inclusionary housing incentives, etc.**

Petroleum County, in conjunction with the Town of Winnett, completed and adopted a Growth Policy in 2017, which examines issues affecting population, land us e, housing, economic development, local services, public facilities, natural resources and recreational access. As part of the process of writing the growth policy, a community survey was distributed to garner input from local citizens, which indicated that the majority of respondents believe that Petroleum County and the Town of Winnett "need additional subsidized low-cost housing for lower income families". See Exhibit 1.1 for the Petroleum County / Town of Winnett Growth Policy.

Goals and objectives defined specifically for housing issues include:

GOAL

Meet housing needs for all age, income, and special needs groups.

OBJECTIVES

- Seek resources to improve housing quality, condition, and availability.
- Support efforts to build affordable homes and rentals.

At the time the Growth Policy was written, only six federally assisted rental units existed in Petroleum County. With a 20% poverty level in the County, a 14% poverty level in the Town of Winnett, and more than 50% of residents qualifying as Low to Moderate Income, the addition of affordable housing units is essential to this community. An aging housing inventory and a lack of affordable land to support the development of new housing, where infrastructure is readily available, also contribute to undesirable housing conditions, and prevents area growth. There is a strong need for quality, affordable housing to be able to attract young families to the area.

Petroleum County utilizes subdivision regulations that include legislative updates through the 2015 legislative session and have been prepared to comply with the Montana Subdivision and Platting Act. The County currently does not employ zoning regulations. In addition, Petroleum County does not impose any building permit requirements other than those required by the State of Montana for the buildings erected in the County.

Community education and outreach for first time homebuyers is provided by Snowy Mountain Development Corporation, which is a HUD Certified Counseling Agency.

2. Describe the extent to which the applicant has identified, discussed, or planned for its housing needs in any other long-range community plans (master plan, neighborhood plan, housing plan, needs assessment, CEDS, etc.).

The Comprehensive Economic Development Strategy (CEDS), published in 2017 by Snowy Mountain Development Corporation (SMDC), identifies housing to be a significant concern throughout the SMDC region. Petroleum County held a public Community Listening Session during the process of determining the SWOT analysis, which included both elected officials and interested community members. The CEDS identifies both housing stock and aging infrastructure as a weakness in their SWOT analysis and is working towards solutions to address this issue.

According to the Comprehensive Economic Development Strategy (CEDS) written by Snowy Mountain Development in 2017, "it is estimated that 72% of homes throughout the region were built before 1980 and 35% of those homes were built before 1040, creating a large housing stock of older homes, many of which have not been maintained."[1] Poor housing inventory directly impacts quality of workforce and contributes to challenges in recruiting qualified employees. In addition, aging homes often need rehabilitation and/or retrofitting to improve the energy efficiency, livability, and function, bringing the homes up to date and making them attractive for enticing in-migration. Specifically relating to Petroleum County, 39% of the total housing stock was built prior to 1940.

The CEDS identifies a number of goals, objectives and strategies that outline solutions for the primary issues within the region. Housing issues identified in the document include:

> ***Goal 1: To be able to attract and retain workforce by offering a desirable quality of life, while meeting the business needs.***
>
> ***Objective A)*** To be able to offer affordable workforce housing as a recruitment and retention tool in the region.
>
> **Strategy 1:** Assist communities in identifying and accessing resources to improve the quality of existing housing and develop workforce housing.
>
> **Strategy 2:** Educate and prepare individuals for homeownership.

The Winnett Agricultural and Community Enhancement and Sustainability (ACES) is a group of area agricultural produces who have joined together to help address serious issues facing their community. Each year, ACES members volunteer their time to identify programs, projects and activities to promote responsible land management, ranging from landowner grant opportunities to community services and public facilities.

ACES has a Historic Buildings Committee, which believes that revitalization of existing historic buildings will benefit the community and lead to sustainability. The Committee is currently working on a nomination for Flatwillow Hall to the National Register of Historic Places and has been instrumental in exploring ways to rehabilitate the Petroleum County Courthouse, as identified by this proposed project.

During the most recent ACES meeting (see Exhibit 1.1), the primary problem recognized was housing, with 18 of 30 respondents citing housing as a central concern for the community. From that, goals and projects related to housing issues included:

- Building a duplex on school property for teacher housing
- Restore and upgrade Courthouse to include office space
- Improve infrastructure
- Providing housing units

[1] "Comprehensive Economic Development Strategy." *Snowy Mountain Development Corporation.* https://issuu.com/snowymountaindevelopment/docs/2017cedsfinal

In September 2020, a feasibility study was completed to explore the feasibility of restoring the Petroleum County Courthouse for the purpose of offering quality rental housing, which would provide recruiting incentive for individuals looking to relocate to the area and fulfill workforce shortages (see Exhibit 1.1). One of the primary goals of this restoration is to provide "full utilization of available square footage while enhancing security with 24-hour occupancy of the building with the addition of rentable office space and apartments".

The Montana Department of Commerce, in conjunction with the Montana Department of Health and Human Services, completed a Consolidated Plan for Housing and Community Development.[2] This Plan serves as the application to the United States Department of Housing and Urban Development (HUD) for funding of housing grant programs, such as CDBG. In addition, the Plan describes regional changes or trends in housing, special needs populations, community development, and homeless populations.

Specifically related to affordable housing, the Consolidated Plan identifies actions necessary to foster and maintain affordable housing, such as developing additional rental housing, home ownership units, down payment assistance, and owner-occupied rehabilitation. A summary of the 1-year goals for categories that relate to affordable housing can be found on page 49 of the Consolidated Plan.

A graduate student from Montana State University is currently working on a thesis project focusing on "Community Based Adaptive Reuse in Rural Montana" and chose the Town of Winnett as the focus area for the project (see Exhibit 1.1). Winnett was chosen based on perceived community need, focused on poverty levels and lack of local mental health services, as well as the presence of active community groups. During the community engagement portion of the project, which included virtual meetings and participation in a community social, the highest community needs identified were one-bedroom/studio apartments and two/three-bedroom apartments. While these items were recognized as high effort projects, they were also found to be result in high impact to the community.

A reuse study for Oddfellows Halls was completed in June 2021, and although this report is focused on the reuse of another historic building in Winnett, it does provide information concerning the need for affordable housing in the project area (see Exhibit 1.1). This report also recognizes a shortage of housing as a significant need, while realizing that the remote location and the aging and declining population lead to the challenged of addressing the issue.

Research conducted for the reuse study determined that more than half of the housing could be considered historic as it is over 50-years old. While the age of the existing housing is not necessarily a negative aspect, the aging housing is also run down, abandoned, or poorly maintained. Therefore, one proposed outcome for the rehabilitation of Oddfellows Hall is to turn the building into apartments, which could greatly improve housing availability in the community.

3. Has the community developed a Capital Improvements Plan (CIP) consistent with the adopted Growth Policy that considers public infrastructure needs in light of identified housing needs in the jurisdiction?

Petroleum County determines its capital improvement needs each year during budgeting. The County Manager maintains a list of identified projects and, as resources are available, includes those projects in the annual budget. See the capital expenditures budget in Exhibit 1.2.

The County is not responsible for the infrastructure that includes water and sewer service to the courthouse. The Town of Winnett, where the courthouse is located, provides those services. Having identified issues with its wastewater collection and treatment systems and realizing the need for upgrades in light of housing needs, the Town has been working with an engineer for many years to acquire funding for those upgrades. They currently

[2] "Consolidated Plan for Housing and Community Development." *Montana Department of Commerce.* https://commerce.mt.gov/_shared/ConPlan/docs/2020/2020-2024-5YrCPFinal.pdf

have a majority of funding in place and are moving forward with an improvement project. Petroleum County has been working with the Town to share its American Rescue Plan Act (ARPA) funding to ensure that all aspects of the system are addressed during design and construction of improvements. Excerpts from the most recent Preliminary Engineering Report (PER) update related to the project is in Exhibit 1.3.

4. **What was the applicant's process and rationale for selecting the proposed affordable housing development project over other community development needs, including how the proposed project is supported through long range community planning? What specific goals, policies, objectives, or implementation strategies adopted by the applicant support the proposed project?**

Petroleum County selected this project based on the goals and objectives identified throughout their long-range community planning efforts. The need for affordable housing development has been identified as a major priority in all of the documents developed by the County and its partners, as housing is critical to the economic and social service needs. This project is also instrumental in preserving the cultural and historic values of the County.

The proposed project embraces the concept of adaptive reuse, which provides new life and purpose to old buildings. Benefits of the adaptive reuse concept include saving on construction and demolition costs, preservation of local identity and landmarks, and reducing the expansion of unsustainable growth. The 2017 SMDC CEDS identifies the following objectives, which support the use of the existing County Courthouse:

> **Goal 4, Objective B:** Help communities preserve historic treasures including artifacts, buildings, geographic features and cultural significance.
>
> **Goal 2, Objective A:** Encourage redevelopment of property as an effective and efficient use of resources and existing infrastructure.
>
> **Strategy 2:** Work with public and private entities in redevelopment of property, including planning, identifying resources, and implementation.

The Petroleum County / Town of Winnett Growth Policy also defines goals and objectives related to existing housing issues, as previously identified in Question 1 of Ranking Criterion #1.

See information regarding additional studies that support the decision of the County to pursue this housing project in response to Question 2 above.

5. **Describe the extent to which the applicant's community planning process and long-range community plans affirmatively further fair housing.**

Montana fair housing laws ensure unlawful discrimination by prohibiting discrimination in housing transactions based on someone's protected class status including age, race, creed, familial status, national origin, religion, color, sex, marital status, or disability. As a local government, Petroleum County is bound by laws governing fair housing. Furthermore, a housing goal outlined in Petroleum County's Growth Policy is to meet housing needs for all age, income, and special needs groups.

Petroleum County has not undertaken a sponsored housing project. As this project moves forward, they will ensure that policies will be set to affirmatively further fair housing in the County.

6. **Describe how the applicant identified any significant patterns or concentrations of lower income households or groups of other disadvantaged persons within the community? How has the applicant identified, discussed, or planned for the specific housing needs of these persons? Does the applicant show how the proposed project would address these patterns or concentrations, or especially benefit or impactthese residents?**

   Petroleum County is largely rural; therefore, patterns or concentrations of lower income households or disadvantaged persons are generally contained to the Town of Winnett. Approximately 40% of the County residents live within the town limits of Winnett, which is the only town in the County. The proposed project addresses the primary concentration of disadvantaged persons as it is located in the center of Town and provides housing easily accessible to local goods and services. An additional benefit of the project is walkability throughout the community, eliminating the need for transportation services and allowing close proximity to employment opportunities.

7. **Describe the efforts the applicant has made to engage residents or otherwise encourage citizen participation in the development of the Growth Policy or other planning efforts to identify, discuss, or plan for housing needs in the jurisdiction.**

   With less than 500 residents in Petroleum County, citizen participation can be difficult at best. The Planning Board utilized a unique outreach strategy to collect community input for the development of the 2017 Growth Policy. As members of the Planning Board stated "*every able bodied person serves on at least one volunteer board*", therefore, participation in community activities was identified as the best way to gain public involvement. A number of local groups, organizations and businesses participated in the outreach efforts by hosting meetings to discuss the issues facing the residents:

   - Winnett School District #1 School Board
   - Petroleum County Conservation District
   - Library Board
   - Cemetery Board
   - Stockgrowers Board
   - Winnett Senior Citizens
   - Petroleum County Ambulance Service
   - Town Council
   - Weed District

   In addition, two public surveys were created to assist the planning board with identifying concerns and mindsets amongst the general public. The results of the surveys are contained in Appendix A of the Growth Policy, which is included in Exhibit 1.1 of this document. Although only 23 surveys were collected, the planning board members felt the results were characteristic of the entire population.

   The Growth Policy Survey included the following questions related to housing:

   - Does the County/Town need additional subsidized low-cost housing for lower income families or senior citizens in the area?
   - Is there a need for assisted living facilities for elderly or disabled individuals in the County/Town?
   - Are there adequate rental units available in the County/Town?

8. **Describe and document the extent to which the applicant:**
   a. **Comprehensively plans for community resilience through the availability of affordable housing, investment in public works, creating a diverse economy, and protecting the environment;**

      Petroleum County is a member of the Snowy Mountain Development Corporation, which is the Certified Regional Development Corporation and Federal Economic Development District in central

Montana. SMDC was established to improve community, economic and employment opportunities for all citizens throughout the region. Petroleum County participates with SMDC to plan and implement the regional Comprehensive Economic Development Strategy (CEDS), which includes plans and implementation strategies to bolster affordable housing, public works, local economies and environmental protection.

The Petroleum County / Town of Winnett Growth Policy, adopted in July 2017, addresses all of the statutory components required by MCA 76-1-601 and evaluates the community's existing conditions. The Policy has outlined goals and objectives to improve housing, local services, transportation, land use, public safety, natural resources, and other distinctive attributes of the community.

b. Enhances the unique and resilient characteristics of the community by investing in healthy, safe, and walkable neighborhoods;

The proposed project enhances the unique characteristics of the community by repurposing an iconic, historic building into a vibrant center for affordable housing and economic opportunities. The proximity of the building to local services and public facilities, such as the upcoming Petroleum County Community Center, promotes walkability in the community, as well as a healthy lifestyle. Often, physically, economically and socially disadvantaged people rely on walking and cycling as their primary means of transportation, so providing affordable housing in the proposed location can help achieve social fairness and economic opportunity objectives.

c. Actively supports the rehabilitation of existing housing units, particularly for those with disabilities and the elderly.

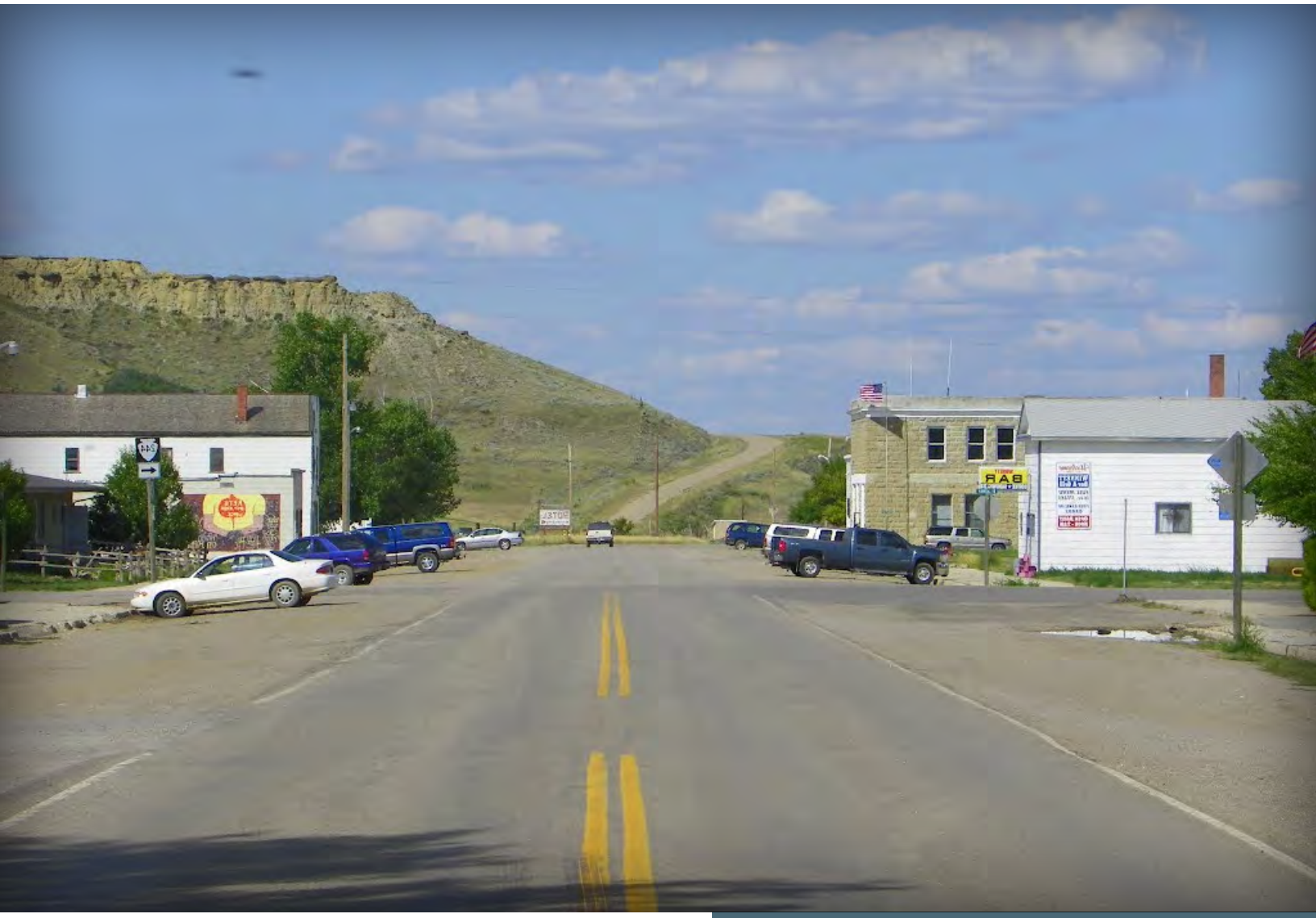
The Petroleum County / Town of Winnett Growth Policy provides a description of the current housing conditions, anticipated future housing issues and goals and objectives that support the rehabilitation of existing housing units. These goals focus on low-income population, as well as those with disabilities and the elderly. See the excerpt from the Growth Policy, Exhibit 1.1.

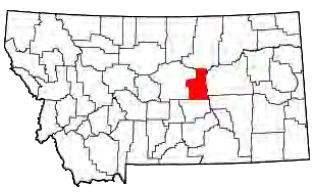
9. Is the project located in an Opportunity Zone?

The project is not located within an identified Opportunity Zone.

EXHIBIT 1.1

COMMUNITY PLANNING DOCUMENTS





ENGINEERING & ASSOCIATES, INC.
EST. 1970
STAHLY

Petroleum County Growth Policy

GROWTH POLICY
Petroleum County
Town of Winnett

Prepared By
Stahly Engineering
& Associates

May 2017

RESOLUTION NO. 1

Petroleum County/Town of Winnett Growth Policy Adoption

A resolution of intent by the Petroleum County/Town of Winnett Planning Board of Petroleum County/Town of Winnett, Montana to recommend adoption of the 2017 Petroleum County/Town of Winnett Growth Policy to the Petroleum County Board of County Commissioners and the Town Council of Winnett.

WHEREAS, the Petroleum County Board of County Commissioners and the Town Council of Winnett tasked the Planning Board with the preparation of a Growth Policy for the County/Town; AND,

WHEREAS, the proposed Growth Policy addresses all of the statutory components of a Growth Policy pursuant to MCA 76-1-601 et seq., to the extent acceptable to the Planning Board; AND,

WHEREAS, the Petroleum County/Town of Winnett Planning Board did conduct a public hearing of the Growth Policy on June 5 and June 14, 2017; AND,

WHEREAS, no comments were received at the public meeting and the Board of County Commissioners and Town Council plan discussion on the final document prior to final Planning Board approval on July 10 and July 12, 2017;

AND,WHEREAS, MCA 76-1-603 et seq. of the Montana Code Annotated provides the process by which the Planning Board may resolve to adopt, revise or reject a growth policy, and the Board has followed this process in accordance with statute;

NOW THEREFORE BE IT RESOLVED, the Planning Board of Petroleum County/Town of Winnett, Montana recommends to the Petroleum County Board of County Commissioners and the Town Council of Winnett adoption of the Growth Policy by this Resolution of Intent No. 1.

THIS 6th date of July, 2017.

Tom Iverson
Chair, Planning Board

Attest

Petroleum County Growth Policy

Table of Contents

1. Purpose and Scope 1
   1.1 Purpose 1
   1.2 Geographic Scope 1
   1.3 Authority 1
   1.4 Planning in Petroleum County/ Town of Winnett 1
   1.5 Public Involvement 2
   1.6 Document Organization 2
2. County Background 4
3. Population 7
   3.1 Demographics 7
   3.2 Projections 8
   3.3 Goals and Objectives 8
4. Land Use 9
   4.1 Land Description 9
   4.2 Existing Land Use 10
   4.3 Future Land Use Projections 12
   4.4 Policy, Regulatory and Financial Items 13
   4.5 Goals and Objectives 13
5. Housing 15
   5.1 Current Housing Characteristics and Conditions 15
   5.2 Anticipated Future Housing Issues 18
   5.3 Goals and Objectives 18
6. Economic Development 20
   6.1 Employment 20
   6.2 Income 21
   6.3 Future Projections for Economic Development 22
   6.4 Goals and Objectives 23
7. Local Services 25
   7.1 Fire Protection 25
   7.2 Law Enforcement 25
   7.3 Disaster Emergency Services 25
   7.4 Public Health 26

7.5 Social Services 26
7.6 Education 26
7.7 Noxious Weed Management 27
7.8 Land Conservation 27
7.9 Communications 27
7.10 Future Need for Additional or Improved Local Services 27
7.11 Goals and Objectives 28
8. Public Facilities 29
8.1 Transportation 29
8.2 Water Supply 30
8.3 Waste Water Treatment 32
8.4 Courthouse/Town Hall 32
8.5 Fire Hall/EMS/Town Hall 32
8.6 Airport 32
8.7 Cemetery 32
8.8 County/Town Shops 32
8.9 Refuse Site 33
8.10 Library 33
8.11 Community Senior Centers 33
8.12 Future Need for Additional or Improved Public Facilities 33
8.13 Goals and Objectives 33
9. Natural Resources 35
9.1 Land Cover 35
9.2 Rivers, Streams, Lakes, Wetlands and Watersheds 35
9.3 Fish and Wildlife 35
9.4 Sand and Gravel Resources 35
9.5 Wildland-Urban Interface 36
9.6 Mining 37
9.7 Energy 37
9.8 Climate and Soils 37
9.9 Future Projections 38
9.10 Goals and Objectives 38
10. Recreational Access 39
10.1 Access Sites 39
10.2 Local Recreational Facilities 39

10.3 Issues Identified 39
10.4 Projections for Future Access 39
10.5 Goals and Objectives 39
11. Coordination with Local Jurisdictions and Agencies 41
11.1 County/Town Coordination 41
11.2 State and Federal Agencies 41
12. Implementation Plan 42
12.1 Implementation Tools 42
12.2 Growth Policy Timeframe 45
12.3 Action Plan 46
Bibliography

List of Figures

Figure 1: Demographics 7
Figure 2: Historic Post Office Locations 9
Figure 3: Petroleum County Land Use 10
Figure 4: Winnett Area Land Use 11
Figure 5: Housing Units 15
Figure 6: Homeownership 16
Figure 7: Home Values 17
Figure 8: Age of Housing Units 17
Figure 9: Montana County and Reservation Unemployment Rates 21
Figure 10: Montana Wind Power 23
Figure 11: MDT-Petroleum County 29
Figure 12: Petroleum County Gravel Sites 36
Figure 13: Wildland-Urban Interface 37

List of Tables

Table 1: Public Land Ownership 12
Table 2: Petroleum County Industries 20
Table 3: Petroleum County Median Income 21
Table 4: Petroleum County New Wells 31
Table 5: Petroleum County Well Usage 31
Table 6: Petroleum County/Town of Winnett Action Plan 47

Appendices

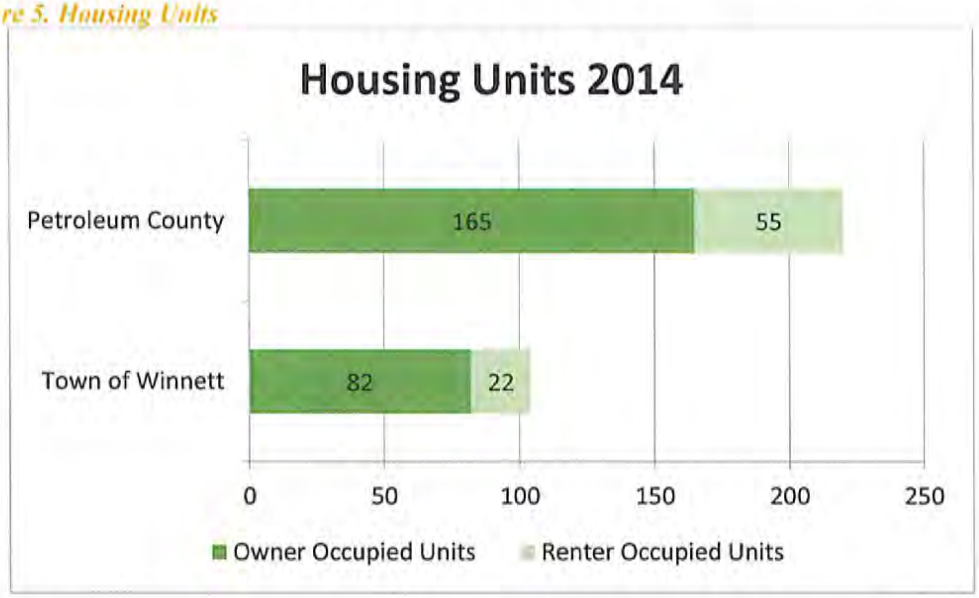
A Public Outreach and Survey Results
B Agency Public Meeting

5. Housing

5.1 Current Characteristics and Conditions

Petroleum County, combined with the Town of Winnett, has a total of 334 housing units serving 220 households, according to the 2014 American Community Survey (ACS). Multi-unit structures account for only 2.7% of the housing units. Overall, access to homeownership and rentals, as well as the affordability of housing, currently appears to be a non-issue for residents of the subject area. Improvement to the quality of housing would potentially add to the attractiveness of the County and Town as an area for growth.

Figure 5. Housing Units



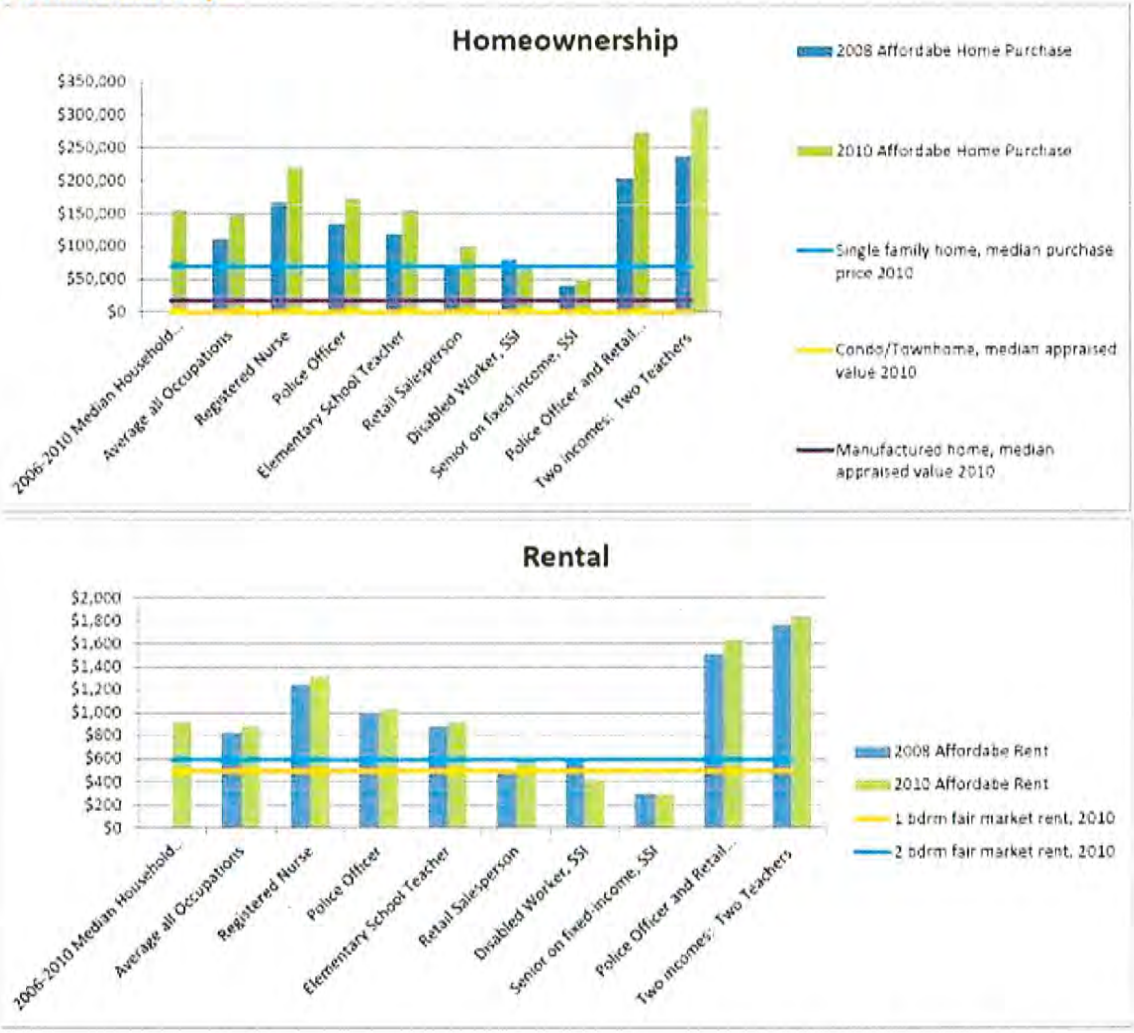
Although the population in Petroleum County was essentially unchanged between 2010 and 2014, the County was among 15 other rural Montana counties with a decline in the percentage of home ownership. The number of owner occupied units decreased during this time frame, as well as the number of total occupied housing units; however, with an owner occupied rate of 69%, Petroleum County is slightly above the average for Montana, with the average state rate of homeownership at 68%.

Decreased home ownership levels between 2000 and 2010 were a result of several factors in Montana, according to the Montana Board of Housing. "Although Montana's foreclosure rate was about half of that of the nation, many areas, like Flathead County, suffered high foreclosure rates. Tightened credit, along with increased underwriting criteria for mortgage loans that were put into effect nationwide after the housing bust, has also contributed to lower levels of homeownership rates in the State."

Housing affordability is generally measured by the ratio of home owner costs to total household income. Housing is considered to be "affordable" if home owner costs, which include mortgage

payments, real estate taxes, utilities, insurance, and various other fees, are less than 30% of the total household income. Affordable housing is often in the form of multi-family properties.

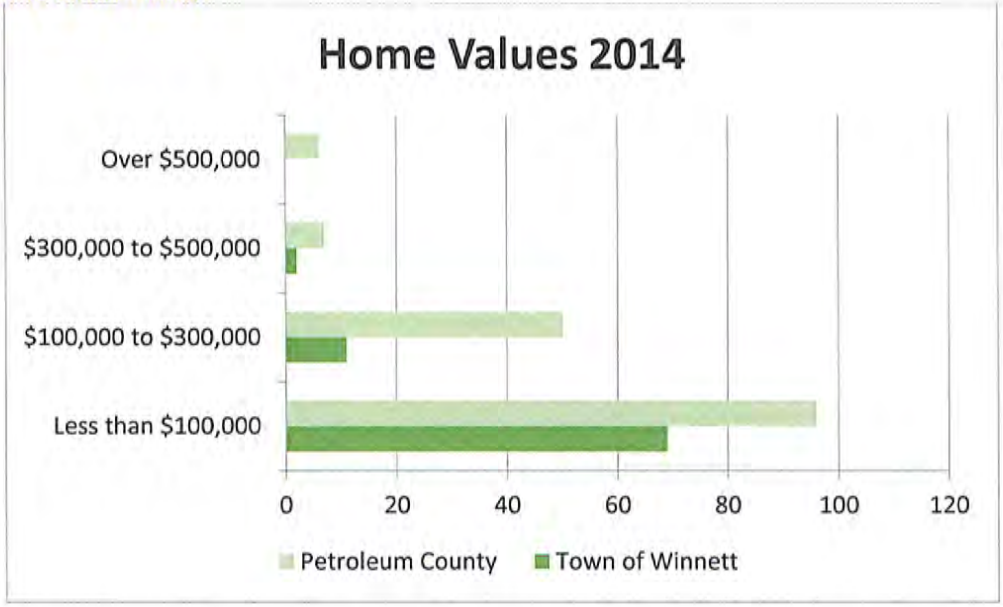
Figure 6. Homeownership



Petroleum County's Median Household Income of $36,875 reflects a 20.6% poverty level, according to the U.S. Census Bureau. The Town of Winnett has Median Household Income of $31,250 which reflects a 14.1% poverty level. Both the County and the Town have over 51% of residents that qualify as Low to Moderate Income according to the Montana Department of Commerce. Housing Choice Vouchers, which are distributed through the Montana Department of Commerce Housing Division, allow low income families to pay no more than 30% of their income in rent, and disperses the remaining rent directly to the landlord. Currently, there are only six federally assisted rental units in Petroleum County.

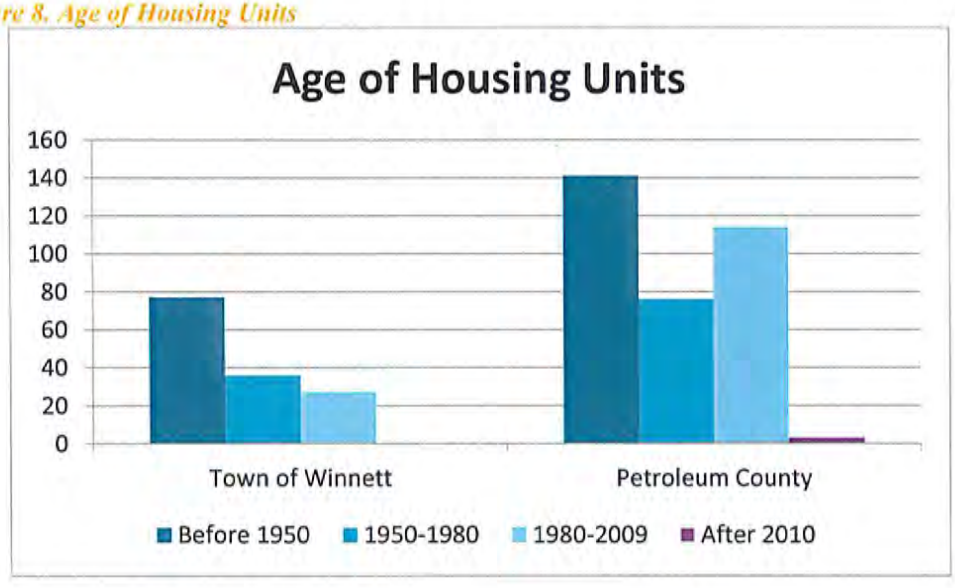
According to the ACS, the median value of owner-occupied units in the County was $76,800 in 2014, which is a 39% decrease from 2010, when the median value was $106,800. The majority of homes in Petroleum County and the Town of Winnett are valued at less than $100,000.

Figure 7. Home Values



Most of the County is rural in nature, and in general, is comprised of older housing which does not provide the same investment value as housing in larger cities and towns. According to the Comprehensive Economic Development Strategy (CEDS) written by Snowy Mountain Development Corporation in 2012, a major challenge in the general region surrounding Petroleum County is the deterioration of the aging housing stock. "Approximately 45% of the homes in the area were built prior to 1940, and many are in need of repair or improvements." In addition, homes in rural communities typically need rehabilitation and retrofitting for energy efficiency. Petroleum County does not impose any building permit requirements other than those required by the State of Montana for the buildings erected in the County.

Figure 8. Age of Housing Units



5.2 Anticipated Future Housing Issues

Out-migration in the Central Montana Region has caused loss of young families and fewer children; however, longevity improved among older residents and rural counties, like Petroleum County, have high populations of seniors. That disparity is expected to increase in the coming years, and housing that supports the needs of seniors will be in demand.

In order to attract young individuals and families seeking to relocate or return to the area, there will be a need for quality, affordable housing; however, it must be noted that with an increase in senior or up-to-date housing that attracts population to the area, there needs to be corresponding improvement in services that support the health and well-being of that population group. This includes medical and emergency services, fire protection, and law enforcement. Many of these services are performed by local volunteers, which, in general, average over 45 years old. It is critical that younger members of the population become engaged in volunteering or it may become more difficult to staff emergency and fire protection service agencies.

Aging housing stock means homes in rural communities need rehabilitation and retrofitting for energy-efficiency. Furthermore, there is a lack of land or affordable lots suitable to support development of new housing where infrastructure is readily available in Winnett. These factors contribute to housing availability that is not desirable and, therefore, not conducive to growth.

Snowy Mountain Development Corporation (SMDC) provides homebuyer education and counseling for NeighborWorks Montana, which is designed to prepare first-time homebuyers for the issues that come with homeownership. The mission of NeighborWorks Montana is to create opportunities for families to live in affordable homes.

Other housing resources that would be available to residents of Petroleum County include:

- Montana Department of Commerce (MDOC):
    - Federal Community Development Block Grants (CDBG) managed by MDOC
        - CDBG Large-Scale Multi-Family Housing Development and Rehabilitation Grants
        - CDBG Small-Scale Single-Family Housing Rehabilitation Grants
    - HOME grants – provided by HUD and MDOC
        - Homebuyer Assistance
        - Affordable Housing Development and Rehabilitation Grants
    - Housing Trust Fund – construction, rehabilitation, and preservation of affordable rental housing for extremely low income families

5.3 Goals and Objectives

GOAL

Meet housing needs for all age, income, and special needs groups.

OBJECTIVES

- ❖ Seek resources to improve housing quality, condition, and availability.
- ❖ Support efforts to build affordable homes and rentals.
- ❖ Support efforts to provide options for senior housing including housing efforts to keep medically fragile individuals in the community.

- Require universal design elements in housing assisted by federal or state resources.
- Seek assistance in incorporating accessibility in home design including retrofitting existing homes with ADA compliant features to help elderly or disabled residents remain in their home.
- Work with housing agencies and lenders to promote programs for home improvement and rehabilitation.
- Provide information about programs for low-income residents on loan and grant programs for home improvement.
- Encourage the compilation of a resource directory of weatherization programs and energy audits through the State, utility companies, and senior services.

Petroleum County Growth Policy

APPENDIX A

Petroleum County/Town of Winnett Growth Policy Survey

Please complete the survey below and email to: Robie Culver, Growth Policy Technician: rculver@seaeng.com
or mail to:
Stahly Engineering & Associates
3530 Centennial Drive
Helena, MT 59601

Please return by September 30, 2016. If you wish to provide further information, a long form survey is available by contacting Robie Culver or Planning Board Chair Tom Iverson (429-2334).

As of 10/21/2016, these are the combined results of 4 surveys.

**Several residents missed questions, or chose not to answer some questions. This document has only combined questions that were answered.*

General

Why do you choose to live in Petroleum County/Town of Winnett (check all that applies)?

4	Lifestyle/Quality of Life
0	Recreational opportunities
4	Low population/Community
1	School
1	Business opportunities
1	Other (which ones):

Needs

What are the area's top 3 needs and do you feel they are being adequately addressed?

Need		Currently Adequately Addressed	
2	Medical and/or emergency services	Yes	1 No
2	Housing	Yes	2 No
4	Economic development/job opportunities	Yes	3 No
2	Public Infrastructure (water, sewer, roads, bridges, etc.)	Yes	2 No
3	Sustaining the agricultural industry	1 Yes	1 No
0	Other_____	Yes	1 No

If these needs are not being met, what ideas do you have that might improve problems caused by the unmet need? In what way might Petroleum County/Town of Winnett assist in addressing those problems?

Comments:

- Our emergency services are being met by some very dedicated community members. Having a PA come is a good solution as long as they are consistent. Housing and economic development go hand in hand. If the county/town can help with the grants that bring in more jobs, possibly the private sector will be encouraged to improve the condition of the housing. For example, we have an Americorps worker in our community working in the NRCS office for two years now. The first year they had to live in Grass Range and drive to work here. Our present Americorps worker is living in a trailer in Winnett now paying rent, buying groceries, etc. and contributing to our economy. One of our Petroleum County Library employees came here on a grant designed for people over 55 years of age. At first, she had to live in Roundup but now lives here. I don't know if she is still employed by the grant but she still works in the library and also contributes to our community.

- More support from residents in the county for existing businesses so the atmosphere improves to recruit more business and residents to our community to make it more viable, which will increase our tax base.

Future

What are the 3 most significant factors potentially affecting Petroleum County/Town of Winnett in the future?

1	Use of public lands
1	Agriculture industry changes
1	Aging population
1	Population decline
1	Population growth
0	Inadequate or unaffordable housing
2	School sustainability
0	Inadequate medical/emergency services
2	County Government sustainability
0	Other

Petroleum County/Town of Winnett
Growth Policy Survey

As of 10/21/2016, these are the combined results of 19 surveys.
**Several residents missed questions, or chose not to answer some questions. This document has only combined questions that were answered.*

General

Why do you choose to live in Petroleum County/Town of Winnett (check all that applies)?

15 Lifestyle/Quality of Life
4 Recreational opportunities
12 Low population/Community
10 School
6 Business opportunities
1 Other (which ones): Family

Land Use

Rank the following types of land use within the county that are most important to you.

17 Agricultural
12 Recreational
8 Urban Development
10 Natural Resource (oil, gas, mining) Development
6 Heavy Industrial
13 Open Space
7 Sand and Gravel Resources

Should local government be involved with Federal agency decisions that affect land use?

15 Yes
1 No

If yes, in what way?:

- **Opportunity for input**
- **The federal agencies need to invite and be invited to participate in conversations that will affect land use through such means as memorandums of understanding and coordination of efforts so the decision is not all from the federal point of view**
- **Agency decisions affect ag business decisions which leads to effects on infrastructure. Local input and support or nonsupport should definitely be considered**
- **The local government has a better idea of what is needed**
- **Advise effects to County**
- **Local knowledge of the area and trends of the area are extremely important especially when it could affect the livelihood of the people/community**
- **Cooperating agency status with BLM, USFWS, etc.**
- **We need to know what they want to change next**
- **Local government should override federal decisions and polices because the people who live here value the land and know what works best for this area**
- **Local government has a better understanding of what is going on in their area**
- **To make sure common sense is used**

Are there areas of the County/Town where residential or commercial development should be promoted (check all that apply)?

18 Within currently populated areas
4 In rural areas
0 Other – please provide comment:

Comments:

- **I have mentioned to officials several times that a revitalization project would be very beneficial for the town. Also the thought of building a community center.**

Are there areas of the County/Town you feel are unsuitable for growth?
Where?

- **Missouri breaks**
- **Floodplain (x3)**
- **Keep open space open**
- **No (x2)**
- **Heavy residential or commercial developments should be scrutinized before being located near significant water sources**
- **Anything too far out of town**

If a large scale industry (windfarm, solar farm, hog farm, etc) were planning to develop near Winnett or from a visible location near the highway, do you think the county should regulate the location or building of such a development in order to mitigate potential detrimental aesthetic value?

10 Yes
7 No

Comments:

- **This is a County with a unique beauty of its own. Progressive development should be able to be accomplished without becoming the focal point when driving our roads.**
- **Don't stop the development if it's regulated**
- **The County should be involved**
- **There are plenty of state and federal regulations**
- **It would depend on the industry**
- **I think the County should be involved**

Population

Would you like to see population growth occur in the County/Town?

16 Yes
1 No

Comments:

- **Not excessively**
- **Keep viable schools and services in town**
- **Communities need population to support activities, populate the school, and nurture one another**
- **Mixed thoughts on this. Some growth is needed but selfishly I treasure the remoteness**
- **Our town/county needs an increase in population especially for young families to sustain our school**
- **(no) I live here because of the small town charm**
- **Retired people have helped our population**
- **Our schools would benefit and more neighbors would be welcome**

Housing

Does the County/Town need additional subsidized low-cost housing for lower income families or senior citizens in the area?

10 Yes
6 No
1 Don't Know

Comments:

- **Housing is always a problem**
- **What we have are good, we just need more**
- **With the amount of people that qualify for low to moderate income that receive free or reduced lunches our town needs more subsidized housing**
- **Something to help bring new teachers in, there is no place for them to rent**
- **There is no opportunity for the low income families to better themselves here and senior citizens should be closer to a doctor**

Is there a need for assisted living facilities for elderly or disabled individuals in the County/Town?

11 Yes
7 No

Comments:

- **There are facilities in the cities that are closer to medical facilities**
- **An assisted living or hospice availability would be good**
- **With the general age of our population on the rise, there is a need for a facility in the Winnett area. Currently there are few choices in Roundup/Lewistown**
- **It is hard to find help here. You need more population to provide help in any assisted living facility. Staying here is important**
- **Doesn't seem feasible**
- **These facilities are available in nearby towns that have hospitals, but if a well-run facility is in the community it can provide needed jobs.**

Are there adequate rental units available in the County/Town?

0 Yes
17 No
1 Don't know

Comments:

- **I think this community could use non-subsidized duplex type of rentals**
- **There are relatively no rental units in the town or county currently**
- **Too many lots with junky buildings that no one is willing to do anything with limit the potential for growth**

Economic Conditions

Would you like to see economic growth occur in the County/Town?

17 Yes
0 No

Comments:

- **All businesses benefit each other and new jobs would be welcome**
- **Economic growth promotes a feeling of wellbeing for people and a send of life for a community**
- **Population growth and economic growth can only occur together**
- **This is where it needs to start**

What economic development activities should be considered to promote new and existing industry? Check all activities you feel would be appropriate.

9 **Issuing industrial development revenue bonds to help industries acquire land and construct buildings, without a County-wide tax increase for local citizens**
15 **Business development and management assistance (i.e. through agencies including Snowy Mountain Development Corporation)**
10 **Developing a community marketing strategy aimed at attracting telecommuters (individuals working for outside industries who live and work away from their home office) to Petroleum County**
5 **Lower taxes for new industry**
7 **Offset training costs for new employees (i.e. through means other than county/town funds such as business development grants through the Montana Department of Commerce)**
7 **Tourism promotion programs**
3 **Other – please provide comment:**

- **Meat processing plant**
- **Training and help to develop good sound business plans**

Are more employment opportunities needed in the County/Town?

17 **Yes**
0 **No**

Comments:

- **Maybe a jobs board for Petroleum County? There are several part-time jobs but you would have to live here already to know about them.**

If yes, please specify the types of employment opportunities most desirable:

10 **Agricultural related labor**
10 **Agricultural Product Processing (Meat, Feed)**
4 **Heavy Industry**
11 **Light Manufacturing**
9 **Teleworking Opportunities**
3 **Construction**
7 **Retail Trade**
6 **Medical**
2 **Service Industry (Professional)**
4 **Service Industry (Non-professional)**
5 **Tourism**
0 **Other– please provide comment:**

Local Services

Do you feel the County/Town is adequately providing local services?

14 **Yes**
2 **No**

- **To the best of their ability**

Please rank the services the County/Town provides that you feel are most important.

14	**Fire protection**	**11**	**Library**
12	**Water service (Town)**	**5**	**Social services**
13	**Sewer (Town)**	**14**	**Education**
16	**Law enforcement**	**8**	**Noxious weed management**
12	**Disaster emergency services**	**0**	**Other (please specify)**
5	**Public health**		

Are there services that the County/Town does not provide that you feel are important to residents of the County/Town and should be provided? (i.e. rural high speed internet, county owned water and sewer, etc.)
Comment:

- **Rural high speed internet**
- **Cell service**
- **Would like to see hospice services available**
- **Road signs for all county roads. Home-made ones don't count**
- **Medical clinic**

Public Facilities

Do you feel the County/Town adequately provides and maintains public facilities?

6	**Yes**
0	**No**
8	**Mostly, with some problem areas**
5	**Not as adequately as I believe they should be**

Comments:

- **The streets in town are horrible. For example, the street by the motel (Grand Ave.) is gravel. Many local trucks use this road out of town so it's a dusty, pot-hole mess most of the time. I'm sure the motel guests aren't fond of all the dust. It's another main road out of town-pave it!**

Please rank the County managed facilities you feel are most important.

18	**Roads/Streets**
15	**Bridges**
15	**Courthouse/Senior Center**
12	**Fire Hall/EMS**
6	**Airport**
9	**County Shop**
7	**City Shop***
13	**Library**
6	**Community Centers (i.e. Flatwillow Hall*)**
1	**Other (which ones): Pool**

not County managed

Are there facilities that the County does not own or manage that you feel would benefit the residents of the County? (i.e. clinic, park, recreation facilities, museum, refuse site, cemetery, jail, etc.)

- **Clinic (x6)**
- **Recreational facilities**
- **Refuse site (x5)**
- **Jail**
- **Cemetery**
- **Museum (x4)**
- **Elderly care**
- **Community center for 300+ people, divisible for small gatherings and adequate kitchen, restrooms and parking.**

Natural Resources

Should the County/Town promote the development of natural resources in an effort to boost the local economy?

15 Yes
3 No

Comments:

- **No, however, planned development of existing resources already being used. Thinking of oil and/or recreational sites would make these resources provide a greater economic impact without having to develop new resources.**
- **What natural resources?**

Does the County need to develop additional sand and gravel resources?

6 Yes
4 No
9 I don't know

Comments:

- **There are plenty of gravel areas on BLM and state land**
- **Probably**

Please provide comment on desired location of sand and gravel mining operations.

Recreational Access

Are the recreational opportunities in Petroleum County/Town of Winnett adequate?

13 Yes
3 No

Comments:

- **More is better**
- **Better than most, look at our pool and school**
- **Yes, fishing, hunting and wide open space on accessible public land**

What additional facilities should be pursued by the County to promote recreational access? (trails, established hunting/fishing accesses, camping, etc.)

- **Bike trails**
- **Camping**
- **Frisbee golf course**
- **Hunting and fishing accesses**
- **Could improve YellowWater**
- **Trails might improve tourism and encourage exercise**
- **An attended and maintained campground/rest area with services would bring jobs and tourism**
- **None, recreational facilities are not a government responsibility**

Is recreation in Petroleum County/Town of Winnett that is promoted by other government agencies (i.e. Forest Service, BLM, FWP, etc.) causing impacts that should be addressed by the County?

10 **Yes**
7 **No**

Comments:

- **The County is being overrun by wildlife caused by restriction of hunting, trapping etc. by the government**
- **Get rid of some elk**
- **BLM is not managing elk numbers and it is affecting ag production**
- **Not that affects me**
- **Have not seen it promoted**
- **Recreation creates a demand on our emergency services and also on our county roads**
- **Road and bridge wear and tear, spread of noxious weeds, and use of volunteer ambulance and search and rescue**
- **BLM & FWP should shoulder a greater share of the cost of maintaining roads, fire, EMS, and Search and Rescue because they own the recreational land**
- **The roads are impacted without adequate compensation as well as ambulance, fire, and other emergency services**
- **FWP is not maintaining elk numbers and it is affecting ag producers.**

Additional Issues You Believe the County/Town Should Consider in the Growth Policy

- **Effect of non-resident landowners on local infrastructure, effect of agency decisions and regulation- more local support and input**
- **Clean up run down houses**
- **Winnett truly needs a community center-ideally one with a gymnasium, fitness center, kitchen area, and rec. room. The school gets overwhelmed with activities and a community center would be an additional place to hold events and activities.**

Petroleum County Growth Policy

APPENDIX B

PETROLEUM COUNTY/TOWN OF WINNETT GROWTH POLICY

AGENCY INFORMATIONAL MEETING

DECEMBER 8TH, 2016, 1:00 P.M. – 3:00 P.M.

AGENDA

Welcome and Introductions – Planning Board Chairman

Planning Board
Petroleum County/Town of Winnett Officials and Personnel
Growth Policy Consultant
Agency Representatives
Guests

Purpose of the Meeting - Planning Board Chairman and Growth Policy Consultant

Brief description of process County/Town is undertaking to prepare a Growth Policy and why it is important to include Federal and State agencies in the process.

Agency Information Presentation

1. Information and facts about each agency's presence and role in the County including statistics regarding land managed by each agency and how that land use may affect other agency land or private land owners. What personnel live or perform their job as members of the community.
2. Discuss any projected change in agency organization or land use in the next five to ten years.
3. Address any policy decisions that may affect residents, businesses, or governments within Petroleum County in the next five to ten years.
4. Discuss the possibility of cooperative funding or projects that the County might work with them on to improve landowner relations or services to county residents or tourists (economic development, roads and bridges, law enforcement, trails, access, etc.).
5. Identify ways to improve communication and cooperation between County/Town government and state and federal agencies doing business in the County.

Adjourn

STAHLY ENGINEERING & ASSOCIATES, INC. EST. 1970

Engineers and Surveyors

3530 Centennial Drive, Helena, MT 59601 • phone: 406-442-8594 • mail@seaeng.com

Title			Project no.
By	Date	Checked by	Sheet no.

Name	Agency	Phone / Email
Robie Culver	Stahly Engineering	442-8594 rculver@seaeng.com
Diane Ahlgren	Producer/Pet Co. CD	skipndiane@midrivers.com
Paul Santavy	U.S. Fish & Wildlife	paul_santavy@fws.gov
Scott Irvin	DNRC-Water	sirvin@mt.gov 538-7459
Pete McFadden	BLM Lewistown	pmcfadden@blm.gov 538-1918
Jeff Bollman	DNRC Trust Lands	jbollman@mt.gov 247-4424
Adam Carr	BLM - Lewistown	acarr@blm.gov 538-1913
Clint Smith	FWP	clsmith@mt.gov 538-4658
Ralph T. Corbett	Town of Winnett / PC CD	429-7181
Bonnie Quill	Town of Winnett	429-2239/5451
Carie Hess	Petroleum CD	429 6646 x104 petroleumcd@midrivers.com
Dan Brunkhorst	BLM-Lewistown	dbrunkho@blm.gov 538-1981
James Brady	C.D. Board	429-5281
Paul McKenna	Co. Commissioner	429-2121 petcocomm@hotmail.com
Chris King	Commissioner	429-5821 king@midrivers.com
Laura Nowlin	Planning Board	
Sig Pengard	" "	
On phone Kari Smith	DEQ - water quality	
Trey Gachi, Sean		

Winnett ACES Meeting Notes

WINNETT ACES

AGRICULTURAL COMMUNITY ENHANCEMENT & SUSTAINABILITY

Meeting Brainstorm Notes

Housing - 33
School - 32
PCCC/Community Center - 19
Daycare/childcare - 17
Courthouse - 14
Sidewalks - 14
Pool - 13
Population - 9
Jobs/employment - 6
Internet/fiber - 6
Office/space - 6
FFA - 6
Infrastructure - 6
Land prices - 5
Healthcare/medical - 5
Wildlife - 5
Abandoned buildings/houses - 4
Hospice - 2

What are the keywords that contribute to the longevity of Petroleum County?

- School
- Pride
- People
- Resilience

- Optimism
- Involvement
- Ranching
- Birds
- Cows
- Opportunity
- Basketball
- Community
- Land
- Dedication
- Ethics
- Commitment
- Stubbornness
- Determination
- Compassion
- Cautious
- Kindness
- PCCC
- Family
- Neighbors
- Faith
- Internet

Problems

- Housing
- Work force
- Infrastructure
- Lack of childcare
- Population decline
- Land costs
- Maintaining school enrollment

Strengths

- School
- Swimming pool
- Wildlife
- Fiber optic internet
- People
- Lifestyle
- Sense of community

- Ambulance
- Businesses
- Fire department

Projects

- PCCC
- Pool improvement
- Grassbank
- FFA in school
- Restore courthouse
- Office space
- Childcare
- Bank
- Fix sidewalks
- Museum
- Projects to support producers
- Housing units
- 2-3 oil wells
- Healthcare
- Industry - create jobs

Goals

- Maintain or increase school enrollment
- Establish a grassbank for young producers
- Finish sidewalks on east end of Main St and south to school
- Build a duplex on school property for teacher housing
- Increase capacity in ACES
- Create jobs - daycare, bank, healthcare, ACES, PCCC
- Creative financing for young producers
- Complete Community Center
- Restore and upgrade courthouse to include office space
- Improve infrastructure
- Upgrade school gym, track and start FFA
- Tell the story of rural America

Priorities

- Community beautification and functionality - sidewalks, courthouse, pool, PCCC
- Create opportunity for young families and producers - courthouse offices, grassbank
- Maintain, support and upgrade school system - teacher housing, FFA, track

- Tell our story - benefits, values, attract people and investment

Survey Results

What are the major problems or challenges in the Winnett community?

A low populations of permanent residents but no availability of affordable (non-government) housing in the town to attract new residents

Having a voice at a larger level, land prices, small population - puts higher burden on everyone to participate

Retaining young families/maintaining school enrollment, price of land makes it difficult for young families to buy in, tax base - difficult to maintain roads and services

Dropping population, rising land prices

Shrinking population, elevated land prices

Housing, some infrastructure, sidewalks etc. Non-producing land owners (elk lovers)

Economics, wildlife management (or lack thereof), volunteers for emergency services, housing shortage

Lack of emergency services volunteers, city sewer system, sidewalks

More housing options, more small scale social/community events

Childcare, housing, FFA

Housing, daycare, decreasing population, lack of outside knowledge of agriculture and rural communities, susceptibility of outside decision makers affecting our future (BLM, FWP, sportsman groups)

Limited employment opportunities, lack of decent housing, lack of daycare, lack of hospice services, the community is somewhat closed to outsiders and now quick to welcome newcomers. Inadequate pay/wages to school and county employees.

Jobs and housing, young families inability to stay therefore lack of students, lack of diversity of income sources, need more entrepreneurship

We have a need for more tax base - crosswalks across highway to ensure safety as children cross to go to the swimming pool

Lack of housing in Winnett, limited work force for potential industry

Minimal employment opportunities with good wages and benefits, housing, lack of healthcare, success of family ranches is challenging

Funding for infrastructure, daycare, lack of housing, no bank

Winnett pool needs a lot of work, no bank, roads and sidewalks falling apart, school - track and field, no more rodeo

Lack of affordable/available housing, business opportunities and buildings, job opportunities, medical access, daycare facility, accessible roads = bad road conditions on county roads, places to stay when traveling through, communication throughout the county across all types

Faction of the community that doesn't seem interested in change, money, money, money, community pride could be better across the board. Those that "do" are involved in everything. Those that "don't" don't give anything back to the community.

We need a facelift for our buildings and sidewalks.

Decline in school enrollment, negative attitudes of residents/some residents - not all!, low cattle prices, land purchased for purely recreational use

Loss of population, non-ag landowners buying ranch land for non-ag, housing, daycare Housing, job opportunities, drawing teachers who want to stay, school enrollment

Lack of attractions and facilities for visitors and tourist, capitalize on hunting and recreation industry

Daycare, population decline

Housing for elderly, effect of APR, economics for ag

Lack of a draw to the community for high paying job opportunities and then housing if they are able to get a job around here. There are so many lots in this town that the houses either sit empty or are so run down, that they just need torched and new housing put on. Seems that they like to sit on them like a setting hen on eggs.

I would love to see our main street brightened up. Light poles, flowers and seasonal flags hung, I would LOVE new sidewalks and curbs. After living in town for a year I did A LOT of walking around (snooping!!), it was sad to me to see all the buildings that people have just abandoned, they really need to go. I just wish some people would take more pride in their lots. My major issue is DAYCARE!!! We really need a daycare/preschool service. We have several little people coming into this community that need a safe place to go while mom and dad are at work.

Housing, Daycare, abandoned houses, junk vehicles, and junk stored on empty lots. Sidewalks or lack of.

What are the major strengths and assets in the Winnett community?

Resilient, forward thinking people in the ACES group and other organizations

People and community spirit, natural landscape and intact habitat

School, sense of community

Community, organization and support, beautiful nature

Strong sense of community, great pool

Community just gathered $30+ thousand for those in need

Large number of volunteers that have kept this community viable for over 50 years

The support the community gives in all areas. We have a great group of people willing to step up and help on community projects.

The network between members of the community and an open mind in its members.

People - commitment to community, access to outdoors/healthy lifestyle, school, The Breaks!, new and young people returning home

History of community where everyone knows their neighbors, which causes a natural amount of accountability for actions.

Fiber optic cable infrastructure, commitment to community, public hunting, access to large water, pool, school

The community swimming pool is a major strength.

Fiber optic high speed internet, excellent school system, forward thinking people

Strong sense of community, good involvement, ACES :), strong conservation values and interest in preserving our landscape for ranching and wildlife

The people of the area, small town, school

Close knit, nice store, quite a few jobs for a small town, good school, soon to be PCCC

Lack of housing for incoming families (teachers, non-ag family), lack of daycare for working parents, lack of non-ag related businesses to help keep an influx of new people in the community

Agriculture, swimming pool, 3 churches, ambulance

New groups of engaged local people, updated grocery store, upcoming Community Center, school operating

We have a good start with the PCCC and the land committee. We have some very involved and committed young people which is awesome.

Good people with positive energy and ideas, school

Youth, quality of life, forward thinking people, income derived from hunting season, good school

Local community involvement, people, outdoor activities

Many active and involved community members, general store

Engaged and caring people that want to see progress

School, people, community

Friendly people, hunting, wildlife, school

Seem to have a good group of people who want to better this community. Just need to be able to get this drive and desire spread out to those on the sidelines.

We have a community full of hard working individuals, that take time away from their busy lives to work on make a good community even better, people are constantly thinking of ways to make Winnett more than just a flash in our rearview mirror. I just wish we could get more people involved. MOST of the people in a committee are part of 2 to 4 committees. I would like to see more people coming into committees.

For a small community, we have a good variety of amenities.

What projects would you like to see accomplished in Petroleum County in the next 2, 5, 10, and 20 years?

The Petroleum County Community Center, restoration and upgrades to the County Courthouse

Grassbank, Community Center, grocery store and bar stay open, slight increase in population, health habitat

Grassbank to benefit young producers - 2 years, Community center - 2-3 years, Restore the courthouse - 5 years

Office space, improved housing, strong school

Courthouse renovations

More housing, new businesses

Diverse age groups, some transitioning in the ranching community

Hospice services/assisted health living, meat processing plant, county tourism tax, endowments for projects, good communication with non-resident landowners

Refurbish courthouse

FFA program

Housing project - 2 years, daycare facility - 2 years, our own “science/discovery center” (museum interp center) that looks at ag and rural communities - 10 years, removal of old buildings in town/town cleanup - 5 years

2 years - clean up the town and make it visually more inviting, better wages to school and county employees. 5 years - new housing with new businesses allowing young people to return or stay. 10-20 years - solid, strong community and school

Creative housing solutions, some non-ag families moved to Winnett area to raise families

The George Ore Park next to the swimming pool needs playground equipment upgrade.

5 years - Community Center, start remodeling courthouse. 10 years - work toward bringing in some type of industry

Renovation of the courthouse, completion of Community Center, more kids in the school, liveable wage jobs, healthcare options

2 - swimming pool rehab!, 5 - courthouse rehab!, 5 - continue/expand programs to help local producers thrive, 2 - PCCC, 10 - infrastructure improvement (roads/sidewalks), need to find a way to access more funding for county road maintenance from all our “guests”

2 - PCCC up and growing, 5 - small branch bank in town, pool fixed up, rodeo back and going, 10 - new track and field/football, 20 - school gym expansion

2-5 years - increased county wide communication delivery system implemented, 1 new affordable housing unit built, a daycare facility, 2 new job opportunities, 50% road improvement on county roads. 5-10 years - 3 new businesses operating, 2 additional housing units, new medical access opportunity, 10-20 years - 4 additional new job opportunities, 3 new businesses operating, 1 new lodging opportunity in place

Land purchase, community beautification, sidewalks upgraded/old buildings torn down

Community Center finished, continue work on historic buildings, help with a community facelift including new sidewalks, help with swimming pool repairs when needed

Courthouse reno - office space to rent, museum, completion of Community Center

Childcare, some sort of affordable housing

New sidewalks along the main highways, softball field and rodeo grounds used more, community center (on its way), FFA in schools, housing

Revitalized town, increase business revenue, more than a slow spot on the highway but a place to stay

Football field restoration, better community and support loop

Restore courthouse and see people using offices, more available housing/lots in Winnett

Need to bring in some sort of long term jobs and business's that bring in families to the area and want to stay. I'd love to see these business's be something that would up the tax base of this county as well, not just for my paycheck, but for the county as a whole.

2 years I would like to see a coffee shop on the corner that would offer a job. 5 years – a car wash!!! And ALL abandoned building gone. Main street looking sharp and attractive!! 10 years – a couple more business whether it's a business of some kind, or another eatery. 20 years – gosh! By 20 years we might have a blinking light in the middle of main street, you just never know?! 20 years from now I want nothing but the best for Winnett. I would like to see job opportunities, businesses on main street, monthly activities ect.

I would like to see the town cleaned up, with sidewalks, curbs and *asphalt*, at least on the main streets. The town and businesses struggle with mud so much. Maybe make

mainstreet through town prettier, with lighting and flowers, flags and benches or something?

Notes and additional comments:

I've been so impressed at all the energy and activity in the Winnett Community. Keep rocking!

Priority/projects and interests for ACES group:
1. Completing and implementing the 54 project.
2. Advance and deepen the Wildlife Committees work. There is really no practical way for ACES to avoid this work.
3. I would like ACES to build a non-profit, yet fee generating enterprise, leasing grassland properties from absentee-type landowners.
4. Not sure the right affiliation structure, yet I would like ACES to have a working relationship with the RMG Project.
5. I would like to form an 'executive link' ranching for profit work group.
6. Though no longer a formal ACES project(which I feel is maybe a mistake), I would like to see the community center building be a state of the art alternative energy building, including an attached greenhouse raising fruits and vegetables for the community.
7. Develop a financial and governance plan that will support the evolution of ACES.
8. Finally (well for this message), be careful not to get attached to some set way to do ACES' work, yet cultivate and encourage our limitless collective imagination to envision the best possible outcomes for ourselves and our important part of the world.

Petroleum County Courthouse

Feasibility Study

FEASIBILITY STUDY

PETROLEUM COUNTY COURTHOUSE

SEPTEMBER 2020

LOCATED AT:
302 E. MAIN ST
WINNETT, MONTANA

PREPARED BY:

HIGH PLAINS ARCHITECTS

"The funding for the Petroleum County Courthouse – Feasibility Study was funded in part by Petroleum County, the Montana History Foundation, and the Winnett ACES organization."

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER 2020

TABLE OF CONTENTS

I. **EXECUTIVE SUMMARY**
- BRIEF HISTORY OF THE BUILDING
- EXISTING CONDITIONS
- PROPOSED STRATEGY FOR REDEVELOPMENT
- CODE & ZONING SUMMARY
- FINANCIAL FEASIBILITY
- CONCLUSION

II. **VICINITY MAP AND PHOTOGRAPHS**
A. VICINITY MAP
B. HISTORIC PHOTOGRAPHS
C. EXTERIOR PHOTOGRAPHS
D. INTERIOR PHOTOGRAPHS

III. **ARCHITECTURAL PLANS**
A. EX2.B – EXISTING BASEMENT PLAN
B. EX2.1 – EXISTING FIRST FLOOR PLAN
C. EX2.2 – EXISTING SECOND FLOOR PLAN
D. A2.B – BASEMENT REMODEL PLAN
E. A2.1 – FIRST FLOOR REMODEL PLAN
F. A2.2 – SECOND FLOOR REMODEL PLAN
G. A2.R – ROOF REMODEL PLAN
H. A1.1 – WINNETT TOWN CENTER CONCEPT SITE PLAN

IV. **SUSTAINABLE DESIGN STRATEGIES**
A. SUSTAINABLE DESIGN STRATEGIES
- SUSTAINABLE PROJECT GOALS
- IMPLEMENTATION

V. **FINANCIAL FEASIBILITY**
A. PRELIMINARY STATEMENT OF PROBABLE COSTS
B. PROJECTED INCOME WORKSHEET
C. FINANCIAL ANALYSIS
D. FINANCIAL ASSISTANCE OPPORTUNITIES
E. HISTORIC PRESERVATION TAX CREDITS

VI. **APPENDICES**
A. MAINTENANCE CHECKLIST
B. PRELIMINARY ZONING & BUILDING CODE ANALYSIS
C. ON-SITE SOLAR ARRAY PRODUCTION PROJECTIONS

Phone (406) 896-0250 • Fax (406) 896-0255 | 2720 Minnesota Ave • Billings, MT 59101 | P.O. Box 2203 • Billings, MT 59103 Email: rhafer@highplainsarchitects.com

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER 2020

I. EXECUTIVE SUMMARY

High Plains Architects, P.C. (HPA) compiled the following report to explore the redevelopment of the Petroleum County Courthouse located at 302 E. Main St. in Winnett, Montana. The purpose of this investigative assessment is to address the existing architectural and structural conditions of the building, outline strategies for project redevelopment, explore costs and potential revenues, and discuss financial assistance opportunities.

Brief History Of The Building

The building was constructed in 1917, by Walter J. Winnett (a self-made trapper, marksman, and rancher), as the Winnett Block. It is the last remaining building associated with the town's founder and is a representation of his steadfast commitment to the town of Winnett and its surrounding community. The west portion of the building originally housed the Montana Lumber Company, the middle portion was occupied by the Winnett Times, and the east side housed the First State Bank of Winnett. The second floor was utilized as office space, and the basement originally served as a restaurant. Petroleum County leased the building in 1928 and purchased the building in 1929 and it has operated as the county courthouse and offices since.

During the Winnett Block's time of construction, Winnett was experiencing an economic and population boom due to homesteading and the discovery of oil in the Cat Creek area. The boom was short-lived and already on the decline by the County's occupation of the building in 1928. The population has dwindled from roughly 2,000 (at the height of the boom) to the approximately 180 residents today.

The 1928 courthouse conversion, designed by noted early Montana architects J.G. Link Inc., altered the commercial character of the Winnett Block. The outer two of the three original entrances were converted into window banks while the central entrance remains. The basement underwent a remodel in 1979 and the resulting open plan remains today. The south façade is also presumed to have been remodeled at this time resulting in the installation of smaller, non-historic windows at the first floor and the removal and infill of a west façade door and a pair of second floor windows on the north façade.

The Petroleum County Courthouse (registered in 2009) is currently the county's only property listed in the National Register of Historic Places. It houses the only "county manager" form of government in the state of Montana and stands as a reminder of the homesteader period of growth and a representation of a community's hopes for future prosperity.

Existing Conditions

The Petroleum County Courthouse is a two story (with basement), corner lot building of approximately 15,270 square feet. The courthouse is a stand-alone, sandstone block (locally quarried) building, bordered by Ashley Ave. to the west, and E. Main Street to the south. The building measures approximately 75' by 75' with an approximate height of 30'. The flat roof has a stone

capped parapet tapering from south to the north. The roof's black membrane has evidence of multiple repairs, has several leaks, and is in need of replacement. There are few mechanical penetrations and evidence of two large skylight curbs have been covered over and abandoned.

The most visible forms of past renovations to the building envelope are present on the south (front) elevation. All first floor windows are non-historic side-by-side aluminum slider replacements in smaller than original openings with the additional infilled portions finished in a two-tone stucco. A timber entry canopy was recently constructed (in 2019) over the stepped main entry and the surface of the bounding sandstone was modified at the intersection with the canopy roof. Five of the twelve second story one-over-one (60-30 ratio) double-hung wood sash windows have been covered over at both the interior and exterior. The non-original windows are assumed to have been encapsulated. A metal cornice wraps the building on the south and west facades with a short return at the northwest parapet.

The northwest corner of the west elevation has been recently structurally reinforced with shotcrete (spray applied concrete and wire mesh treatment) where the original sandstone had failed. The shotcrete application mimics the existing sandstone surface in size and pattern but stands apart visibly due to varying color and texture. A door has been infilled with matching sandstone block at the location of the interior northwest vault. The central exterior door has been replaced with a one-over-one (60-30 ratio) double-hung wood sash window to match the window directly to the north. The southern-most pair of windows on the west elevation are non-original, stacked, three-pane fixed aluminum windows in a modified opening, reduced in size and framed with matching sandstone. The northern-most pair of windows at the second floor have been removed and replaced with sandstone block at the location of the second floor interior vault. The remaining seven, second floor windows have been covered over at both the exterior and interior due to severe glass damage as a result of a hailstorm (within the last 5 years). An air conditioning line set runs from a condenser unit beneath the north façade fire escape along the majority length of the west façade to feed the current treasurers office. A roughly 30' tall flagpole stands at the building's southwest corner.

The building's north elevation contains the accessible second entrance (with a non-original shed roof addition), a steel fire escape stair from the second floor exit door centered above, and a remodeled covered exit stair from the basement (circa 1979?). The two large pair of windows to the east of the entrance are assumed to be the original paired one-over-one double-hung wood sash windows. The transoms above these paired windows (serving the courtroom on the interior) have been framed over at the interior and exterior to account for a recently installed lay-in tile ceiling throughout the first floor. The right half of the pair closest the entrance is also framed over due to the conflict with the enclosure over the basement exit stair. All of the second floor windows on this elevation have been covered over at the interior and exterior. A non-original brick chimney has been added on the northeast corner serving a basement fireplace. Electrical conduit is visible across the entire elevation feeding multiple sub panels and the condensing unit beneath the fire escape stair.

The east elevation is recessed to allow daylighting along the zero lot line though the neighboring building is set back. All windows on the east elevation have been covered over on the interior and exterior with the exception of the first floor window in the current Judge's Chambers. A parge coat is present over a majority of this elevation.

The following interior description is an excerpt from the Winnett Block's National Register of Historic Places Registration Form dated 8-25-2009.

> *The interior of the Winnett Block consists of three floors; a finished basement, a main floor where courthouse duties are performed, and a second floor that contains the*

Sheriff's office and is otherwise empty. The main floor and second floor share all of the same detailing consisting of a tall baseboard with a base shoe, tall doors with operable hopper sash transom windows and flatboard trim, and are capped with small cornices. The trim retains its original clear finish over a dark stain.

Basement
The basement was remodeled into a public space in 1979 and was changed considerably from its original form. Major changes made at that time have been only slightly modified since. The basement consists of a large open area with a vault [centered along the east wall]*, restrooms* [centered along the north wall]*, and a kitchen in the center and one small room at the southwest corner* [currently serving as a physician's office] *. This open area is somewhat defined by two exposed beams that span north to south and are evenly spaced across the width of the area.* [There is an ADA lift in the northwest corner serving the basement and main floor.]

Main Floor
The main floor of the Winnett Block has housed county government offices and a courtroom since 1928 and has had only minor superficial changes since that time. The main floor contains the courtroom in the center of the floor and rooms that extend to the exterior from hallways on either side of the courtroom. The . . . [main] *staircase leading to the second floor . . .* [retains] *its original* [stile and rail paneled] *balustrade*, [but] *the stair . . .* [has been partially] *enclosed to the top of the balustrade during a more recent remodel. Flooring on the main floor consists of original hardwood, bare concrete, and carpet in the hallways and courtroom.*

Courtroom
The courtroom is completely contained in the center of the main floor with entrances to the back (south), left and right (west and east) sides, and at the front right (northeast) corner. This corner entrance emanates from the jury room. The jury seats are located on the east side of the room and the judge's bench is situated near the north wall with windows on either side. A skylight, which was covered in the 1970's, is located over the [courtroom gallery] *seating area.*

Second Floor
The 1928 alterations made to the second floor are unchanged except for the southeast corner, which houses the Petroleum County Sheriff's Office. The Sheriff's office occupies two rooms east of the [main] *staircase landing and at the front (south) of the building. The rest of the floor is empty. The second floor mirrors the main floor, with halls down both sides and rooms opening off the hallways to the west and east. A small* [skylight vault] *room in the center of the floor is positioned above the skylight to the courtroom. This room contains interior windows . . .* [intended to] *light this interior* [corridor] *portion of the building.*

The second floor has multiple roof leaks, spalling and/or failed lath and plaster on the walls and ceiling, and minor damage to the existing tongue and groove wood floor due to the roof leaks.

Proposed Strategies for Redevelopment

The intent is to restore this building to its circa 1928 character as much as possible and reclaim the under-utilized second floor and basement areas. The renovated building will be a viable income generator for Petroleum County, offer quality rental housing thereby acting as a potential recruiting

incentive for teaching staff, and create valuable office space for local business and rural entrepreneurs.

Primary goals for the building redevelopment include but are not limited to:

- The decrease of energy consumption and heat loss through increased daylighting, insulation, and window and door performance.
- Full utilization of available square footage while enhancing security with 24 hour occupancy of the building with the addition of rentable office space and apartments.
- The creation and effective implementation of a Building Maintenance Checklist

Restoring the building's exterior envelope is the initial step to ensuring longevity of any proposed renovation. The desired result is a building whose operational efficiency is on par with or exceeds that of similar buildings of a newer or present vintage. Replacing and insulating the roof and restoring and properly sealing all windows (full replacement is a last resort) and exterior doors will considerably improve the building envelope performance.

The First Floor will remain largely untouched with the exception of a new egress exit in the northeast corner. A new accessible restroom will be added off the east corridor opposite the existing west corridor restroom. A secure entry sequence is proposed to better direct the flow of building traffic between the east and west "wings" of County operations on the main floor and allow for the opening up of the main stair to the second floor offices and new apartment units. The central skylight vault in the courtroom is to be re-opened for increased daylighting.

The Petroleum County Sherriff's office will relocate to the basement along with county records storage freeing up the entirety of the second floor. Second floor interior partitions will remain largely intact for the proposed redevelopment. The interior surface of the second floor exterior walls will receive a new layer of rigid insulation. Additional blown-in insulation will be installed in the attic cavity. A new white membrane roof will be installed to reduce unwanted heat gains currently experienced as a result of the existing black roof. The space will be divided into four single-bedroom apartments (with community laundry services) and five new office suites along the south façade of the building. A new public restroom will serve the new office suites to the south just off the main stair.

Reactivating the central skylight vault is essential to the building's daylighting plan for the core of the second floor as well as the first floor courtroom gallery below. While adhering to historic preservation standards, all of the exterior windows will be restored in their original openings including those that are currently covered over. New operable skylights will be installed at strategic locations in the second floor apartments for increased daylighting and stack ventilation. This will help substantially reduce the amount of artificial light required in these spaces.

New electrical and plumbing configurations will be installed predominantly on the second floor. A component of the sustainability strategy is to use all electric equipment and install a rooftop solar PV array to offset the building's electrical use.

Code and Zoning Summary

Change in use: The building is undergoing a change of occupancy, from group B (Business) to a mixed occupancy of groups B and R-2 (Residential). For means of egress, the existing egress for the second floor is sufficient with a new egress required on the first floor at the north end of the east corridor.

Fire Sprinkler System: With a maximum of 4 apartments on the second floor, IBC and IEBC do not require an automatic sprinkler system for our proposed use, so no automatic sprinkler system will be proposed. A fire alarm system, however, is required.

Accessibility: Where a building undergoes a change of occupancy, it is required to comply with IEBC 1012.8.2. For the purposes of this project, the existing ADA lift and existing accessible building entrance provided are sufficient. One new ADA restroom will also be provided with all appropriate signage.

Refer to Appendix C "Preliminary Zoning and Building Code Analysis" of this report for a more detailed code analysis.

Financial Feasibility

Rehabilitation and restoration of the Petroleum County Courthouse represents a significant financial opportunity for the town of Winnett and the region. Maintaining County and Sheriff's operations is paramount as is the need for available market rate apartments and office space. The proposed addition of apartments and office space creates a viable income stream for the county and reclaims valuable square footage that is currently an unoccupied expense.

Keeping costs down for the renovation and restoration of this building is important to help make this project financially viable. HPA's efficiency-first approach for financing involves keeping construction costs and building operation costs low, which will, in turn, require a smaller construction loan. Our financial feasibility model includes projected construction costs, and analyses of potential tax credit opportunities. The model illustrates how the project can effectively pay for itself affording the owner the ability to make an informed decision on how to proceed.

Various financial assistance programs exist that can help to offset project costs. More information about these programs and their applicability to the Petroleum County Courthouse can be found in Section V "Financial Assistance Opportunities."

Conclusion

The redevelopment of the Petroleum County Courthouse offers a great opportunity to add new life to this building, while creating new business and much needed housing for Winnett. We believe that a successful redevelopment will provide financial stability for county operations, revive a community pillar that is currently less than 50% occupied, serve as an incubator for rural entrepreneurs, and aid in recruiting and retaining qualified teachers for the school system. It will not only promote life and activity in Winnett, but can support economic growth and vitality within the community and for the surrounding county.

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE

WINNETT, MONTANA
SEPTEMBER, 2020

II. (A) VICINITY MAP

302 E. MAIN ST.

PETROLEUM COUNTY COURTHOUSE

FUTURE HOME OF THE PETROLEUM COUNTY COMMUNITY CENTER

Phone (406) 896-0250 • Fax (406) 896-0255 | 2720 Minnesota Ave • Billings, MT 59101 | P.O. Box 2203 • Billings, MT 59103 Email: rhafer@highplainsarchitects.com

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
AUGUST 2020

II. (B) HISTORIC PHOTOGRAPHS

1917 - WINNETT BLOCK

Phone (406) 896-0250 • Fax (406) 896-0255 | 2720 Minnesota Ave • Billings, MT 59101 | P.O. Box 2203 • Billings, MT 59103 Email: rhafer@highplainsarchitects.com

1930 – 1917 STORE CONVERTED INTO COURTHOUSE, Arch/Contr – Walter Winnett

DATE OF ORIGINAL IMAGE UNKNOWN - PER DEC. 10, 2015 BOZEMAN DAILY CHRONICLE ARTICLE

HIGH PLAINS ARCHITECTS

II. (C) EXTERIOR PHOTOGRAPHS

SOUTH ELEVATION – FROM EAST MAIN ST.

EAST ELEVATION

WEST ELEVATION – FROM ASHLEY AVE.

HIGH PLAINS
ARCHITECTS

NORTH ELEVATION

TYPICAL 2ND FLOOR WINDOW CONDITIONS

HIGH PLAINS ARCHITECTS

II. (D) INTERIOR PHOTOGRAPHS

BASEMENT – SE CORNER

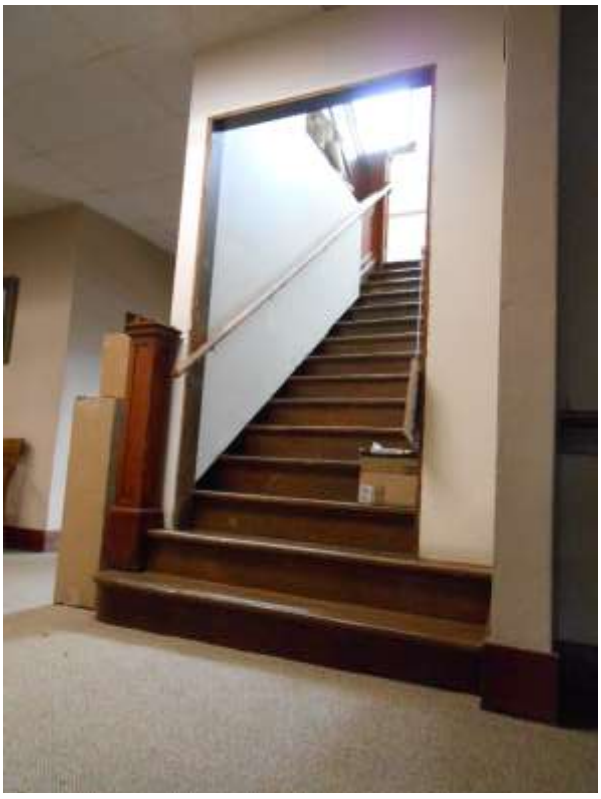
BASEMENT – NE CORNER

BASEMENT KITCHEN

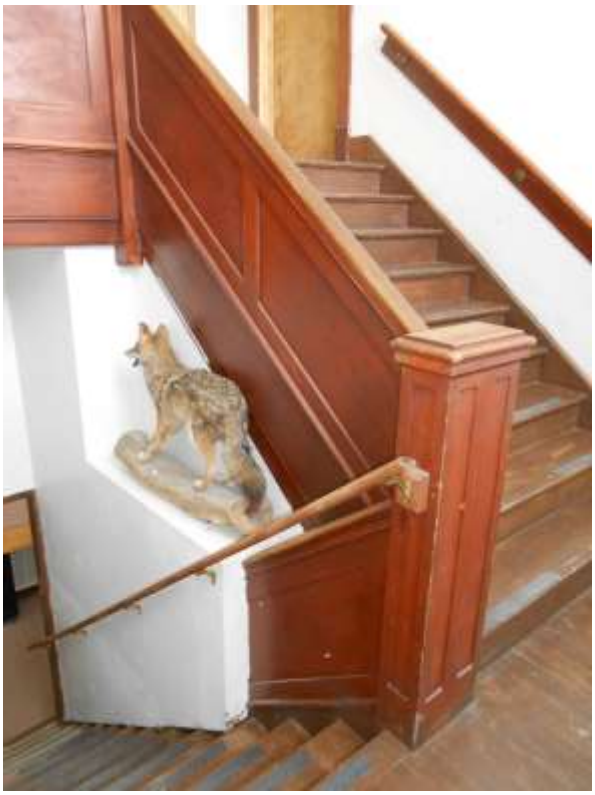
BASEMENT SW OFFICE / SAFE AREA

HIGH PLAINS
ARCHITECTS

MAIN STAIR AT MAIN ENTRY



MAIN STAIR



MAIN STAIR LANDING & NEWELL POST

FIRST FLOOR - COURTROOM FROM JURY TERRACE

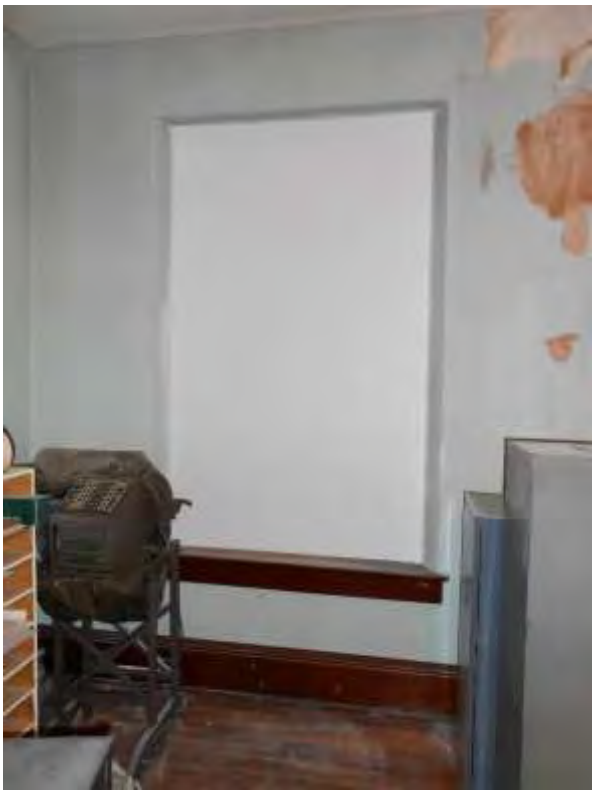
FIRST FLOOR – ORIG. VAULT DOOR

HIGH PLAINS
ARCHITECTS

SECOND FLOOR – DOOR TRIM / CROWN CAP

SECOND FLOOR –MAIN STAIR WINDOWS

SECOND FLOOR – SW CORRIDOR DOORS



SECOND FLOOR – TYP. WINDOW INFILL

Phone (406) 896-0250 • Fax (406) 896-0255 | 2720 Minnesota Ave • Billings, MT 59101 | P.O. Box 2203 • Billings, MT 59103 Email: rhafer@highplainsarchitects.com

SECOND FLOOR – NE UNIT ARCHWAY PARTITION

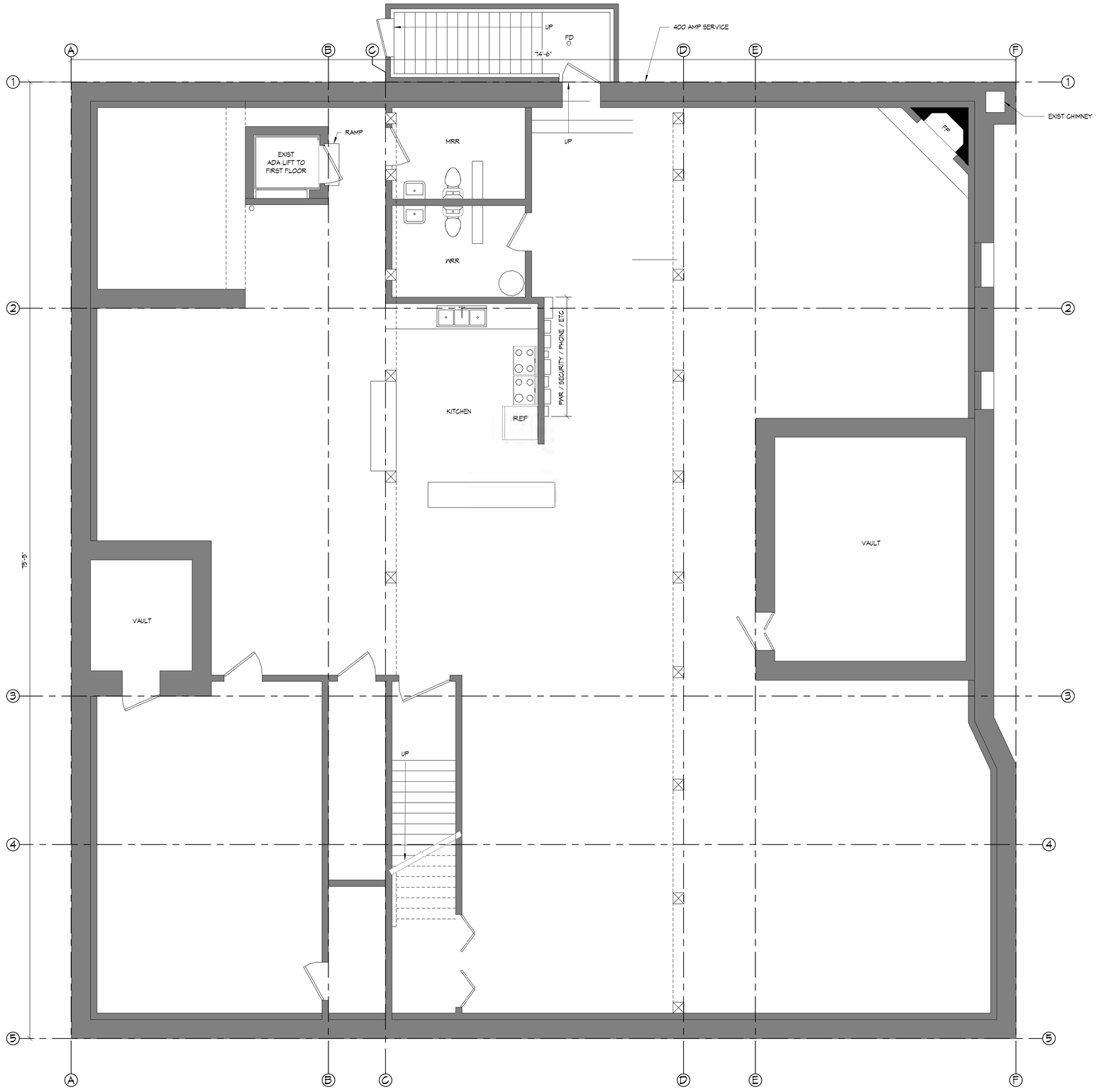
SECOND FLOOR –NW STAIR

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER, 2020

III. ARCHITECTURAL PLANS

A. EX2.B – EXISTING BASEMENT PLAN
B. EX2.1 – EXISTING FIRST FLOOR PLAN
C. EX2.2 – EXISTING SECOND FLOOR PLAN
D. A2.B – BASEMENT REMODEL PLAN
E. A2.1 – FIRST FLOOR REMODEL PLAN
F. A2.2 – SECOND FLOOR REMODEL PLAN
G. A2.R – ROOF REMODEL PLAN
H. A1.1 – WINNETT TOWN CENTER CONCEPT SITE PLAN



17 BASEMENT EXISTING PLAN

EX2.B 1/4" = 1'-0"

BASEMENT EXISTING PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

HIGH PLAINS
ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0255
2720 MINKOTA AVE | BILLINGS, MT 59101
406 N. 30TH, SUITE 201 | BILLINGS, MT 59101
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 09/03/20

EX2.B

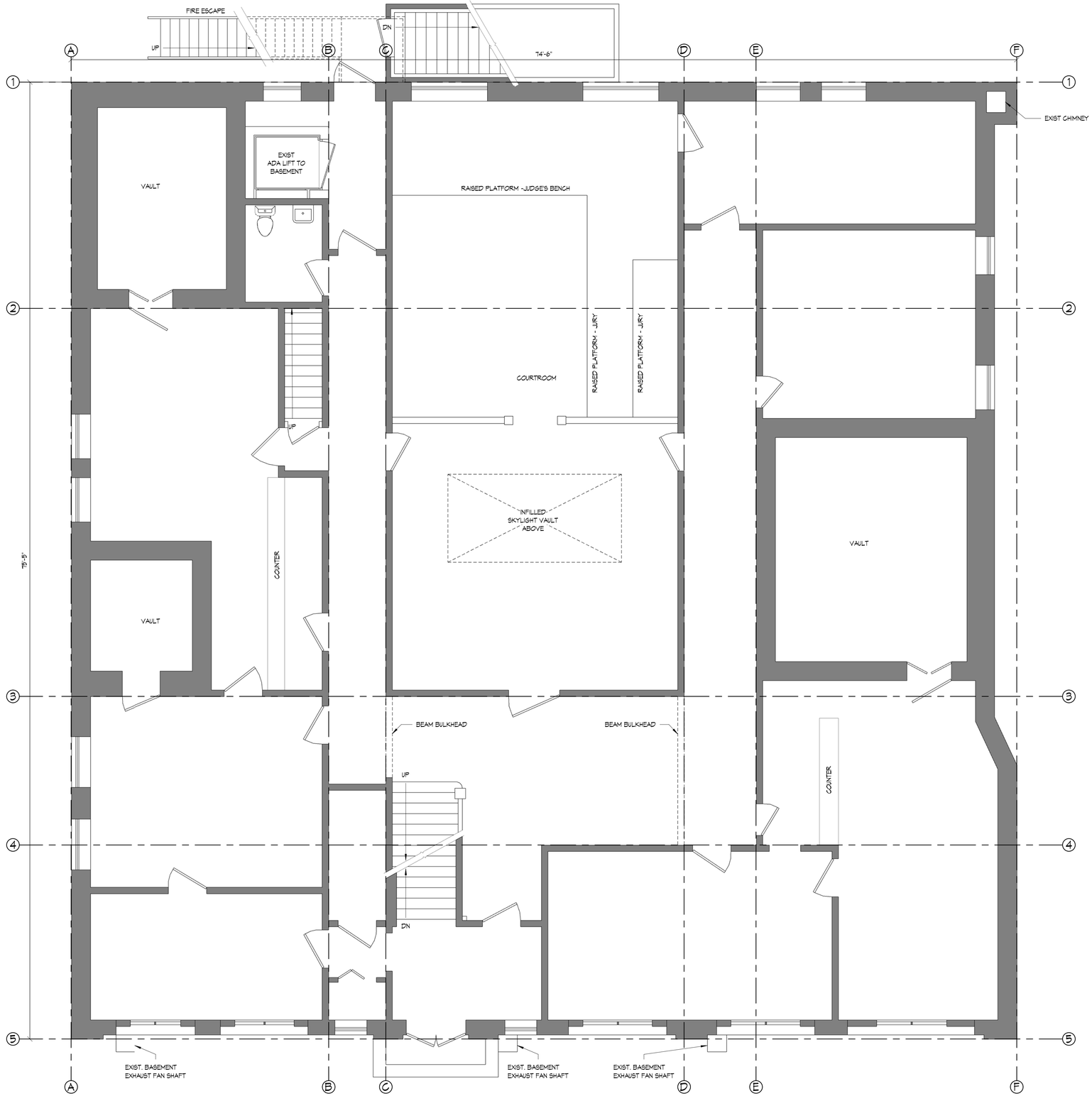
©

PLOT STAMP: 10/14/2020 2:16:55 PM

COLOR KEY - EXISTING FIRST FLOOR

EXISTING WALL

- 5,090 SF / FLOOR
- 15,270 TOTAL SF
- ENTIRE FIRST FLOOR CURRENTLY OCCUPIED



17 FIRST FLOOR EXISTING PLAN
EX2.1 1/4" = 1'-0"

FIRST FLOOR EXISTING PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

HIGH PLAINS ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0255
2720 MINNESOTA AVE | BILLINGS, MT 59101
P.O. BOX 20 | BILLINGS, MT 59103
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 8/10/2020

EX2.1

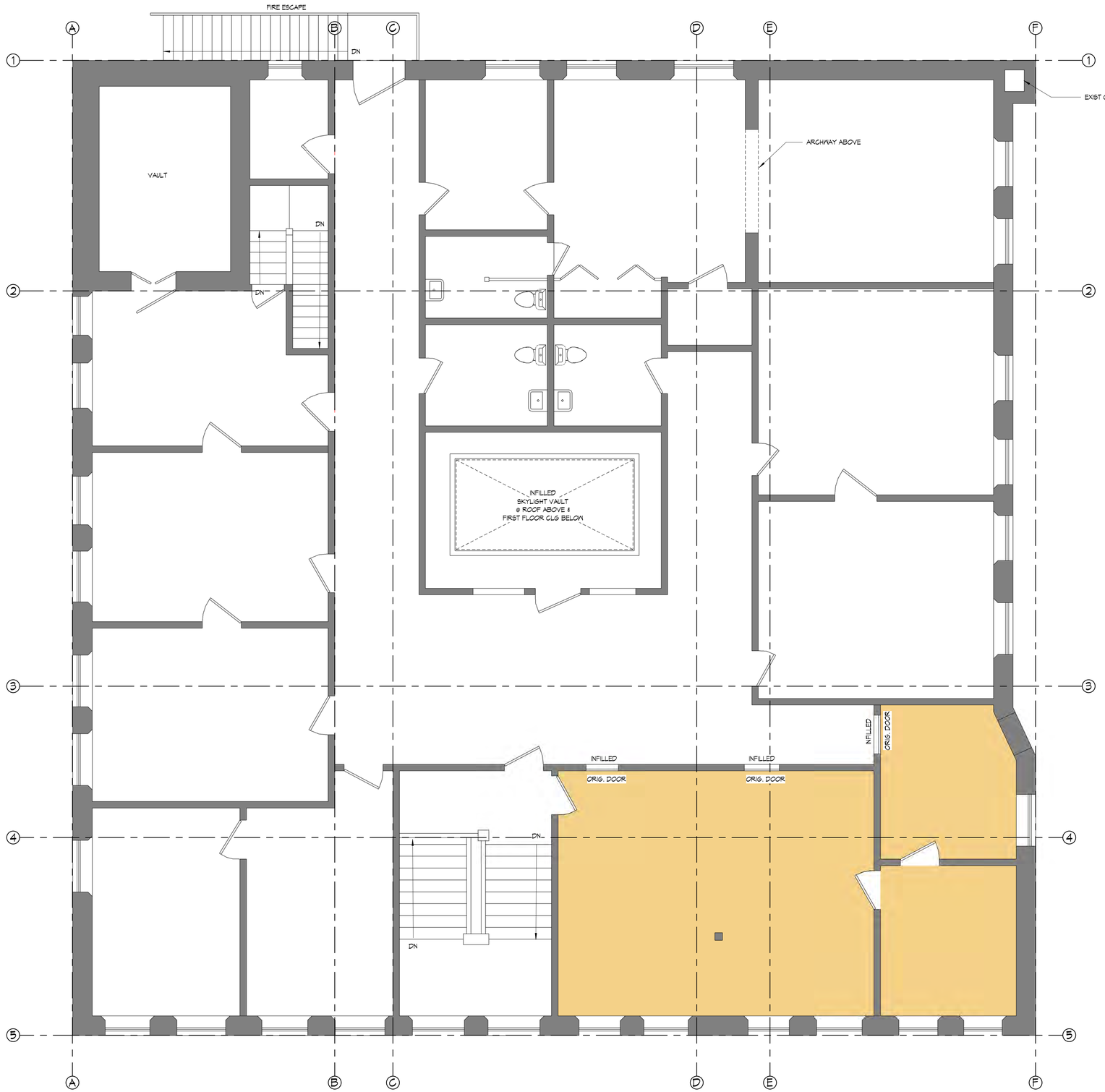
©

PLOT STAMP: 10/14/2020 2:16:45 PM

COLOR KEY - EXISTING SECOND FLOOR

- PETROLEUM COUNTY - 700 SF (SHERIFF'S DEPARTMENT)
- EXISTING WALL

- 5,090 SF / FLOOR
- 15,270 TOTAL SF
- REMAINING 4,390 SF OF 2ND FLOOR UNOCCUPIED



17 SECOND FLOOR EXISTING PLAN
EX2.2 1/4" = 1'-0"

SECOND FLOOR EXISTING PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

HIGH PLAINS ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0295
2720 MINNESOTA AVE | BILLINGS, MT 59101
PO BOX 631 | BUSBY, MT 59103
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 09/03/20

EX2.2

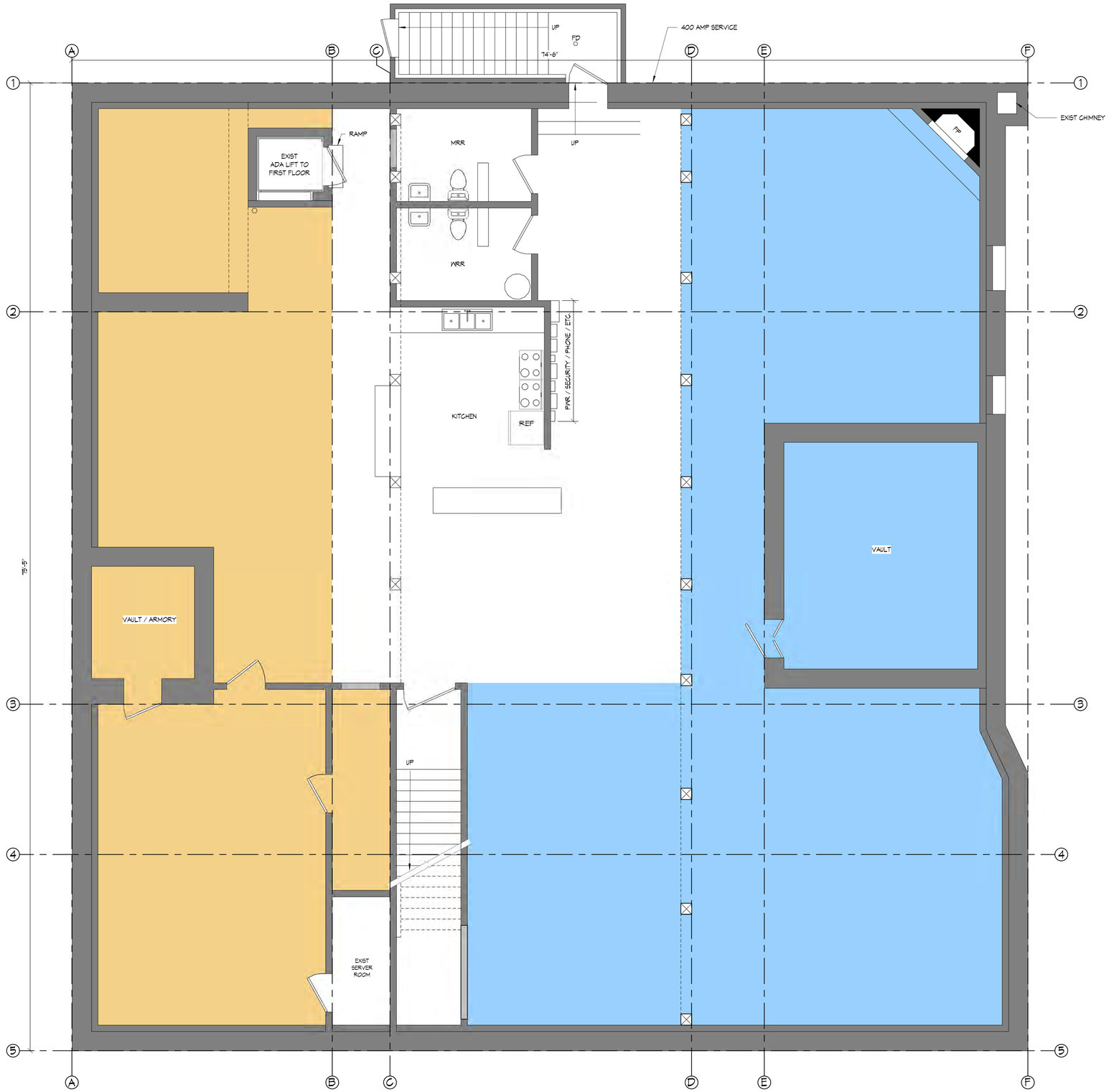
©

PLOT STAMP: 10/14/2020 2:16:51 PM

COLOR KEY - BASEMENT

- SHERIFF'S DEPARTMENT - 1,265 SF
- VAULT / RECORDS STORAGE / PUBLIC RECORDS VIEWING ROOM - 2,050 SF
- NEW WALL
- EXISTING WALL

- 5,090 SF / FLOOR
- 15,270 TOTAL SF



17 BASEMENT REMODEL PLAN
A2.B 1/4" = 1'-0"

BASEMENT PROPOSED REMODEL PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

HIGH PLAINS ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0255
2720 MINNESOTA AVE | BILLINGS, MT 59101
P.O. BOX 23101 | BILLINGS, MT 59104
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 7/31/20

A2.B

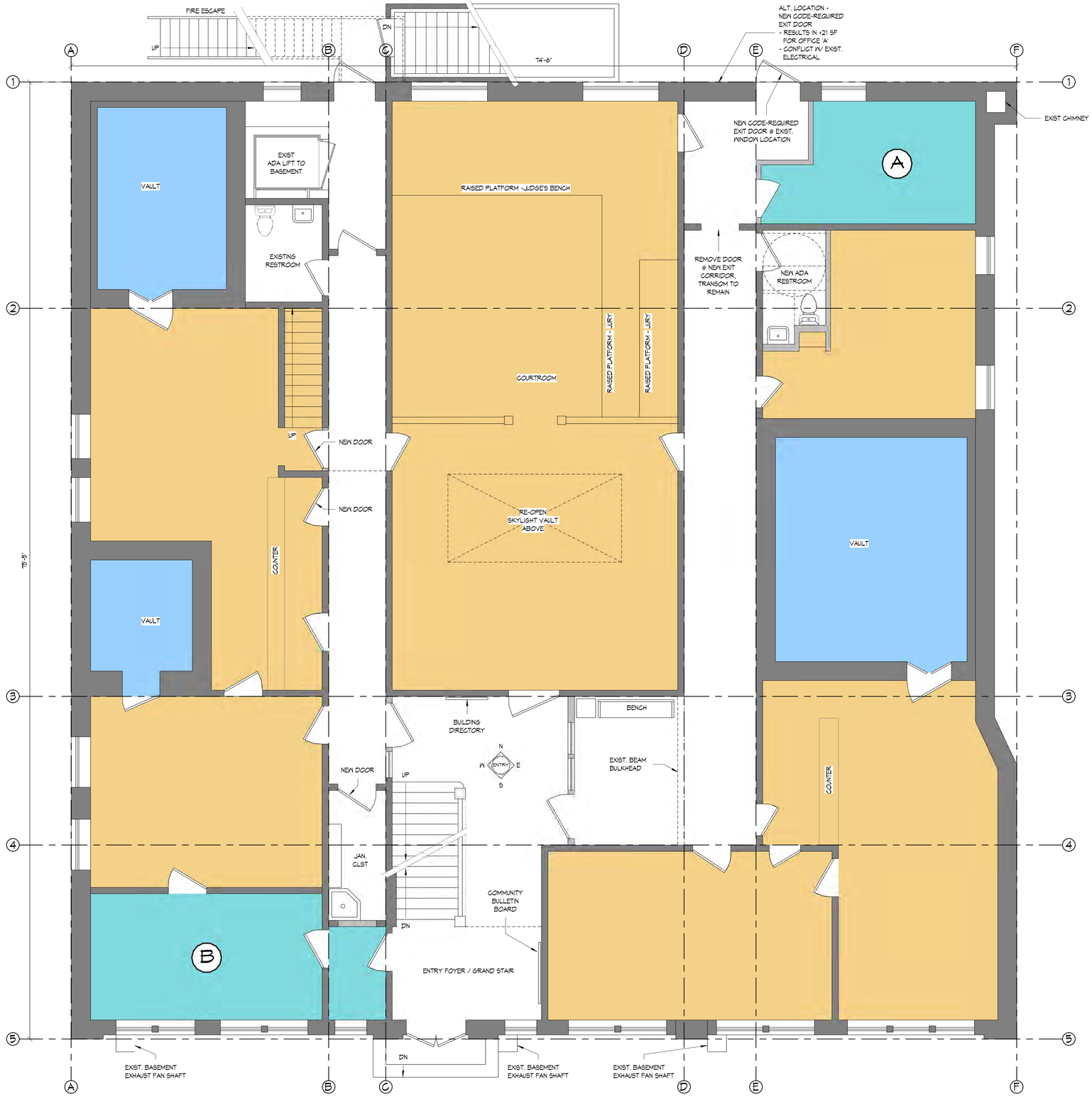
©

PLOT STAMP: 10/14/2020 2:16:32 PM

COLOR KEY - FIRST FLOOR

- PETROLEUM COUNTY SERVICES
  - COURTROOM - 1,040 SF
  - ANCILLARY OFFICES - 1,520 SF
- COMMERCIAL OFFICE SPACE
  - OFFICE 'A' - 138 SF
  - OFFICE 'B' - 206 SF
- VAULT / STORAGE
  - 492 SF
  - 146 SF 2ND FLR VAULT
- NEW WALL
- EXISTING WALL

- 5,090 SF / FLOOR
- 15,210 TOTAL SF



17 A2.1 FIRST FLOOR REMODEL PLAN
1/4" = 1'-0"

FIRST FLOOR PROPOSED REMODEL PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

HIGH PLAINS ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0255
2720 MINNESOTA AVE | BILLINGS, MT 59101
P.O. BOX 20 | BILLINGS, MT 59103
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 8/10/20

A2.1

©

PLOT STAMP: 10/14/2020 2:16:10 PM

COLOR KEY - SECOND FLOOR

- PETROLEUM COUNTY - 125 SF
- COMMERCIAL OFFICE SPACE
  - SUITE 1 - 184 SF
  - SUITE 2 - 126 SF
  - SUITE 3 - 192 SF
  - SUITE 4 - 222 SF
  - SUITE 5 - 248 SF
- VAULT / STORAGE - 146 SF
- APARTMENT 'A' - 632 SF
- APARTMENT 'B' - 490 SF
- APARTMENT 'C' - 460 SF
- APARTMENT 'D' - 574 SF
- NEW WALL
- EXISTING WALL

- 5,090 SF / FLOOR
- 15,270 TOTAL SF

17 SECOND FLOOR REMODEL PLAN
A2.2 1/4" = 1'-0"

SECOND FLOOR PROPOSED REMODEL PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

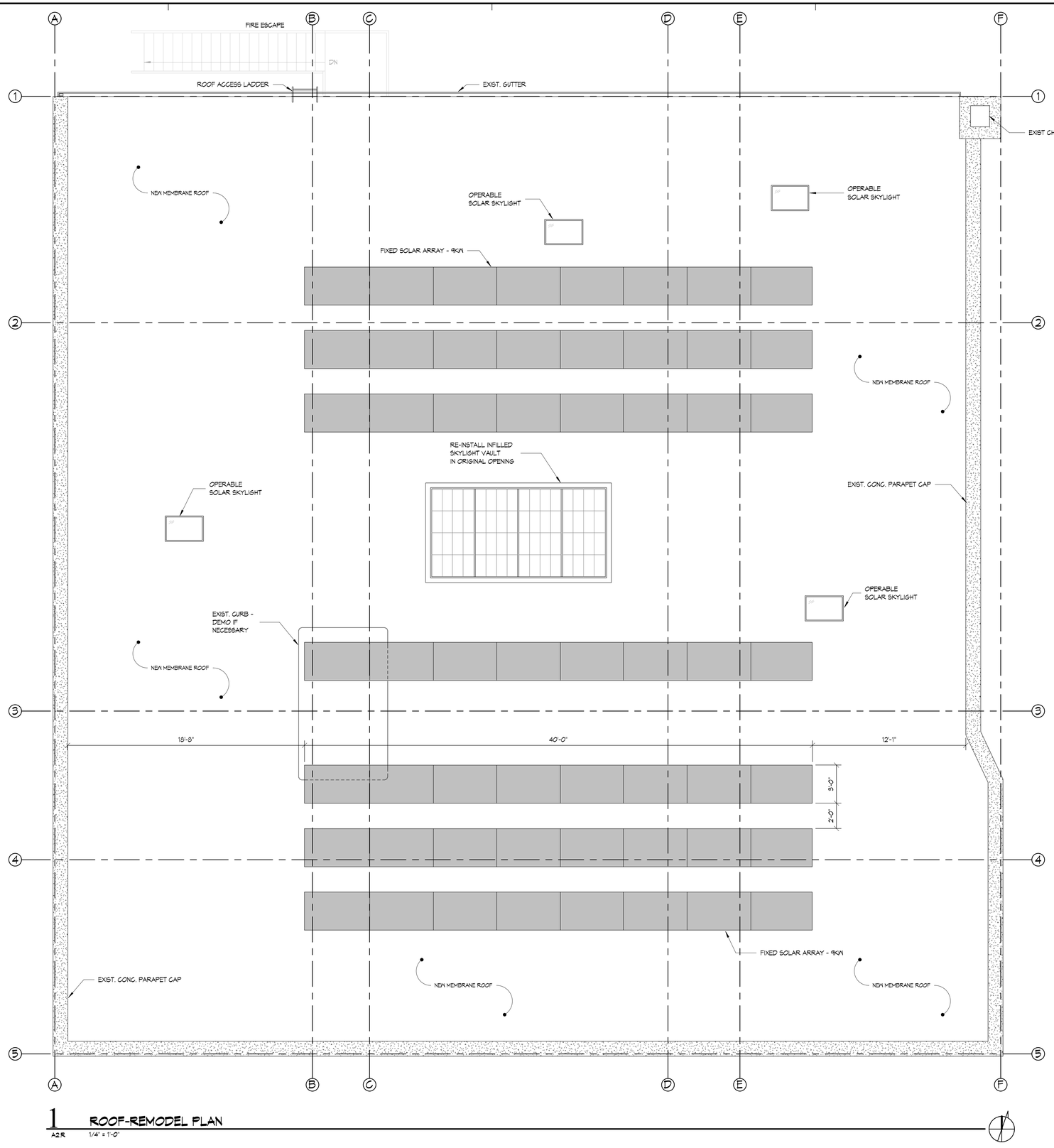
HIGH PLAINS ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0255
2722 MINNESOTA AVE | BILLINGS, MT 59101
PO BOX 2031 | BILLINGS, MT 59103
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 7/31/20

A2.2

©

PLOT STAMP: 10/14/2020 2:16:25 PM



1 A2R ROOF-REMODEL PLAN

1/4" = 1'-0"

PROPOSED ROOF PLAN
PETROLEUM COUNTY COURTHOUSE
FEASIBILITY STUDY

HIGH PLAINS ARCHITECTS
2720 MINNESOTA AVE
BILLINGS, MT 59101
PHONE (406) 896-0230
FAX (406) 896-0255
2618 2ND AVE N
BILLINGS, MT 59101
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22009
DATE: 08/06/20

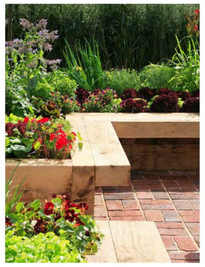
A2.R

©

PLOT STAMP: 10/14/2020 2:16:34 PM

WINNETT TOWN CENTER CONCEPT PLAN

1 WINNETT
A1.1 1" = 400'-0"



COMMUNITY GARDEN INSPIRATION

FLATWILLOW SCHOOL BUILDING

WINNETT TOWN CENTER HIGHLIGHTS:

PETROLEUM COUNTY COURTHOUSE

BASEMENT - SHERRIFF
- RECORD STORAGE
- PUBLIC RECORDS VIEWING ROOM
- RESTROOMS

1ST FLOOR - COUNTY OFFICES
- COUNTY COURTROOM
- COUNTY COMMISSIONERS
- (2) COMMERCIAL OFFICE SPACES
- RESTROOMS

2ND FLOOR - (4) APARTMENTS
- (5) OFFICES
- LAUNDRY (TENANT'S ONLY)
- ADDITIONAL COUNTY RECORD STORAGE

PETROLEUM COUNTY COUNTY COMMUNITY CENTER

(AS DESIGNED)

ODD FELLOWS LODGE

1ST FLOOR - COFFEE SHOP / BAKERY / ICE CREAM / ARTISAN'S CENTER / GYM (1,500 SF)

2ND FLOOR - (2 OR 3) SHORT-TERM RENTAL APARTMENTS (750 SF EA.)

FLATWILLOW SCHOOL BUILDING

1ST FLOOR - MUSEUM / FLEA MARKET (±880 SF)
- BREEZEWAY CONNECTOR TO ODD FELLOWS BUILDING
- OUTDOOR SEATING BETWEEN SCHOOL BUILDING & ODD FELLOWS LODGE

PARKING

AT LEAST 165 SPACES WITHIN 1 BLOCK OF MAIN & ASHLEY INTERSECTION (152 ON-STREET SPACES)

COMMUNITY GARDEN

APPROXIMATELY 600 SF RAISED BED COMMUNITY GARDEN SOUTH OF WINNETT APARTMENTS

STREET TREES & PLANTERS

A NUMBER OF NEW TREES & PLANTERS CAN BE LOCATED WHERE PORTIONS OF DEGRADED SIDEWALK ARE TO BE REMOVED OR WHERE DESIRED

2 SITE PLAN
A1.1 1" = 50'-0"

SITE PLAN
WINNETT TOWN CENTER
MASTER CONCEPT

HIGH PLAINS ARCHITECTS
PHONE (406) 896-0250 | FAX (406) 896-0295
2720 MINNESOTA AVE | BILLINGS, MT 59101
PO BOX 80357 | BILLINGS, MT 59108
WWW.HIGHPLAINSARCHITECTS.COM

DRAWN BY: BK
PROJECT#: 22016
DATE: 7/27/2020

A1.1

©

PLOT STAMP: 10/14/2020 2:31:51 PM

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER 2020

IV. (A) SUSTAINABLE DESIGN STRATEGIES

Underlying the Conceptual Design

The benefits to buildings that make efficient use of energy, water, and materials are numerous and well-known, including benefits to the building owner in the form of lower upfront costs as well as lower operating costs. Benefits to the community include reduced demands on road and utility infrastructure. Benefits to the regional and global environment include minimizing habitat loss, reducing global climate change emissions and other pollutants.

A key initial step in a sustainable design process is identifying **performance goals**. Establishing the goals prior to preliminary design ensures that the building design is optimized to achieve those goals. Performance goals might include exceeding the building code's energy performance, becoming a net-zero energy building (generating as much energy on-site as is used in a year), or pursuing a building certification program like LEED. It will be important to ensure that the sustainable strategies implemented are properly coordinated with the pursuit of Historic rehabilitation efforts.

Petroleum County Courthouse Project Goals:

- Reuse existing building structure and any viable interior components to maximum extent possible – this includes but is not limited to existing partition walls, doors, windows, stairwells, circulation corridors, etc.
- Reduce energy use
    - Install new insulation to make the envelope more efficient
    - Offset electric loads with renewable energy (Solar Panels)
    - Service existing electrical heaters and replace / supplement where necessary
    - New skylights will reduce the need for electric lighting
    - Service and maintain all window and door seals, replace as necessary
- Reduce water use
    - Install water-efficient fixtures
- Reduce sound transference between floors
    - Install acoustic insulation between floors
    - Install acoustic sealant at wall and floor penetrations
    - Eliminate / limit unnecessary floor and wall penetrations whenever feasible
- Optimize opportunities for daylight and natural ventilation
    - Restore windows to functioning for ventilation
    - Skylights can be operable for ventilation
    - Install new energy efficient historic reproduction windows in original south façade openings of first floor
- Use sustainable products and materials
    - Use low-emitting and low-VOC products
    - Source local products (within 500 miles) when possible
    - Install durable products

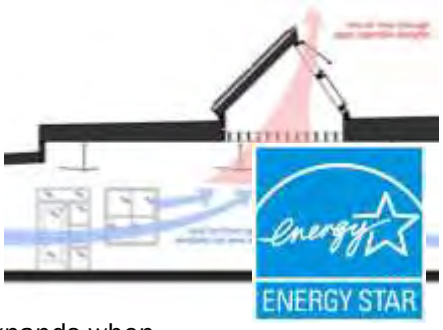
Energy Strategy

To achieve the owner's performance goals, this Energy Strategy will be applied to the design.

1) Minimize demand for energy:
   a) Create an optimally **insulated building envelope**. The building can be insulated. We will add an appropriate amount and eliminate thermal bridging where possible; attic/roof assembly will get new insulation; the windows will be restored with historically accurate, efficient windows. We highly recommend blower door tests to ensure that the building envelopes are tight, minimizing unwanted air infiltration.

   b) Maximize **daylighting,** where possible. Beyond reducing energy use required by electric light, daylighting also has significant human productivity benefits. Approximately one third of the existing building's windows are either covered over at the interior or have been replaced with smaller windows in infilled original openings (specifically on the first floor south façade). Options include opening and re-installing the original central skylight vault, adding skylights in strategic locations, restoring the windows, and replacing the 2nd floor corridor exterior door with a solid core full-lite wood door. These strategies will allow us to maintain historic integrity while increasing natural daylight.

   c) Maximize **natural ventilation**. The intent of the design is to ventilate and cool the building using operable windows and skylights. Stack ventilation uses windows and skylights, inducing a stack effect when lower windows are opened.



   Similar to daylighting, there are human productivity benefits for natural ventilation in addition to the energy benefits. According to various studies, there is a 1-11% increase in productivity in spaces where occupants can control ventilation, and the comfort zone for occupants expands when there are operable windows.

2) Supply remaining energy needs as efficiently as possible: After maximizing the advantages of the strategies described above, some additional energy is required to maintain interior comfort and lighting levels as well as receptacle loads. The following mechanical and electrical systems supply and distribute those needs very efficiently:

   a) **Daylight and occupancy sensors** turn lights off when there are sufficient interior lighting levels from daylight or when there is no one present.

   b) **Highly efficient lighting and equipment**, such as those labeled as Energy Star. When daylight is not available, LED light fixtures provide artificial lighting with minimal energy use. Outdoor lighting should be minimal, photocell controlled (daylight sensors), and meet dark sky initiatives.

   c) **Highly efficient mechanical heating, ventilation, and cooling systems.** In this instance, combination heating and cooling mini-split units will supplement the existing electrical heating for the second floor and portions of the first floor. Mini-splits serving the second floor will be roof-mounted to preserve the historic integrity of the existing exterior facades.

3) Maximize percentage of energy from renewable sources: After the previous steps have been followed, a percentage of the remaining energy demand can come from on-site solar as well as off-site renewable energy sources. Because of the expense of photovoltaic (PV) systems, which

generate electricity on-site from solar energy, it is critical that all efforts to minimize the demand from the first three steps be employed first.

A photovoltaic system on the roof will produce energy for the building. The goal would be to produce enough energy to power a substantial portion of the electrical loads. Given the roof size, the number of PV panels, and subsequent overall power to be generated is estimated at between 9-10 kilowatts. The ultimate size of the system is dependent on the budget and incentives available. Another element to consider is maintaining historic integrity and ensuring the installation of solar panels adheres to the standards required for Historic Tax Credits.

Note: These steps should be followed in sequential order to optimize the building energy systems. When properly executed, this approach yields upfront costs for the overall building that are similar to or less than conventional construction, even though some components may have higher costs, because other components can be downsized or eliminated when considered in a whole-building design approach.

Water Strategy

The intent of the water strategy is an 'efficiency first' approach, reducing water demand by using high efficiency fixtures.

1) Reduce water demand:
   Ultra-low flush (ULF) 0.65-0.8 gallons per flush(gpf) toilets, 0.5 gallon per minute (gpm) lavatories, and Energy Star® and WaterSense® labeled water efficient kitchen equipment minimize water use through fixture efficiency. Low flow shower fixtures and faucet aerators contribute to substantial reductions in water usage.

Materials Strategy

The Materials Strategy includes the thoughtful design and selection of construction materials and finishes.

1) Make materials do double and triple duty. Eliminate redundancy and construction costs by reducing the number of trades required and simplifying sequencing.

2) Source materials locally where possible. This includes reclaimed materials and locally harvested and manufactured products.

3) Refurbish viable existing materials. This applies to refinishing / refurbishing existing hardwood floors, trim, base and casework.

4) Avoid "red list" materials. This includes materials such as asbestos, lead, CFCs, urea-formaldehyde binders, PVC, and halogenated flame retardants. Refer to http://living-future.org/redlist for additional information.

5) Maximize use of "green materials." This includes recycled-content products, Forest Stewardship Council-certified wood (FSC), rapidly renewable materials, salvaged / reclaimed materials, low-VOC paints and coatings, Floorscore flooring products and Green Label Plus carpet.

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER 2020

V. FINANCIAL FEASIBILITY

A. PRELIMINARY STATEMENT OF PROBABLE COSTS

B. PROJECTED INCOME WORKSHEET

C. FINANCIAL ANALYSIS

D. FINANCIAL ASSISTANCE OPPORTUNITIES

E. HISTORIC PRESERVATION TAX CREDITS

HIGH PLAINS ARCHITECTS

PETROLEUM COUNTY COURTHOUSE

WINNETT, MONTANA
OCTOBER 2020

V. FINANCIAL FEASIBILITY
(A) PRELIMINARY STATEMENT OF PROBABLE COSTS

Construction and material costs are based on 2020 RS MEANS Building Construction Cost Estimates and other recent HPA project data. This estimate is for remodeling the existing building including demolition, interior remodel, fire protection, electrical, plumbing, and mechanical systems. Additional

	LINE ITEM COSTS	
D	Demolition (Allowance)	*$14,550*
D	Asbestos Abatement (Allowance - No Known Report on File)	*$0*
EN	Roof improvements: New Membrane ($7 /sf)	*$32,250*
EN	Roof improvements: Blown-In Cellulose ($2.26/sf)	*$10,410*
EN	Refurbish Existing Windows in Original Openings ($500/unit)	*$18,910*
EN	New Windows in Original Openings ($70/sf)	*$33,950*
EN	Skylights - Solar Operable, Curb Mounted ($1,525 ea. installed)	*$5,910*
EN	Skylights - Rooftop Unit - curb mounted + Unit between 1st & 2nd Floor (Allowance)	*$16,490*
EN	Insulation improvements (nailstrip & gyp board @ perimeter walls of 2nd Floor) 7.50/sf	*$24,760*
E	Electrical Power and Lighting ($10.50/sf for 2nd Floor Only)	*$48,500*
E	Tele/Data (1.89/sf for 2nd Floor Only)	*$3,270*
E	Photovoltaic array (9 kW @$2.25/W)**	*$19,640*
M	Mechanical ($14/sf)	*$193,030*
M	Plumbing (Apartments / New Public Restrooms (x2))	*$33,780*
I	Tenant Improvement Costs (Based on RS MEANS Office buildout sf costs)	*$28,280*
I	Tenant Improvement Costs (Based on RS MEANS Apartment buildout sf costs)	*$62,730*
I	Acoustic Insulation - Between 1st & 2nd Floor ($1/sf)	*$4,600*
C	3-Stage ADA Lift (Allowance) - would replace two-stage lift to serve all 3 floors	*$43,650*
R	Structural modifications / upgrades / repairs*** (Allowance)	*$9,700*
	Line Item Subtotal	**$604,410**

Notes:
** Photovoltaic array costs do not include federal tax credit (22%) or Northwestern Energy Rebate

(Net Area Subtotal + Line Item Subtotal) - NOTE: No Net Area Items Utilized	*$604,410*
Contractor Overhead and Profit (14%)	$84,617
Subtotal	**$689,027**
Project Contingency (9%)	$62,012
Estimated Construction Cost Subtotal	*$751,040*
Architectural & Engineering Fee (11%)*	$82,614
Fee for preparation of Historic Tax Credit application	*$23,001*
Estimated Project Cost TOTAL	*$856,655*

*Arch. & Eng. Fee includes basic services for the engineering / design of mechanical, electrical, plumbing systems

KEY

D	Demolition
EN	Envelope
I	Interior
E	Electrical
M	Mechanical
R	Structural
S	Site
C	Conveyance

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
OCTOBER 2020

V. (B) PROJECTED INCOME WORKSHEET

FIRST FLOOR - COMMERCIAL

NAME	Rentable Area (SF)	Rent/SF/mo	Rent/SF/yr	Rent Income/mo	Rent Income/yr
OFFICE 'A'	138		$15.00	$173	$2,070
OFFICE 'B'	206		$15.00	$258	$3,090
Gross Area	**344**			**$430**	**$5,160**

** Note: Restrooms are NOT included in each commercial space*

SECOND FLOOR - COMMERCIAL

NAME	Rentable Area (SF)	Rent/SF/mo	Rent/SF/yr	Rent Income/mo	Rent Income/yr
SUITE 1	184		$15.00	$230	$2,760
SUITE 2	126		$15.00	$158	$1,890
SUITE 3	192		$15.00	$240	$2,880
SUITE 4	222		$15.00	$278	$3,330
SUITE 5	248		$15.00	$310	$3,720
Gross Area	**972**			**$1,215**	**$14,580**

** Note: Restrooms are NOT included in each commercial space*

SECOND FLOOR - RESIDENTIAL

NAME	Rentable Area (SF)	Rent/SF/mo	Rent/SF/yr	Rent Income/mo	Rent Income/yr
1 BEDROOM - APT 'A'	623	$1.00		$623	$7,476
1 BEDROOM - APT 'B'	490	$1.00		$490	$5,880
1 BEDROOM - APT 'C'	460	$1.00		$460	$5,520
1 BEDROOM - APT 'D'	574	$1.00		$574	$6,888
CIRCULATION	855				
LAUNDRY	40			$100	$1,200
Rentable Area	2,147				
Subtotal	**3,042**			**$2,247**	**$26,964**

PROJECTED INCOME WORKSHEET SUMMARY

POTENTIAL ANNUAL INCOME	**Residential**	**$ 26,964**	*at* ***5%*** *vacancy rate*	**=**	**$**	**25,616**
			% of Annual Income:			*57.7%*
	Commercial	**$ 19,740**	*at* ***5%*** *vacancy rate*	**=**	**$**	**18,753**
			% of Annual Income:			*42.3%*
	TOTAL	***$ 46,704***		**=**	**$**	**44,369**

RENTABLE SQUARE FOOTAGE	**Residential**	**2,147**
	% of Rentable SF:	62.0%
	Commercial	**1,316**
	% of Rentable SF:	38.0%
	TOTAL	**3,463**

PETROLEUM COUNTY COURTHOUSE

WINNETT, MONTANA
OCTOBER 2020

1. BUILDING RENOVATION COSTS

HARD COSTS

	Amount	Unit	$/Unit	Subtotal	Notes
Property Acquisition	0	EA	$ -	$ -	
Construction	1	EA	$ 751,040	$ 751,040	From Prelim. Statement of Probable Costs. Includes contingency, general cond., & O+P
Const. Cost Total				**$ 751,040**	

SOFT COSTS

	Amount	Unit	$/Unit	Subtotal	Notes
Design Fee	11.0%	of	$ 751,040	$ 82,614	Architectural + Engineering - % of Const. Cost Total (% based on 2016 AIA survey)
Historic Tax Credit Application	1	of	$ 23,000	$ 23,000	
Appraisal	0	EA	$ 4,000	$ -	
Insurance (bldr's risk)	1	EA	$ 4,000	$ 4,000	
Closing costs	0%	of	$ -	$ -	
Interest during construction	1	EA	$ 8,200	$ 8,200	from Sources of Cash
				$ 117,814	

TOTAL PROJECT COSTS (SOFT + HARD COSTS) **$ 868,854**

PETROLEUM COUNTY COURTHOUSE

WINNETT, MONTANA
OCTOBER 2020

2. SOURCES OF CASH

Historic Tax Credit (QRE - Qualified Rehabilitation Expenditures)

QRE (Total Project Costs minus Property Acquisition)			$	868,854	
IRS Allowed Developer Fee @	15%		$	130,328	
Total QRE			$	999,183	
Federal Tax Credit @	20%	of QRE	$	199,837	
State of Montana Tax Credit @	5%	of QRE	$	49,959	
Total Fed + State Hist. Tax Credits			$	249,796	
HTC Equity applied to project Costs		90%			**$ 224,816**

Other Credits and Rebates

	kW	$/kW			
PV array cost	6	$ 2,500	$	15,000	
NW Renewable Energy Grant	0%				**$ -**
Net PV array cost			$	15,000	
Renewable Energy Tax Credit	22%		$	3,300	

Total Tax Credits Available for Project Costs **$ 224,816**

Equity

Petroleum County funds	$	20,000	
Local Limited Partnership	$	125,000	
Historic Tax Credits @	$	224,816	
Grants	$	250,000	
	TOTAL EQUITY		**$ 619,816**

Construction Loan

Design + Construction Loan		$	723,854	
Construction Loan Interest @	4.5%	$	2,714	per month avg.
Assume average for	6 months	$	8,143	
Interest Set Aside		$	8,200	

Permanent Financing

Bank Loan				
Total Project Cost		$	868,854	
minus County Funds		$	(20,000)	
minus Local Limit Partnership		$	(125,000)	
minus HTC		$	(224,816)	
minus Grants		$	(250,000)	
		$	249,038	
Interest rate:	2.5%			
Amortized over:	20 years			
	240 monthly payments			
Principal + Interest (monthly)	$1,320			
Principal + Interest (annually)	$15,835.94			

Total Financing (Principal + Interest / month) **$1,320**
Total Financing (Principal + Interest / year) **$15,836**

PETROLEUM COUNTY COURTHOUSE

WINNETT, MONTANA
OCTOBER 2020

3. INCOME

PROJECTED GROSS INCOME*

	Rentable Area	Monthy Rent/SF	Monthly Rent Income	Yearly Rent/SF	Yearly Rental Income
Apartments - 2nd Floor	2147	$ 1.00	$ 2,147		$ 25,764
Suites - 2nd Floor	972		$ 1,215	$ 15.00	$ 14,580
Offices - 1st Floor	344		$ 430	$ 15.00	$ 5,160
Laundry			$100		$ 1,200
POTENTIAL ANNUAL INCOME					**$ 46,704**
Less Vacancy Rate of		5.0%			$ (2,335)

GROSS ANNUAL INCOME	**$**	**44,369**

*Refer to "Projected Income Worksheet" for additional information

BUILDING OWNER EXPENSE ANALYSIS

Building Insurance	$	-
Accounting	$	-
Property Taxes	$	-
General Maintenance	$	-
Common Area Cleaning	$	-
Building Utilities	$	-
Management Fee @ 0%	$	-
TOTAL ANNUAL OPERATING EXPENSES	**$**	**8,000**
NET OPERATING INCOME (Cash Flow)	**$**	**36,369**
Less Financing		$15,836
NET INCOME / YEAR	**$**	**20,533**

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER 2020

V. (D) FINANCIAL ASSISTANCE OPPORTUNITIES

Local and federal assistance programs are available to development projects that contribute to urban revitalization, create jobs, preserve or rehabilitate historic structures, and save energy. Programs that may be utilized for this project include, but are not limited to the following:

1. Federal Historic Preservation Tax Credit:
   A Federal tax credit equal to 20% of the qualifying restoration costs may be available. The building must be eligible for listing on the Register of Historic Places. A Montana State Historic Preservation Tax Credit may also be available to Montana State residents equal to 25% of the qualifying Federal Tax Credit. Restoration must comply with the US Secretary of Interior's Standards for Treatment of Historic Structures. The tax credits are taken against one's personal income tax obligation. Combined the state and federal tax credits are equal to 25% of the renovation cost ($25,000 in tax credits on a $100,000 project). Please refer to the following websites for more information about the process.

   Montana State Historic Preservation: http://mhs.mt.gov/shpo
   National Park Service/tax credit: http://www.nps.gov/tps/tax-incentives.htm

2. State of Montana Historic Preservation Tax Credit:
   Reference information listed under Federal Historic Preservation tax credits.

3. Federal Renewable Energy Tax Credit- Commercial Business Initiative (CBI):
   CBI's goal, as set by the Department of Energy's (DOE) Building Technologies Program, is to significantly improve the efficiency of new and existing commercial buildings to reduce national energy demand. The 22% investment tax credits (ITC) for commercial property for solar energy is extended to December 31, 2021.

   http://dsireusa.org/incentives/incentive.cfm?Incentive_Code=US02F
   http://apps1.eere.energy.gov/buildings/publications/pdfs/commercial_initiative/cbi_fs.pdf

4. Community Development Block Grant (CDBG)

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNETT, MONTANA
SEPTEMBER 2020

V. (E) HISTORIC PRESERVATION TAX CREDITS

The Federal government has implemented several tax incentive programs related to building and development in the last 40 years including the Federal Historic Preservation Tax Incentives Program. The primary objective of this tax credit program is to preserve our heritage and to spur economic development. The tax credits are typically used to offset the building owner's federal tax liability. In the state of Montana, an investor can receive a federal tax credit equal to 20% of the qualifying rehabilitation expenses (QREs) which include but are not limited to hard construction costs (i.e. all mechanical and electrical upgrades, walls, partitions, windows and doors, all architectural alterations), soft construction costs including professional fees, costs of financing, insurance, utilities, etc. In addition, the State of Montana allows a state tax credit equal to 25% of the Federal Credit. Acquisition costs, furnishings, appliances, casework and landscaping are among expenses that do not qualify.

To qualify for historic tax credits, a property must demonstrate both historic integrity (determined through analysis of physical features, including location, design, setting, materials, workmanship, feeling, and association), as well as historic significance (demonstrated with respect to events or persons important in the past, design or construction importance, as expressions of culture or technology, or for their ability to yield important historic information). The project must adhere to the Secretary of the Interior's Standards for Historic Preservation. The program is administered through the National Park Service (NPS) with review and consultation provided by the State Historic Preservation Office (SHPO). The application process for the Federal Historic Preservation Tax Credit consists of preparing Parts 1, 2, and 3 as follows:

> **Part 1** consists of compiling documentation that establishes both the remaining physical historic integrity of the building and a narrative demonstrating the historic significance of the building.
>
> **Part 2** includes 1) extensive photo documentation of the current conditions in the building; 2) detailed description of the proposed rehabilitation plans and details through written descriptions and drawings; and 3) clearly demonstrate compliance of the proposed work with the "Secretary of the Interior's Standards for the Rehabilitation of Historic Structures."
>
> **Part 3** is prepared following completion of the construction utilizes photographs to illustrate that the work completed conforms to the work plan approved in Part 2. Part 3 is submitted to the State Historic Preservation Office (SHPO) for review, then to the NPS for final approval. Final approval by the NPS includes a notice to the IRS that the project qualifies for the tax credits.

Given the Petroleum County Courthouse is presently listed on the National Register of Historic Places, Part 1, demonstrating historic significance, has therefore been established. This will expedite the Historic Tax Credits process and allow the applicant to proceed directly with Part 2 of the application process.

HIGH PLAINS ARCHITECTS

FEASIBILITY STUDY
PETROLEUM COUNTY COURTHOUSE
WINNET, MONTANA
SEPTEMBER, 2020

VI. APPENDICES

A. MAINTENANCE CHECKLIST
B. PRELIMINARY ZONING & CODE ANALYSIS
C. ON-SITE SOLAR PRODUCTION PROJECTIONS

HIGH PLAINS ARCHITECTS

BUILDING MAINTENANCE CHECKLIST

PETROLEUM COUNTY COURTHOUSE – WINNETT, MT: YEAR: 20____

SPRING BUILDING MAINTENANCE: Start Date - ____ /____ / _____ Date Completed - ____ / ____ / _____

- □ Service AC units / inspect line sets and their seals at all exterior building penetrations
- □ Clean and prep the landscaping
- □ Pressure wash hardscapes – NOTE: Do NOT pressure wash the building's exterior stone work, damage may result
- □ Inspect outdoor lighting for damage, repair as necessary

SUMMER BUILDING MAINTENANCE: Start Date - ____ /____ / _____ Date Completed - ____ / ____ / _____

- □ Clean debris from the roof, and inspect for damage / leaks, schedule repairs w/ licensed contractor as necessary
- □ Clear debris from drains and gutters
- □ Confirm the trash and recycling area is in good condition
  Typical Pickup Days (circle all that apply): Trash - S M T W TH F S , Weekly / Bi-weekly / Monthly
  Recycling - S M T W TH F S , Weekly / Bi-weekly / Monthly
- □ Inspect all windows / screens for proper operation / damage, repair as necessary
- □ Inspect structural materials for rot, peeling paint, rust and more
- □ Inspect the grounds for water run-off / erosion issues / settling
- □ Test / Inspect electric heating units / Thermostats

FALL BUILDING MAINTENANCE: Start Date - ____ /____ / _____ Date Completed - ____ / ____ / _____

- □ Rake and remove fallen leaves
- □ Service all electric heating units – notify apartment residents 24 hours in advance of planned inspection
- □ Winterize any irrigation lines / exterior hydrants, disconnect and store all hoses
- □ Inspect all plumbing fixtures for leaks – notify apartment residents 24 hours in advance of planned inspection
- □ Confirm / Schedule Winter snow removal contractor

WINTER BUILDING MAINTENANCE: Start Date - ____ /____ / _____ Date Completed - ____ / ____ / _____

- □ Prepare sensitive landscaping and structures for snowfall
- □ Inspect the roof for ice dams
- □ Inspect the building's interior for maintenance issues
- □ Check all GFCI outlets and light switches
- □ Inspect the ceiling and floors for damage

YEAR-ROUND BUILDING MAINTENANCE - *Establish a regular service interval for these tasks*:

- □ Replace burned-out interior and exterior light bulbs – Monthly
- □ Clean window glass, tracks and hardware – Twice Annually
- □ Clean public restrooms and circulation areas (hallways, stairwells, etc.) - Weekly
- □ Replace batteries in all smoke and carbon monoxide detectors – Date Completed - ____ / ____ / _____
- □ Inspect the property for signs of rodent or pest damage - Monthly
- □ Check the building for visible signs of leaks – Monthly
- □ Test the fire alarm system – (Once / Year) - Date Completed - ____ / ____ / _____
- □ Replace any water filters – per manufacturer's guidelines - Date Completed - ____ / ____ / _____
- □ Test the building security system (Twice / Year) - Date Completed - ____ / ____ / _____
- □ Have the fire extinguishers inspected - Date Completed - ____ / ____ / _____
- □ Have the ADA lift inspected and maintained by licensed professional – Date Completed - ____ / ____ / _____
- □ Ask tenants if there is anything they want / need to have addressed – develop work-order protocols
- □ Inspect door closers, latches, hinges and locks for proper operation - Date Completed - ____ / ____ / _____

HIGH PLAINS ARCHITECTS

PETROLEUM COUNTY COURTHOUSE

WINNETT, MONTANA
SEPTEMBER 2020

APPENDIX 'C'

PRELIMINARY CODE ANALYSIS

The following zoning and code analysis, prepared by High Plains Architects, P.C., addresses many of the key zoning and code issues affecting this project. This analysis is not comprehensive and the code should be consulted for detailed information concerning issues not presented here. Additionally, this analysis is subject to other interpretations by the building officials having jurisdiction.

Petroleum County Courthouse
302 E. Main ST
Winnett, MT 59087
S06, T14 N, R27 E, WIN ORIGINAL BLOCK 7 LOTS 10,11,12

I. Existing Building Code (International Existing Building Code–2018, plus applicable sections of 2018 IBC)

A majority of the second floor of the building has been vacant for an extended period. The first floor and basement were originally designed as Group M occupancies. The second floor was designed and used almost exclusively as Group B occupancy. Since the 1928 courthouse conversion, the entire building has operated as Group A and Group B occupancies.

1. PROVISIONS FOR ALL COMPLIANCE METHODS (Chapter 3):

    a. ACCESSIBILITY FOR HISTORIC BUILDINGS (305.9): These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances, or toilet rooms would threaten or destroy the historic significance of the facility, as determined by the authority having jurisdiction, the alternative requirements of Sections of Sections 305.9.1 through 305.9.4 for that element shall be permitted. Exception: Type B dwelling or sleeping units required by Section 1107 of the IBC are not required to be provided in existing buildings and facilities undergoing a change of occupancy. *Provided: No Type B units are provided.*

2. CLASSIFICATION OF WORK, Chapter 6: Change of occupancy provisions apply where the activity is classified as a change in occupancy as defined in Chapter 2. The second floor is changing from Group B to Group R-2. Therefore, the project shall comply with the provisions of Chapter 10. Additionally, as a Historic Building, it will comply with the provisions of Chapter 12.

3. ALTERATIONS—LEVEL 2 (Chapter 8):

    a. EXISTING VERTICAL OPENINGS (802.2.1): Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives. Exceptions… *Provided: Per IEBC 1203.6, the enclosure does not need to be rated.*

b. GENERAL (805.2). The means of egress shall comply with the requirements of this section.

Exceptions:

2. Means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

c. TRANSOMS (805.5.2): In all buildings of Group R-2 occupancies, all transoms in corridor walls in work areas shall be either glazed with ¼-inch wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

d. DEAD-END CORRIDORS (805.6): Dead-end corridors in any work area shall not exceed 35 feet. Exception 2 In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 50 feet in buildings equipped throughout with an automatic fire alarm system in accordance with the IBC.

4. ALTERATIONS—LEVEL 3 (Chapter 9):

a. EXISTING SHAFTS AND VERTICAL OPENINGS (903.1): Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 802.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below. *Provided: Per IEBC 1203.6, the enclosure does not need to be rated.*

5. CHANGE OF OCCUPANCY, Chapter 10:

a. CHANGE OF OCCUPANCY CLASSIFICATION WITHOUT SEPARATION (1011.1.1.1): Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter. *Provided: The building is not separated, so Ch. 9 applies throughout the building.*

b. MEANS OF EGRESS FOR CHANGE TO A HIGHER-HAZARD CATEGORY (1011.4.1): Where a change of occupancy classification is made to a higher-hazard category as shown in Table 1011.4, the means of egress shall comply with the requirements of Chapter 10 of the IBC. Exceptions:

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 903.1.
2. Existing stairways including handrails and guards complying with the requirements of Chapter 9 shall be permitted for continued use subject to the approval of the code official.
3. Any stairway replacing an existing stairway with a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or ½-inch-thick gypsum wallboard shall be permitted. Such walls shall

either terminated at the underside of a ceiling of equivalent construction or extend to the underside of the floor or roof next above.

5. Existing corridor doorways, transoms, and other corridor openings shall comply with the requirements of Sections 805.5.1, 805.5.2, and 805.5.3.
6. Existing dead-end corridors shall comply with the requirements in Sections 805.6.
7. An existing operable window with clear opening area not less than 4 square feet and minimum opening height and width of 22 inches and 20 inches, respectively, shall be accepted as an emergency escape and rescue opening.

Provided: Group R-2 on the second floor is a higher hazard than Group B. All other groups remain the same.

c. STAIRWAYS (1011.7.2): Where a change of occupancy is made to a higher-hazard category as shown in Table 1011.4, interior stairways shall be enclosed as required by the IBC. Exception 1: In other than Group I occupancies, an enclosure shall not be required for openings serving only one adjacent floor and that are not connected with corridors or stairways serving other floors. Exception 2: Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction. *Provided: The north stair serving only the second and third floors connects only two floors and is separated from other floors with the equivalent of a one-hour fire-resistance-rating (per 1204.4).*

6. HISTORIC BUILDINGS, Chapter 12:

a. TRANSOMS (1203.4): In fully sprinklered buildings of Group R-1, R-2, or R-3 occupancy, existing transoms in corridors and other fire-resistance-rated walls may be maintained if fixed in the closed position. A sprinkler shall be installed on each side of the transom. *Provided: Historic transom windows at 2nd floor corridor are to be fixed in place and have ¼" wired glazing installed.*

b. STAIRWAY ENCLOSURE (1203.6): In buildings of three stories or less, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements. Such elements are not required to have a fire-resistance rating. *Provided: Not applicable since stairway does not need an enclosure per IBC 1019.3.*

c. ONE-HOUR FIRE-RESISTANT ASSEMBLIES (1203.7): Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster. *Provided: The existing demising walls are of wood lath and plaster construction.*

d. GLAZING IN FIRE-RESISTANT-RATED SYSTEMS (1203.8): Historic glazing materials are permitted in interior walls required to have 1-hour fire-resistance rating where the opening is provided with approved smoke seals and the area affected is provided with an automatic sprinkler system. *Provided: The building is not sprinklered, therefore glazing in walls requiring a 1-hour rating will be replaced with safety glass.*

e. STAIRWAY RAILINGS (1203.9): Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairways shall be permitted to remain, provided they are not structurally dangerous.

f. GUARDS – HEIGHT (1203.10.1): Existing guards shall comply with the requirements of IEBC Section 404: "Repairs shall be done in a manner that maintains the level of protection provided for the means of egress."

g. GUARDS – OPENINGS (1203.10.2): The spacing between existing intermediate railings or openings in existing ornamental patterns shall be accepted. Missing elements or members of a guard may be replaced in a manner that will preserve the historic appearance of the building or structure.

h. AUTOMATIC FIRE-EXTINGUISHING SYSTEM (1203.12): Every historic building that cannot be made to conform to the construction requirements specified in the International Building Code for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system. *Provided: For technical / financial reasons, fire sprinklers are not feasible in this project.*

II. Building Code (International Building Code–2018)

1. OCCUPANCY GROUPS (Chapter 3):

	Existing Occupancies	Proposed Occupancies
Basement	B (Offices) A-3 (Meeting room) S-1 (storage)	B (Offices) A-3 (Meeting room) S-1 (storage)
First Floor	B (Civic administration, Offices) A-3 (Court room)	B (Civic administration, Offices) A-3 (Court room)
Second Floor	B (Offices) S-1 (storage)	B (Offices) R-2 (Apartments)

2. SEPARATION WALLS, GROUP R-2 (420.2): Walls separating dwelling units in the same building and walls separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as fire partitions. *Provided: Intent is to have multiple adjoined dwelling units (R-2) on the second floor. IEBC 1203.7 applies and existing demising walls of wood lath and plaster meet the separation requirements.*

3. HORIZONTAL SEPARATIONS, GROUP R-2 (420.3): Floor assemblies separating dwelling units from other occupancies in the same building shall be constructed as horizontal assemblies in accordance with Secti0n 711. *Provided: Per 711.2.4.1 and 508.4, the floor/ceiling separating the B and R-2 occupancies shall be ___. Per 711.2.4.3, the floor/ceiling separating dwelling units shall be not less than ½ hour rating in Type V-B buildings.*

4. ALLOWABLE HEIGHT, NUMBER OF STORIES, AND AREA – TYPE III-B (TABLES 504.3, 504.4, 506.2):

Existing Building: 5,625 SF per floor, 2 stories (plus basement); Approximately 30 ft in height

Story	Occupancy	Allowable Area per Story	Provided Area	Allow. Height	Allow. Stories
		Table 506.2		Table 504.3	Table 504.4
Basement	B (NS)	19,000	3,575	55	3
Basement	S-1 (NS)	17,500	2,050	55	2
First Floor	B (NS)	19,000	4,585	55	3
First Floor	A-3 (NS)	9,500	1,040	55	2
Second Floor	R-2 (NS)	16,000	1,855	55	4
Second Floor	R-2 (NS)	16,000	3,770	55	4

5. MIXED-OCCUPANCY, MULTISTORY BUILDINGS (506.2.4): Each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. For buildings more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3, based on the applicable provisions of Section 508.1, shall not exceed three. *Provided: All occupancy areas are within the allowable areas for a two story building.*

6. NONSEPARATED OCCUPANCIES – ALLOWABLE BLDG AREA, HEIGHT, & NUMBER OF STORIES (508.3.2): The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1. *Provided: All occupancy areas, heights, and stories are within the allowable areas for a two story building.*

7. CONSTRUCTION TYPE (602.3): Construction Type III-B is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.

8. FIRE RESISTIVE REQUIREMENTS for Type III-B (Tables 601 &602):

1. Structural Frame –	Required:	0
	Provided:	0
2. Bearing Walls, Exterior –	Required:	2 for wall btw 5 and < 10 ft. from adjacent building; 0 for all other walls >30 ft separation.
	Provided:	2
3. Bearing Walls, Interior –	Required:	0
	Provided:	0
4. Non-bearing Walls, Exterior –	Required:	0
	Provided:	0
5. Non-bearing Partitions –	Required:	0
	Provided:	0
6. Floor Construction -	Required:	0
	Provided:	0
7. Roof Construction –	Required:	0
	Provided:	0

9. FIRE RESISTANCE RATINGS (705.5): The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides. *Provided: The fire separation distance to the adjacent building is less than 10 feet, so the fire rating only applies to both sides.*

10. ALLOWABLE AREA OF OPENINGS (Table 705.8): With a fire separation distance 5 to less than 10 feet in a non-sprinklered building with unprotected openings, the maximum allowable area of openings is 10% of the total wall area. *Provided: The window area on the east façade is less than 10% of the total wall area.*

11. GLAZING IN TRANSOM LIGHTS IN CORRIDORS (716.2.1.3): See IEBC Sections 1203.3 and 1203.8 for allowance of using existing glazing.

12. GROUP A-3, AUTOMATIC SPRINKLER SYSTEMS (903.2.1.3): An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the flowing conditions exists:
    - The fire area exceeds 12,000 sq. ft.
    - The fire area has an occupant load of 300 or more.
    - The fire area is located on a floor other than level of exit discharge serving such occupancies.

    Provided: The assembly occupancy is smaller than the first two thresholds and is located on the first floor, so sprinklers are not required.

13. GROUP R, AUTOMATIC SPRINKLER SYSTEMS (903.2.8): An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area. However, this is overridden by Montana ARM 24.301.146 (16): An approved sprinkler system installed in accordance with Section 903.3 shall be provided in all Group R buildings meeting any of the flowing criteria:
    a. 9 or more transient guests or 5 or more transient guest rooms;
    b. 9 or more occupants in other than dwelling units;
    c. 5 or more dwelling units; or
    d. More than 2 stories

    Provided: The building does not have 5 or more dwelling units and is not more than two stories, so an automatic sprinkler system is not required.

14. PORTABLE FIRE EXTINGUISHERS (906.1): Portable fire extinguishers shall be installed in Group A, B, and R-2 occupancies.

15. PORTABLE FIRE EXTINGUISHER SIZE AND DISTRIBUTION (Table 906.3(1)): Portable fire extinguishers shall be installed in Groups A, B, and R-2 are regarded as ordinary hazard and shall have min. 2-A-rated extinguishers for a max. of 1,500 SF per unit of A, a maximum of 11,250 sq. ft. per extinguisher, and maximum travel distance of 75 feet. *Provided: each floor shall have two fire extinguishers.*

16. FIRE ALARM AND DETECTION SYSTEMS – GROUP A (907.2.1): A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant

load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 shall be considered as a single occupancy for the purposes of applying this section.

Provided: Group A occupant loads are below the listed thresholds and a manual fire alarm system is not required.

17. FIRE ALARM AND DETECTION SYSTEMS – GROUP B (907.2.2): A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:
    1) The combined Group B occupant load of all floors is 500 or more.
    2) The Group B occupant load is more than 100 persons above or below the lowest level of exist discharge.
    3) The fire area includes an ambulatory care facility.
    Provided: Group B occupant loads are below the listed thresholds and a manual fire alarm system is not required.

18. FIRE ALARM AND DETECTION SYSTEMS – GROUP R-2 (907.2.9): A manual fire alarm system shall be installed in Group R-2 occupancies where one of the following conditions exists:
    1) Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge
    2) Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling units or sleeping units.
    3) The building contains more than 16 dwelling units or sleeping units.
    Provided: The four, second floor Group R-2 dwelling units are below the listed thresholds and a manual fire alarm system is not required.

31. SMOKE ALARMS – GROUP R-2 (907.2.10.2): Single or multi-station smoke alarms shall be installed and maintained in Group R-2 regardless of occupant load at all the following locations:

    1. On the ceiling or all outside of each separate sleeping area in the immediate vicinity of bedrooms.
    2. In each room used for sleeping purposes.
    3. In each story within a dwelling unit.

    Proposed: smoke alarms will be provided in each dwelling unit and interconnected to each other within the dwelling unit.

32. OCCUPANT LOAD CALCULATIONS (Table 1004.5): (Note, per the Ch. 2 definition, the building area is within the exterior walls.)

FLOOR	OCCUPANCY TYPE	OCCUPANCY CLASSIFICATION	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BASEMENT	B	Business	3,575	150 gross	24
BASEMENT	S-1	Storage	2,050	500 gross	4
FIRST FLOOR	B	Business	4,585	150 gross	31
FIRST FLOOR	A-3	Courtroom	1,040	40 net	26
2nd FLOOR	B	Business	1,856	150 gross	12
2nd FLOOR	R-2	Residential	3,769	200 gross	19
				TOTAL	**116**

33. SPACES WITH ONE EXIT OR EXIST ACCESS DOORWAY (TABLE 1006.2.1): Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

Occupancy	Max. Occupant Load of Space	Max. Common Path of Egress in non-sprinklered building
A	49	75
B	49	100
R-2	20	Not Permitted

Provided: All second floor R-2 dwelling units will have egress windows. No occupant loads exceed the max occupant load of space.

34. SINGLE EXITS (1006.3.3): A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:
    1. The occupant load, number of dwelling units, and common path of egress travel distance do not exceed the values in Table 1006.3.3(1) or 1006.3.3(2).
    2. Rooms, areas, and spaces complying with Section 1006.2.1 with exits that discharge directly to the exterior at the level of exit discharge are permitted to have one exit or access to a single exit.

35. EXIT CONFIGURATION (1007.1.1): Where two exits are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one stairway. Exception 1: Where interior exit stairways are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor. *Provided: All diagonal distances exceed one half of the building diagonal.*

36. MEANS OF EGRESS ILLUMINATION (1008.2.1): The means of egress illumination level shall not be less than 1 foot-candle at the floor level.

37. ACCESSIBLE EGRESS – CONTINUITY AND COMPONENTS (1009.2): Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

    3. Accessible routes complying with Section 1104.
    4. Interior exit stairways complying with Sections 1009.3 and 1023.
    5. Exit access stairways complying with Sections 1009.3 and 1019.3 or 1019.4.
    6. Exterior exit stairways complying with Sections 1009.3 and 1027 and serving levels other than the level of exit discharge.
    7. Elevators complying with Section 1009.4.
    8. Platform lifts complying with Section 1009.5.
    9. Horizontal exits complying with Section 1026.
    10. Ramps complying with Section 1012.

11. Areas of refuge complying with Section 1009.6.
Provided: Basement north stair shall comply with 1009.3 And south stair with 1009.6

38. EXIT ACCESS STAIRWAYS (1019.3): In other than Group I-2 and I-3 occupancies, floor openings containing exit access stairways that do not comply with one of the conditions listed in this section shall be enclosed with a shaft enclosure constructed in accordance with Section 713.

    Condition 1: Where exit access stairways that serve or atmospherically communicate between only two stories, a shaft enclosure is not required.
Provided: While the Grand Stair connects three floors, because it is enclosed at the basement level, only two floors are atmospherically connected. Therefore, a shaft enclosure is not required.

39. DEAD ENDS (1020.4): Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends occupancies that are more than 20 feet in length. *Provided: The first floor has a 48 ft. long dead end hall; all existing*

40. EMERGENCY ESCAPE AND RESCUE (1030.1): In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and windows in Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2). Basements and sleeping rooms below the fourth story above the ground plane shall have at least one exterior emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. (Only applicable for stories with only one exit or access to one exit?) *Provided: All R-2 occupancies have an emergency escape and rescue opening.*

41. PLUMBING REQUIREMENTS (Table 2902.1, ARM 24.301.351):

OCCU-PANCY	OCC. LOAD	WATER CLOSETS (and urinals, which can make up to 50% of male WC)				LAVATORIES		
		Male Ratio	Male	Female Ratio	Female	Ratio	Male	Female
A-3	26	1:125	0.11	1:75	0.17	1:2	0.05	0.09
B	24	1:25	0.48	1:25	0.48	1:2	0.24	0.24
B	31	1:25	0..62	1:25	0.62	1:2	0.31	0.31
B	12	1:25	0.24	1:25	0.24	1:2	0.12	0.12
REQ'D			2		2		1	1
PROV'D			3		3		3	3
R	N/A	1 per dwelling unit				1 per dwelling unit		

IV. Fire Code (International Fire Code–2018)

1. SOLAR PHOTOVOLTAIC POWER SYSTEMS – ACCESS AND PATHWAYS (1204.2): Roof access, pathways, and spacing requirements shall be provided in accordance with Section 1204.2.1 through 1204.3.3. Pathways shall be over areas capable of supporting fire fighters accessing the roof. Pathways shall be located in areas with minimal obstructions, such as vent pipes, conduit, or mechanical equipment.
2. SOLAR PHOTOVOLTAIC POWER SYSTEMS – PERIMETER PATHWAYS (1204.3.1): There should be a minimum 6-foot clear perimeter around the edges of the roof. Exception: Where either axis of the building is 250 feet or less, the clear perimeter may be reduced to 4 feet. *Provided: A minimum of 4 feet perimeter pathway is provided.*

3. SOLAR PHOTOVOLTAIC POWER SYSTEMS – INTERIOR PATHWAYS (1204.3.2): Interior pathways shall be provided between array sections to meet the following requirements:
    1. Pathways shall be provided at intervals not greater than 150 feet throughout the length and width of the roof.
    2. A pathway of not less than 4 feet wide in a straight line to roof standpipes or ventilation hatches.
    3. A pathway of not less than 4 feet wide in a straight line to roof access hatches, with not fewer than one such pathway to a parapet or roof edge.

    Provided: A pathway is provided from the roof hatch to the perimeter pathway.

NREL
NATIONAL RENEWABLE ENERGY LABORATORY

RESULTS

10,760 kWh/Year*

System output may range from 10,499 to 11,219 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)	Value ($)
January	1.68	373	35
February	2.70	549	52
March	4.18	936	89
April	5.24	1,095	104
May	6.13	1,279	121
June	6.67	1,324	126
July	7.44	1,458	138
August	6.43	1,245	118
September	4.97	985	93
October	3.32	710	67
November	2.09	447	42
December	1.62	359	34
Annual	4.37	10,760	$ 1,019

Location and Station Identification

Requested Location	Winnett, MT
Weather Data Source	Lat, Lon: 47.01, -108.34 0.6 mi
Latitude	47.01° N
Longitude	108.34° W

PV System Specifications *(Commercial)*

DC System Size	9 kW
Module Type	Standard
Array Type	Fixed (roof mount)
Array Tilt	10°
Array Azimuth	180°
System Losses	16%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.095 $/kWh

Performance Metrics

Capacity Factor	13.6%

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at https://sam.nrel.gov) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide

any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE "AS IS" AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

NREL
NATIONAL RENEWABLE ENERGY LABORATORY

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at https://sam.nrel.gov) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide

any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE "AS IS" AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

11,496 kWh/Year*

System output may range from 11,216 to 11,985 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)	Value ($)
January	2.04	461	44
February	3.12	638	61
March	4.57	1,021	97
April	5.45	1,136	108
May	6.19	1,288	122
June	6.64	1,313	125
July	7.48	1,461	139
August	6.69	1,288	122
September	5.40	1,066	101
October	3.79	813	77
November	2.52	548	52
December	2.03	462	44
Annual	4.66	11,495	$ 1,092

Location and Station Identification

Requested Location	Winnett, MT
Weather Data Source	Lat, Lon: 47.01, -108.34 0.6 mi
Latitude	47.01° N
Longitude	108.34° W

PV System Specifications *(Commercial)*

DC System Size	9 kW
Module Type	Standard
Array Type	Fixed (roof mount)
Array Tilt	20°
Array Azimuth	180°
System Losses	16%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.095 $/kWh

Performance Metrics

Capacity Factor	14.6%

Thesis Project Proposal

COMMUNITY BASED ADAPTIVE REUSE IN RURAL MONTANA

MAIN PROJECT GOALS

1. FULFILL COMMUNITY NEEDS

One of the primary goals of this project is to fulfill the identified needs of the local community.

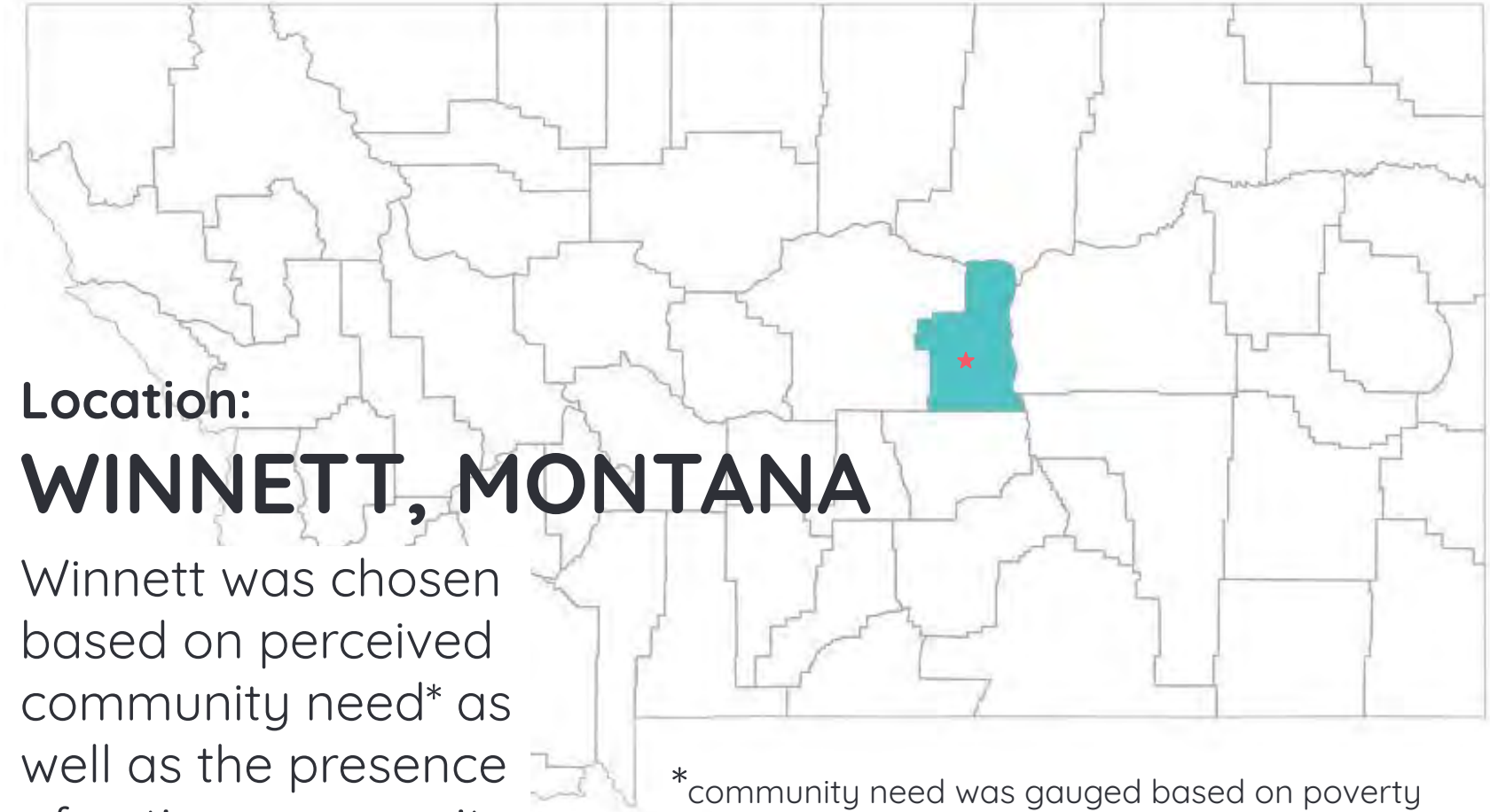
Needs have been identified through a variety of community engagement opportunities.

Existing buildings will be utilized as space to accomplish and fulfill community needs.

2. CREATE SOCIAL INFRASTRUCTURE

The other primary goal of this project is to create social infrastructure in the community by creating physical locations where connections can be made and relationships forged between different individuals.

Mixed-use buildings will allow community needs to be met while also creating social spaces.



Location:

WINNETT, MONTANA

Winnett was chosen based on perceived community need* as well as the presence of active community groups.

*community need was gauged based on poverty levels reported for the county, in addition to the lack of mental health services available in the county.

1

FULFILL COMMUNITY NEEDS

- Community Engagement
- Existing Buildings to Utilize
- Identified Community Needs

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT

Initial Engagement via Webex Meetings:

- Identified ways to engage with the community

Schematic Design Proposal by High Plains Architects:

- Began to identify community needs/wants
- Identified areas of concern in the community

Community Ice-Cream Social:

- Solidified community needs/wants
- Proposed Winnett Town Center development plan

25 attendees on average

5% of Petroleum County residents, 15% of Winnett residents

EXISTING BUILDINGS TO UTILIZE

EXISTING BUILDING DESCRIPTIONS

Community Center Neighbor

Single-story building directly to the West of the new Petroleum County Community Center site.

Previous use is unknown.

102 E Main St.

Kozy Korner

Single-story corner store with a very prominent location in town (Main & Broadway).

Previously used as the Kozy Korner diner

1 S Broadway

Old City Hall

Single-story wood building with a basement directly to the North of the current City Hall.

Previously used as the Winnett City Hall.

114 S. Broadway

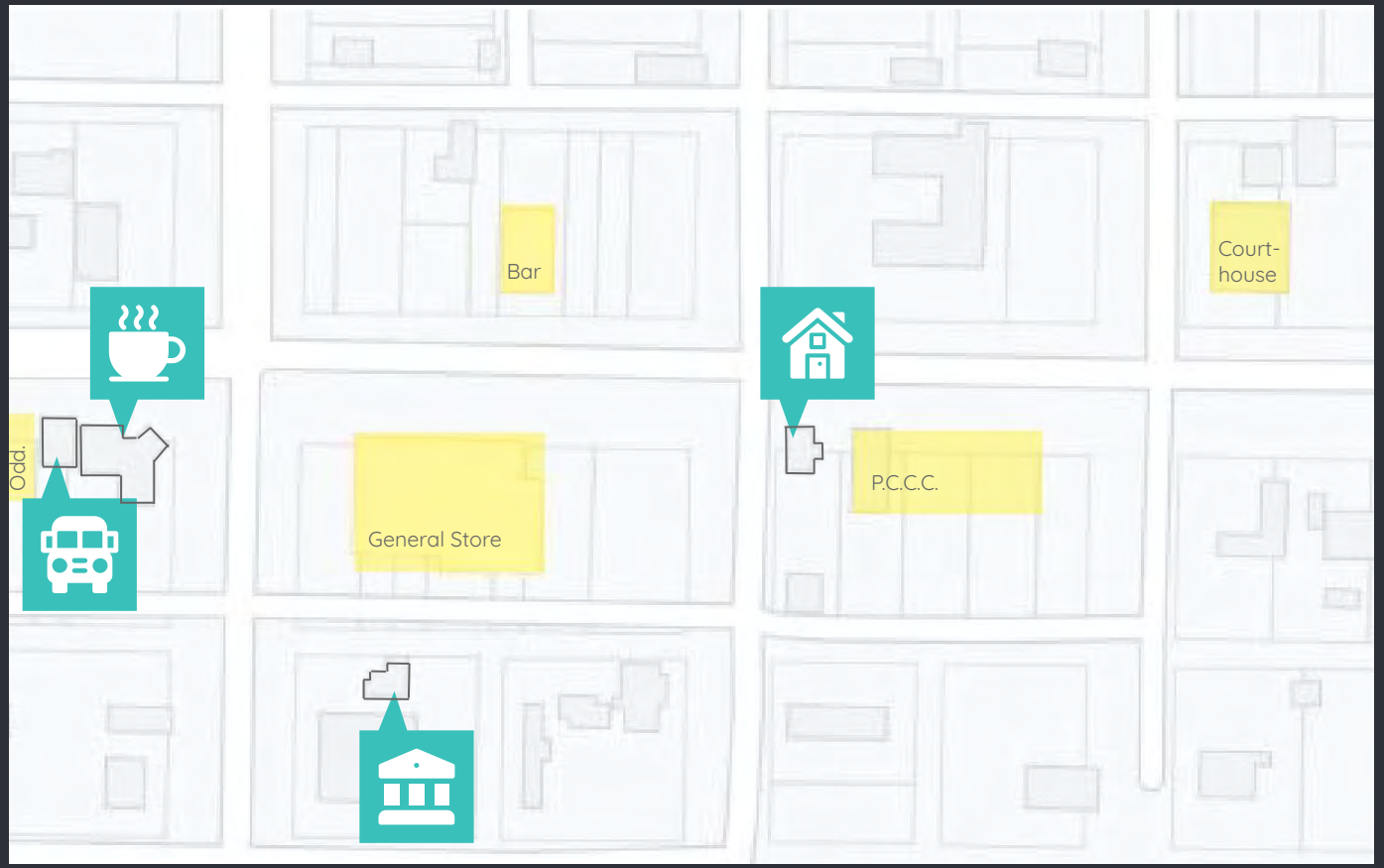
New Oddfellows Neighbor

Single-story building directly to the West of the Kozy Korner and to the East of the new Oddfellows Hall location.

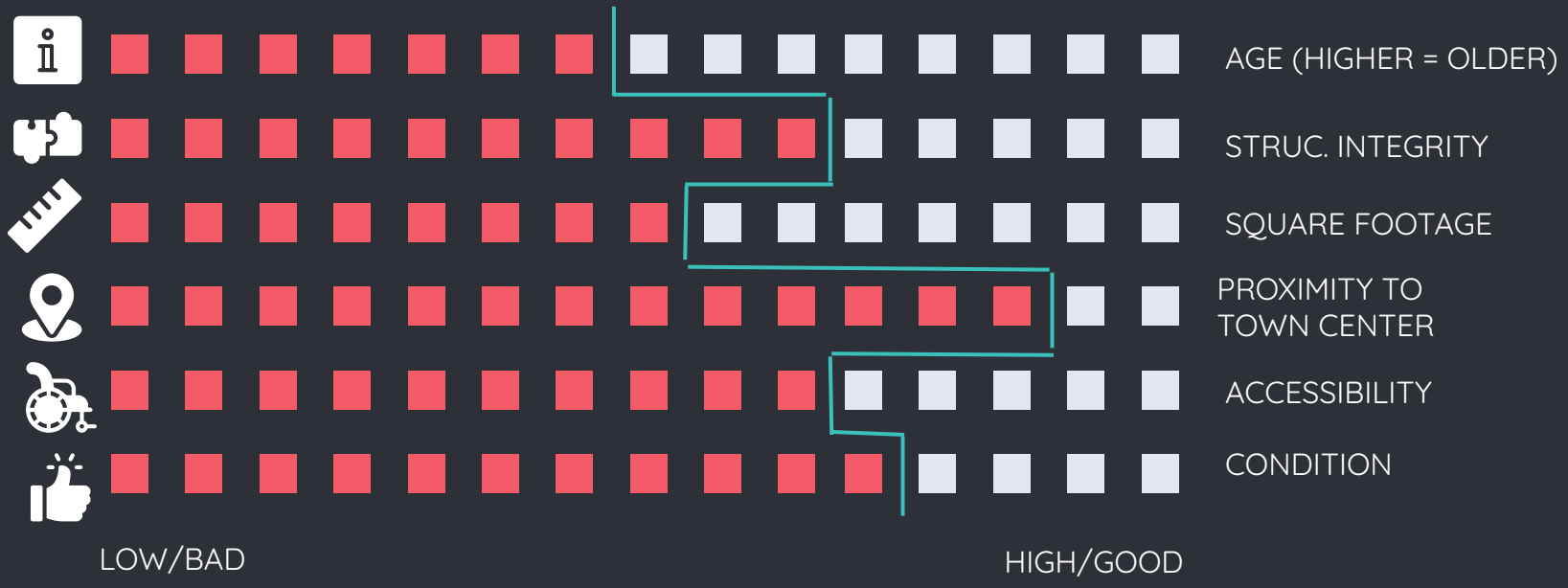
Previously used as a garage/vehicle repair shop.

105 W. Main St.

EXISTING BUILDING LOCATIONS

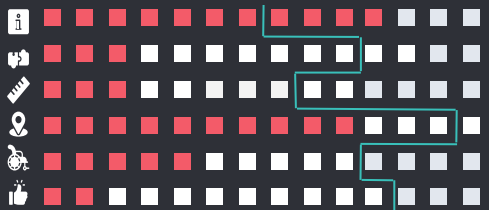


IDEAL BUILDING QUALITIES



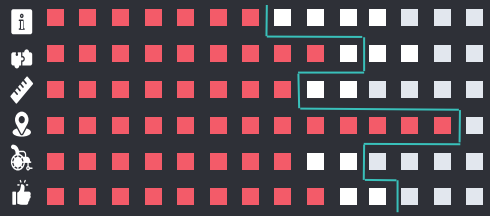
ACTUAL EXISTING BUILDING QUALITIES

Community Center Neighbor*

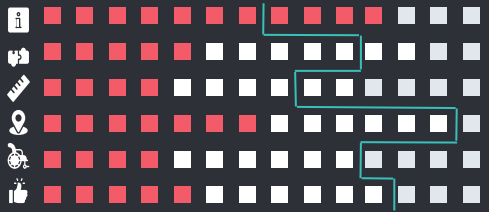


*disqualified due to condition

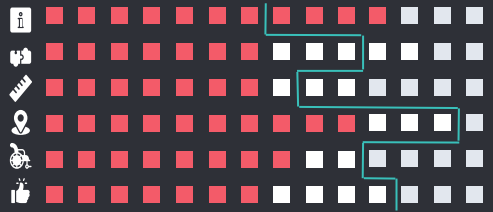
Kozy Korner



Old City Hall



Oddfellows Hall Neighbor



IDENTIFIED COMMUNITY NEEDS

IDENTIFIED COMMUNITY NEEDS

Housing

- Short term rentals
- 1 bedroom/studio apts.
- 2-3 bedroom apts.
- Bike hostel

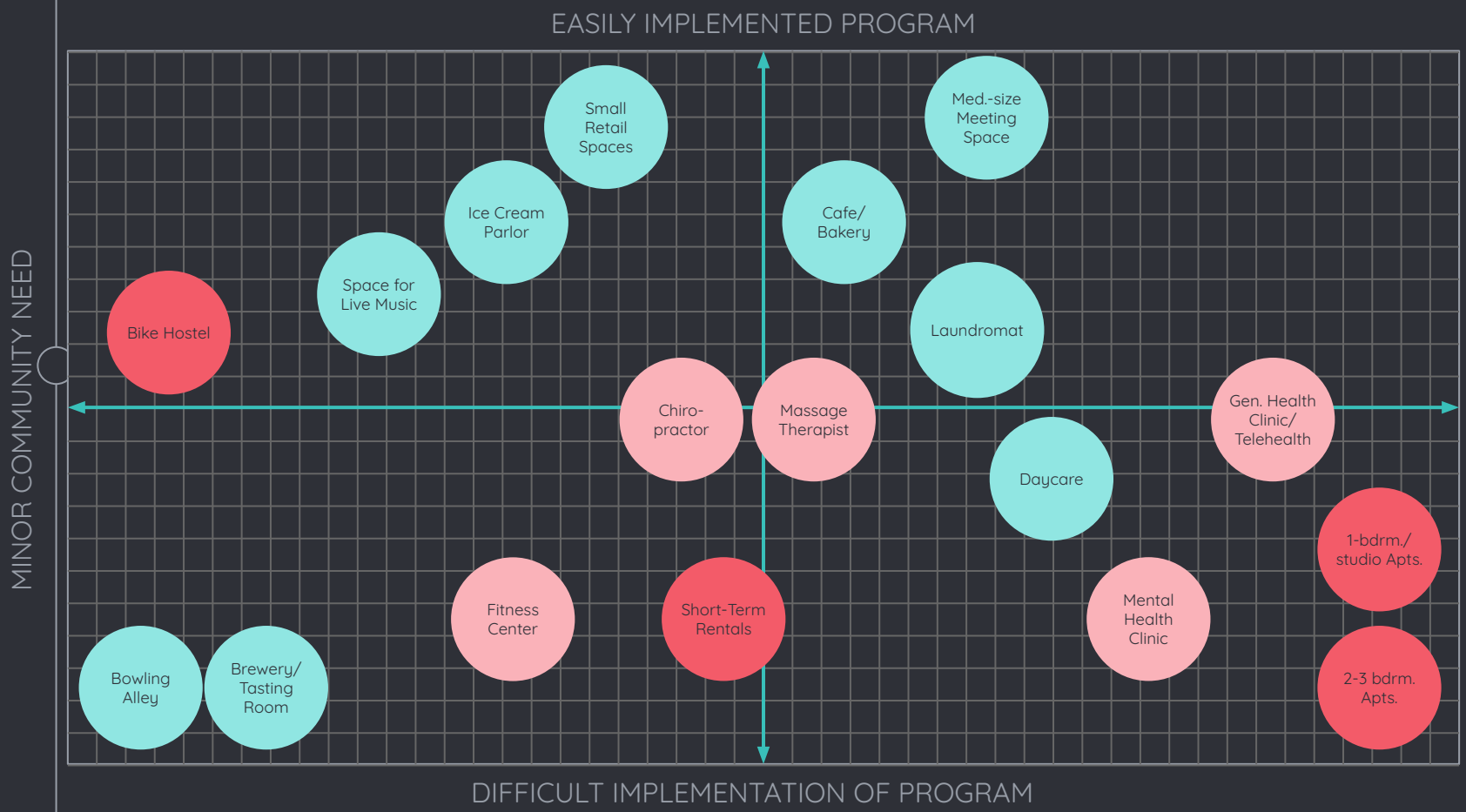
Health-Related Services

- Fitness Center
- Massage Therapist
- Chiropractor
- Mental health clinic
- General health clinic/telehealth

Social Services/Opportunities

- Daycare
- Cafe/bakery
- Ice cream parlor/soda fountain
- Laundromat
- Small retail spaces (for local use)
- Space for live music
- Medium-size community meeting space
- Bowling Alley
- Brewery/Tasting room

MAPPING OF COMMUNITY NEED & IMPLEMENTATION



2

CREATE SOCIAL INFRASTRUCTURE

- Engagement between stakeholder groups
- In-Community and Out-of-Community focused programs
- Potential for economic and social gains

SOCIAL INFRASTRUCTURE & SOCIAL ENGAGEMENT

SOCIAL INFRASTRUCTURE:

- Physical buildings & other spaces
- "...the physical places and organizations that shape the way people interact..."

from *Palaces for the People*

SOCIAL ENGAGEMENT (SOCIAL CAPITAL):

- Intangible sense of community connection
- "...mutual trust, reciprocity, groups, collective identity, working together, [and a] sense of a shared future..."

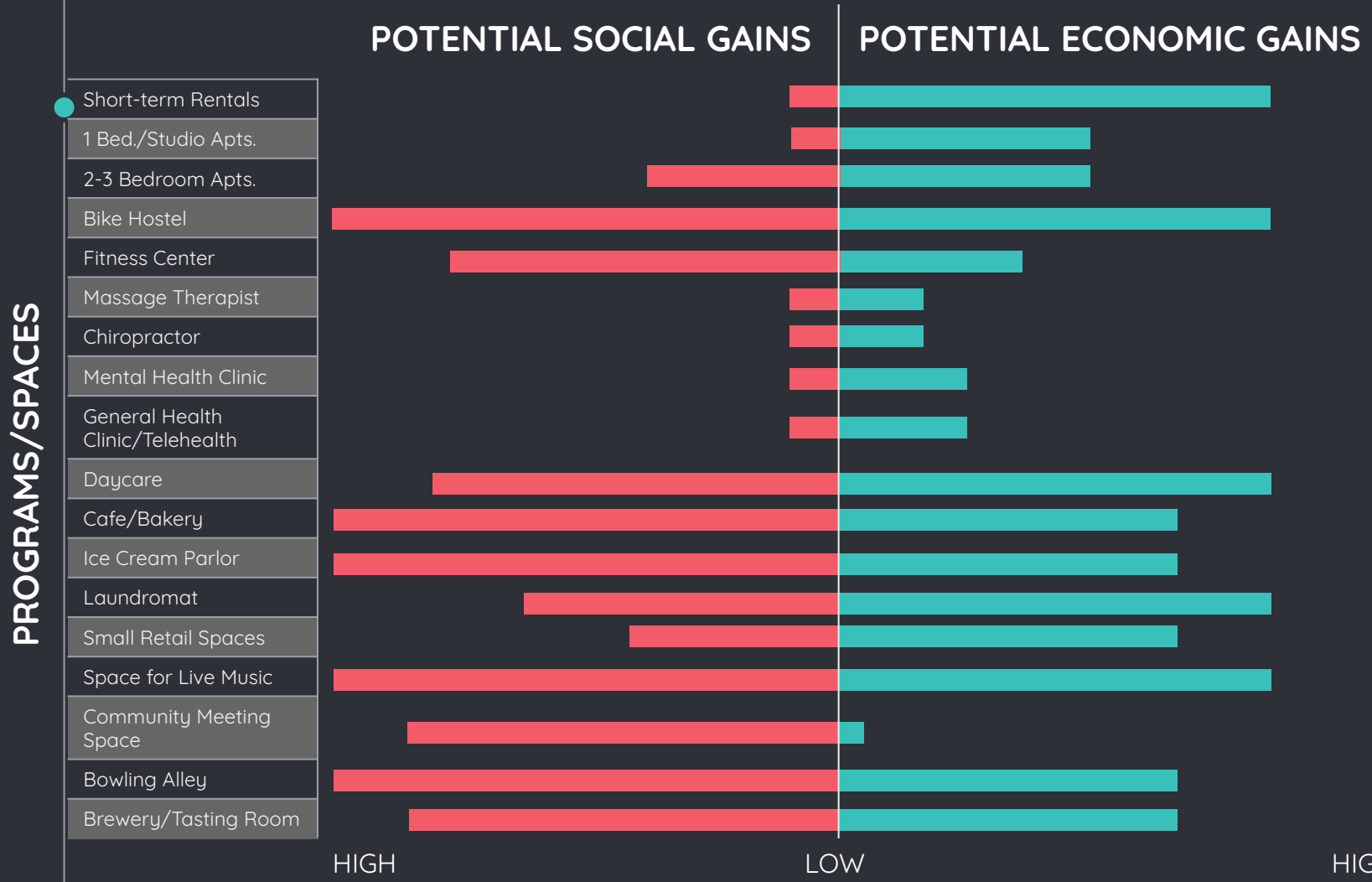
from *Rural Communities: Legacy and Change*

ENGAGEMENT BETWEEN STAKEHOLDER GROUPS

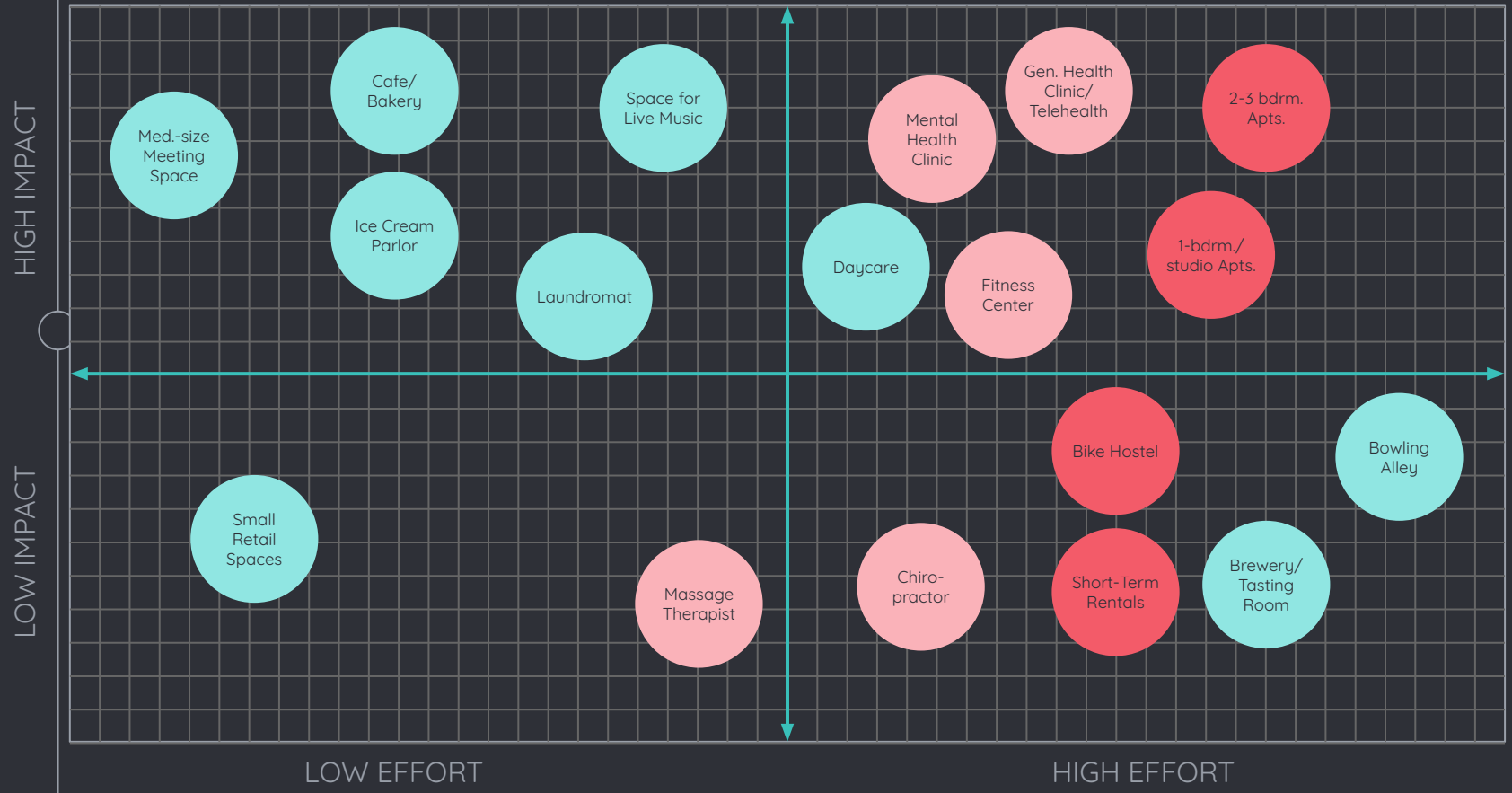
◆ *indicates primary group(s) intended for each program*

	Groups by Demographics							Groups by Association				
	0-5	6-12	13-20	21-29	30-50	51-74	75+	Tourists	Parents	Students	Residents	Ranchers
Short-term Rentals			◆	◆	◆			◆				
1 Bedroom/Studio Apts.			◆	◆			◆		◆		◆	◆
2-3 Bedroom Apts.	◆	◆	◆	◆	◆	◆			◆	◆	◆	
Bike Hostel			◆	◆	◆			◆				
Fitness Center			◆	◆	◆	◆	◆				◆	
Massage Therapist				◆	◆	◆	◆				◆	
Chiropractor				◆	◆	◆	◆				◆	
Mental Health Clinic			◆	◆	◆	◆	◆				◆	◆
General Health Clinic/Telehealth	◆	◆	◆	◆	◆	◆	◆				◆	◆
Daycare	◆	◆							◆	◆		
Cafe/Bakery		◆	◆	◆	◆	◆	◆				◆	◆
Ice Cream Parlor	◆	◆	◆	◆	◆	◆	◆				◆	◆
Laundromat				◆	◆	◆	◆				◆	
Small Retail Spaces				◆	◆	◆	◆				◆	◆
Space for Live Music		◆	◆	◆	◆	◆					◆	◆
Community Meeting Space				◆	◆	◆	◆				◆	◆
Bowling Alley	◆	◆	◆	◆	◆	◆					◆	◆
Brewery/Tasting Room				◆	◆	◆					◆	◆

PROGRAMS/SPACES


POTENTIAL SOCIAL GAINS
POTENTIAL ECONOMIC GAINS
PROGRAMS/SPACES
Short-term Rentals
1 Bed./Studio Apts.
2-3 Bedroom Apts.
Bike Hostel
Fitness Center
Massage Therapist
Chiropractor
Mental Health Clinic
General Health Clinic/Telehealth
Daycare
Cafe/Bakery
Ice Cream Parlor
Laundromat
Small Retail Spaces
Space for Live Music
Community Meeting Space
Bowling Alley
Brewery/Tasting Room
HIGH
LOW
HIGH

MAPPING OF EFFORT & IMPACT



EFFORT & IMPACT CRITERIA

EFFORT WAS BASED ON:

- Anticipated monetary expense of implementing program.
- Anticipated resources (building materials, labor, equipment) necessary to construct and maintain space.

IMPACT WAS BASED ON:

- Anticipated % of county residents who would use the space.
- Ability for social connection to occur within the space.
- Ability for the space to address a pressing community need.
- Ability for the space to positively impact the economy.

COMMUNITY-FOCUSED PROGRAMS w/HIGH IMPACT

HIGH IMPACT/LOW EFFORT

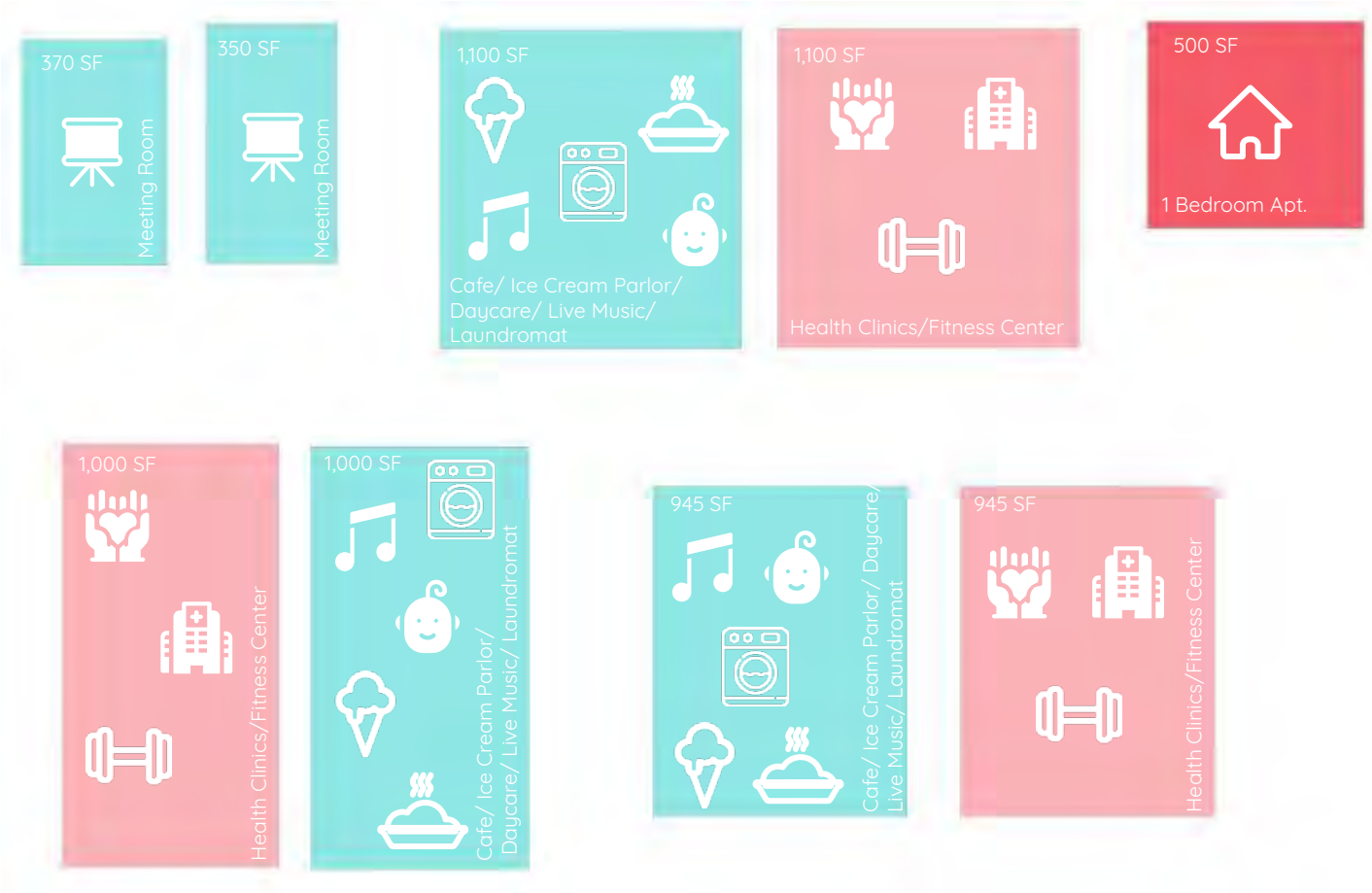
- Mid-Size Meeting Space
- Cafe/Bakery
- Ice Cream Parlor
- Space for Live Music
- Laundromat

HIGH IMPACT/HIGH EFFORT

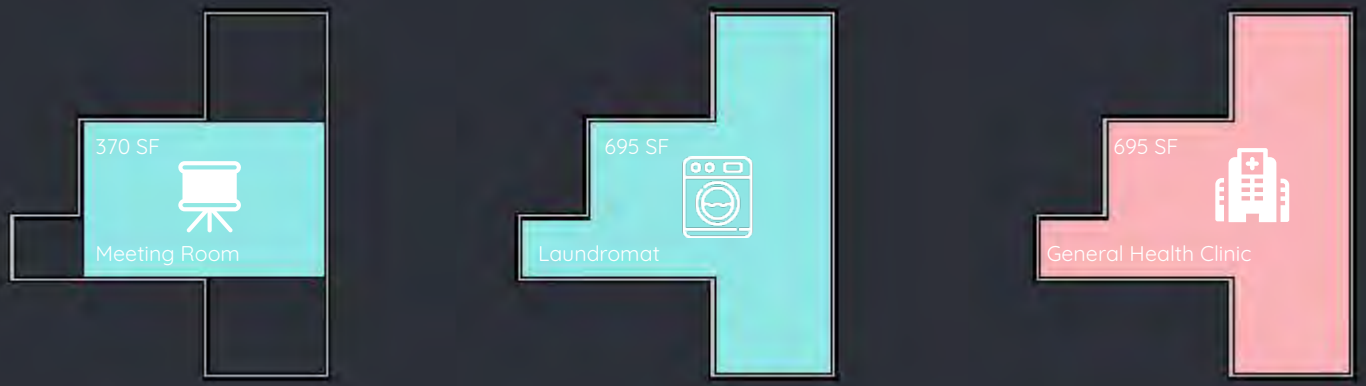
- Daycare
- Mental Health Clinic
- General Health Clinic/Telehealth
- 2-3 Bedroom Apartments
- Studio/1 Bedroom Apartments
- Fitness Center

PAIRING PROGRAMS AND EXISTING BUILDINGS

APPROXIMATE PROGRAMMATIC AREAS

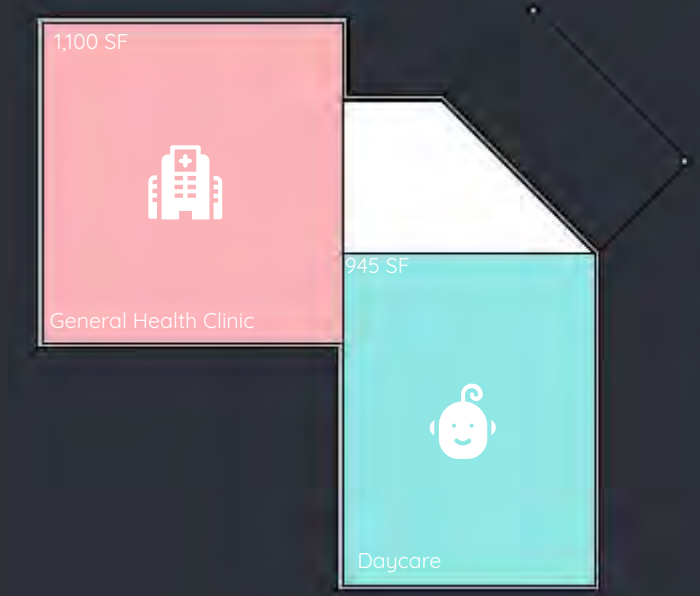


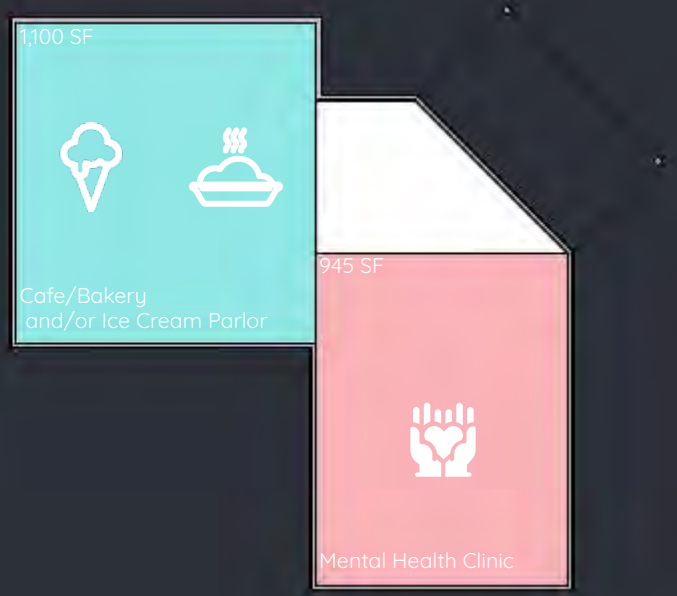
OLD CITY HALL



*the Old City Hall has room for expansion at the rear (east side) of the building, as well as to the north.

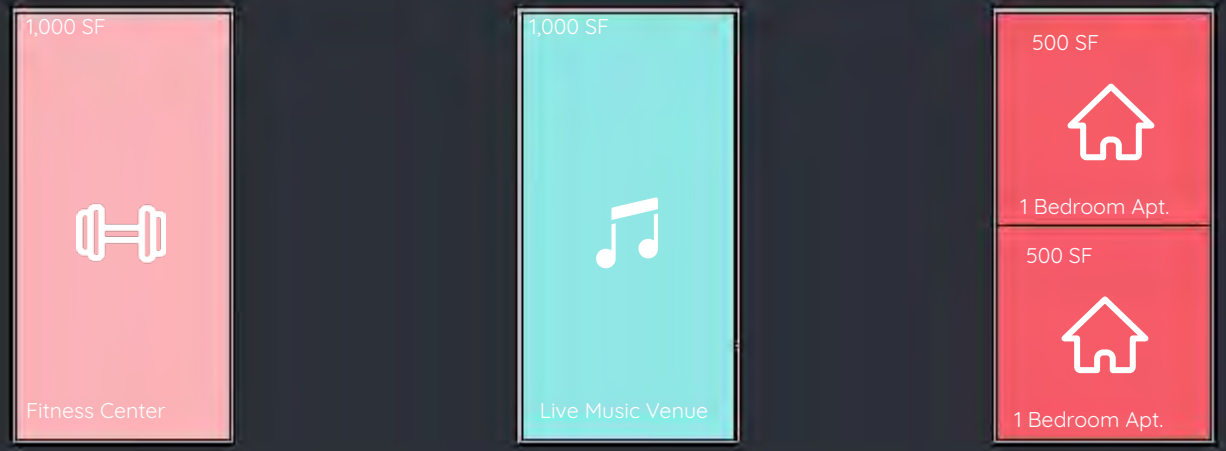
KOZY KORNER





*the Kozy Korner has room for expansion at the rear (south side) of the building.

ODDFELLOWS HALL NEIGHBOR



*the Oddfellows Hall Neighbor has room for expansion at the rear (south side) of the building.

Next Steps:

- Finalize pairing of programs and buildings.
- Create floor plans based on programs and existing layout of buildings.
- Begin to investigate feasibility (accessibility issues, funding, etc.) of plans.

Thanks!

ANY QUESTIONS?

Oddfellows Hall Report

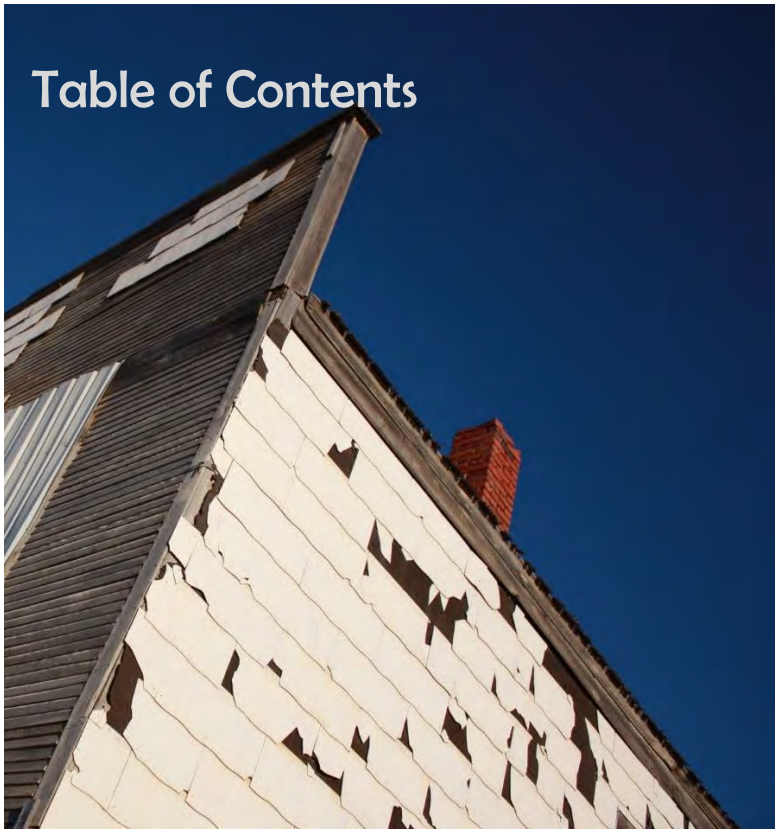
Oddfellows Hall
Reuse Study
Winnett Montana
June 2021 Draft

PRESERVE MONTANA

WINNETT ACES

AGRICULTURAL COMMUNITY
ENHANCEMENT & SUSTAINABILITY

This page intentionally left blank



Introduction

Executive Summary

History of Property

Reuse Concepts

Etc

Economic Development Data

Oddfellows Lodge Needs/Opportunities

Having just celebrated its centennial, the town of Winnett faces a number of challenges in continuing its existence for another century—most notably, its decreasing and aging population. This dilemma is tied to a number of complex issues that cannot be easily solved. However, the preservation and reuse of the Oddfellows Lodge, along with other redevelopment efforts currently underway, has the potential to contribute to three main issues in Winnett: the lack of and poor quality of housing, lack of childcare, and undeveloped recreation infrastructure.

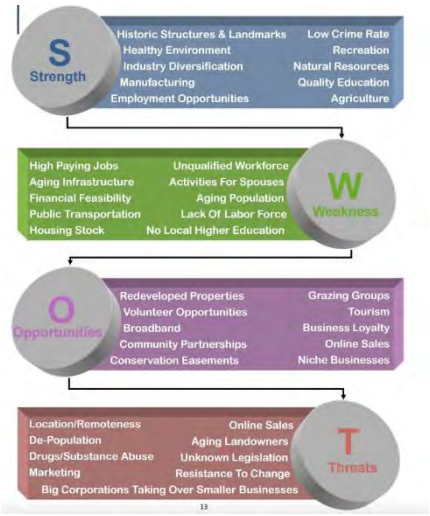
Project:	Old Odd Fellows Hall; Winnett, Montana.
Historic Status:	Potentially eligible for the National Register of Historic Places (a Smithsonian site number has yet to be assigned)
Date of Orig. Construction:	1916
Project Description:	The ACES of Winnett have purchased a new site for this building, which is being moved to make room for a new Community Center. The project will generally include: 1. Demolishing or removing the south two-story addition from the main building. 2. Relocating the building to a new foundation a few blocks west of the current site. 3. Removing the exterior c.1940s asbestos siding, exposing the original wood clapboarding beneath. 4. Repairing the exterior envelope of the building to make it weathertight. 5. Planning for future reuse of the building. 6. For this code analysis, the following occupancies were assumed, constituting a Change of Occupancy from current use indicated: a. First Floor: Storage to Mercantile (retail). b. Second Floor: Assembly to Residential R-3. This allows for no more than two dwelling units or congregate housing for <= 16 occupants.

Useful Petroleum County Statistics

Population, 2000-2015*

	Montana	Fergus County, MT	Petroleum County, MT	Musselshell County, MT	Golden Valley County, MT	Wheatland County, MT	Judith Basin County, MT	SMDC	U.S.
Population (2015*)	1,014,699	11,468	443	4,790	756	2,115	1,997	21,569	316,515,021
Population (2000)	902,195	11,893	493	4,497	1,042	2,259	2,329	22,513	281,421,906
Population Change (2000-2015*)	112,504	-425	-50	293	-286	-144	-332	-944	35,093,115
Population Percent Change (2000-2015*)	12.5%	-3.6%	-10.1%	6.5%	-27.4%	-6.4%	-14.3%	-4.2%	12.5%

Data compiled and formatted by Headwaters Economics Economic Profile System. The data in this table are calculated by ACS using annual surveys conducted during 2011 -2015 and are representative of average characteristics during this period.



Employment by Industry, 2015*

	Fergus County, MT	Musselshell County, MT	Golden Valley County, MT	Judith Basin County, MT	Petroleum County, MT	Wheatland County, MT	County Region	U.S.
Civilian employed population > 16 years	5,579	1,967	357	943	254	917	10,017	145,747,779
Ag, forestry, fishing & hunting, mining	732	416	104	318	96	365	2,031	2,852,402
Construction	535	245	37	71	20	97	1,005	9,027,391
Manufacturing	249	121	10	10	10	18	418	15,171,260
Wholesale trade	81	20	4	13	0	17	135	3,968,627
Retail trade	521	180	33	84	28	61	907	16,835,942
Transportation, warehousing, and utilities	191	88	20	45	14	47	405	7,226,063
Information	101	12	2	5	5	12	137	3,094,143
Finance and insurance, and real estate	208	46	10	58	4	49	375	9,578,175
Prof, scientific, mgmt, admin, & waste mgmt	405	68	10	26	1	17	527	16,074,502
Education, health care, & social assistance	1,392	372	74	166	47	104	2,155	33,739,126
Arts, entertain., rec., accomodation, & food	387	174	16	72	21	55	725	13,984,957
Other services, except public administration	417	109	16	17	0	63	622	7,198,201
Public administration	360	116	21	58	8	12	575	6,996,990

Snowy Mountain Development Corp's most recent SWOT analysis provides metrics indicating the present economic and cultural character of the region. Residents of this region regard the area's historic structures and landmarks as a strength, and the potential to redevelop properties as an opportunity to stimulate the local economy.

Among the needs and opportunities, a shortage of housing, lack of local higher education options, and potential for tourism and niche businesses all see relevant. Among the challenges for anything in Winnett is the remote location, aging and declining population.

A key to successfully repurposing the Oddfellows Hall will likely be a mixed concept for the building that takes some of these factors into account. In 2020 High Plains Architects drafted a conceptual plan for the hall, to complement community improvements and potentially combine with other properties to create an anchor to local development.

Some of the concepts that have previously been suggested for reuse:

FIRST FLOOR

- Coffee/ice cream/bakery
- Space for live music
- Access to Museum
- Fitness /Massage/Chiropractor space

SECOND FLOOR

- 1, 2 or 3 bedrooms or studio apartments
- Short-term rental

Recent community-wide planning studies for the new Petroleum County Community Center and the Courthouse Feasibility Study are meeting some local needs. Plans for the Oddfellows Hall are being made to complement the momentum of these other facilities.

Objective B) Help communities preserve historic treasures including artifacts, buildings, geographic features, and cultural significance.

Fergus -Historic Resources Commission	Collaborate with local historic preservation organizations to support their efforts and align resources with appropriate projects.	Medium	HRC, SHPO, MPA, Montana History Foundation	Ongoing
All Counties	Support efforts by assisting with identification of financial strategies, community campaigns, and proposal writing assistance.	Medium	Lewistown Downtown Association, Making It Happen, Art Center, Roundup Community Partners, Central Montana Foundation, Signal Peak Foundation, Golden Valley Community Foundation, Musselshell	Ongoing

COMMUNITY NEEDS

Housing

Goal 2: Work toward communities that meet the need of businesses and individuals while allowing the opportunity for economic growth.

Objective A) Encourage redevelopment of property as an effective and efficient use of resources and existing infrastructure.

All Counties -Brownfields -Public/Non-Profit Owned Properties IE: Roundup Public School, Broadway -Privately Owned Properties IE: Reids, Megahertz, American Prairie Reserve	Assist in planning efforts of repurposing or sale of empty or vacated properties.	High	CDBG Planning, BSTF, RRGL (DNRC) Planning	Ongoing
All Counties -Brownfields -Public/Non-Profit Owned Properties IE: Roundup Public School, Broadway -Privately Owned Properties IE: Reids, Megahertz, American Prairie Reserve	Work with public and private entities in redevelopment of property, including planning, identifying resources, and implementation.	High	EPA, DEQ, SMDC Assessment, SMDC Brownfields, Private Funds	Ongoing
All Counties -Rural Community Development Initiative (RCDI)	Provide technical assistance and educational workshops to disseminate information about resources; following local, state and federal regulations; and differences between commercial, residential and mixed uses of properties.	High	RCDI, EDA	Ongoing

Currently, 40% of housing in Petroleum County was constructed pre-1940, and more than half is considered historic (50 years or older). While old housing stock is not inherently negative, much of Winnett's housing is run down, abandoned, or poorly maintained, so that many residents complain of a lack of quality, livable housing. In a recent survey of the Winnett ACES, 18 of 30 respondents cited housing as a central concern for the community. SMDC heavily references the need of better housing in the region (see figures below), via redevelopment of property and historic preservation. This concern is tied to the long-term trend of de-population; from its peak of 1,200 during the 1920s, Winnett's population dropped to 400 for much of the 20th century, and has now dipped below 200. Residents blame a lack of desirable housing as contributing to this existential threat.

Subject	Fergus County		Petroleum County		Musselshell County		Golden Valley County		Wheatland County		Judith Basin County	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%	Estimate	%	Estimate	%
YEAR STRUCTURE BUILT												
Total housing units	4,558	4,558	309	309	2,708	2,708	456	456	1,343	1,343	1,327	1,327
Built 2014 or later	0	0.0%	0	0.0%	12	0.4%	0	0.0%	0	0.0%	0	0.0%
Built 2010 to 2013	15	0.3%	1	0.3%	44	1.6%	2	0.4%	0	0.0%	19	1.4%
Built 2000 to 2009	337	7.4%	36	11.7%	292	10.8%	30	6.6%	97	7.2%	90	6.8%
Built 1990 to 1999	360	7.9%	22	7.1%	280	10.3%	43	9.4%	129	9.6%	126	9.5%
Built 1980 to 1989	418	9.2%	35	11.3%	289	10.7%	63	13.8%	123	9.2%	94	7.1%
Built 1970 to 1979	674	14.8%	36	11.7%	507	18.7%	68	14.9%	92	6.9%	218	16.4%
Built 1960 to 1969	362	7.9%	32	10.4%	99	3.7%	25	5.5%	131	9.8%	131	9.9%
Built 1950 to 1959	498	10.9%	13	4.2%	164	6.1%	31	6.8%	165	12.3%	129	9.7%
Built 1940 to 1949	460	10.1%	13	4.2%	137	5.1%	6	1.3%	124	9.2%	101	7.6%
Built 1939 or earlier	1,434	31.5%	121	39.2%	884	32.6%	188	41.2%	482	35.9%	419	31.6%
VALUE												
Owner-occupied units	2,713	2,713	143	143	1,434	1,434	238	238	593	593	693	693
Less than $50,000	365	13.5%	44	30.8%	249	17.4%	38	16.0%	138	23.3%	126	18.2%
$50,000 to $99,999	659	24.3%	36	25.2%	372	25.9%	86	36.1%	237	40.0%	143	20.6%
$100,000 to $149,999	532	19.6%	25	17.5%	129	9.0%	33	13.9%	71	12.0%	117	16.9%
$150,000 to $199,999	384	14.2%	5	3.5%	238	16.6%	25	10.5%	78	13.2%	97	14.0%
$200,000 to $299,999	504	18.6%	19	13.3%	203	14.2%	20	8.4%	42	7.1%	99	14.3%
$300,000 to $499,999	173	6.4%	3	2.1%	194	13.5%	17	7.1%	14	2.4%	60	8.7%
$500,000 to $999,999	79	2.9%	7	4.9%	18	1.3%	8	3.4%	9	1.5%	24	3.5%
$1,000,000 or more	17	0.6%	4	2.8%	31	2.2%	11	4.6%	4	0.7%	27	3.9%
SELECTED MONTHLY OWNER COSTS												
Housing units with a mortgage	1,502	1,502	49	49	696	696	63	63	215	215	291	291
Less than $500	95	6.3%	8	16.3%	18	2.6%	9	14.3%	25	11.6%	14	4.8%
$500 to $999	691	46.0%	15	30.6%	252	36.2%	27	42.9%	114	53.0%	130	44.7%
$1,000 to $1,499	497	33.1%	15	30.6%	252	36.2%	13	20.6%	71	33.0%	69	23.7%
$1,500 to $1,999	153	10.2%	4	8.2%	124	17.8%	6	9.5%	5	2.3%	39	13.4%
$2,000 to $2,499	30	2.0%	2	4.1%	35	5.0%	1	1.6%	0	0.0%	34	11.7%
$2,500 to $2,999	33	2.2%	3	6.1%	0	0.0%	4	6.3%	0	0.0%	3	1.0%
$3,000 or more	3	0.2%	2	4.1%	15	2.2%	3	4.8%	0	0.0%	2	0.7%

The Oddfellows Lodge Reuse can contribute to the housing shortage in two ways:
A simple answer is to turn the building into apartments. Although small, this measure would have a definite impact.

A more ambitious but unproven option would be to turn the building into a live/work or home repair/restoration workshop. Live/work offers some attractive options by providing living space upstairs and studio/workshop spaces on the first floor. These can attract younger residents to the heart of town, and provide an anchor for small entrepreneurial businesses: wood craft, art studios, artisan soaps, cheeses and more. In addition, Live/Work as defined in the IEBC encourages mixed use occupancy of this nature.

Another growing concept, that fits the resourceful nature of Petroleum County residents, is a craft workshop with a tool sharing library, truck share, and sustainability workshops. These tools can become the basis for trades and skilled production. Two examples are the Missoula Urban Demonstration Project,[22] and Preserve Montana's window restoration lending kits, which have been created in communities throughout Montana to aid people in repairing historic windows without incurring high tool costs.[23] This route gives the Winnett community, which has a robust volunteer population, the chance to improve their housing stock as much as time and motivation allows.

[22] MUD Project (myturn.com)
[23] Restoration Kits - Preserve Montana

Housing

Goal: Meet housing needs for all ages, income, and special ne

Objectives:	Timeframe
Seek resources to improve housing quality, condition, and availability.	Ongoing as opportunities arise
Support efforts to build affordable homes and rentals.	Mid term
Support efforts to provide options for senior housing including housing efforts to keep medically fragile individuals in the community.	Mid term
Require universal design elements in housing assisted by federal, state, or local resources.	Ongoing as needed
Seek assistance in incorporating accessibility in home design including retrofitting existing homes with ADA compliant features to help elderly or disabled residents remain in their home.	Ongoing as needed
Work with housing agencies and lenders to promote programs for home improvement and rehabilitation.	Ongoing as opportunities arise
Provide information about programs for low-income residents on loan and grant programs for home improvement.	Ongoing as opportunities arise
Encourage the compilation of a resource directory of weatherization programs and energy audits through the State, utility companies, and senior services.	Ongoing as opportunities arise

Economic Development

Goal: Encourage retention of wage earners in the County.

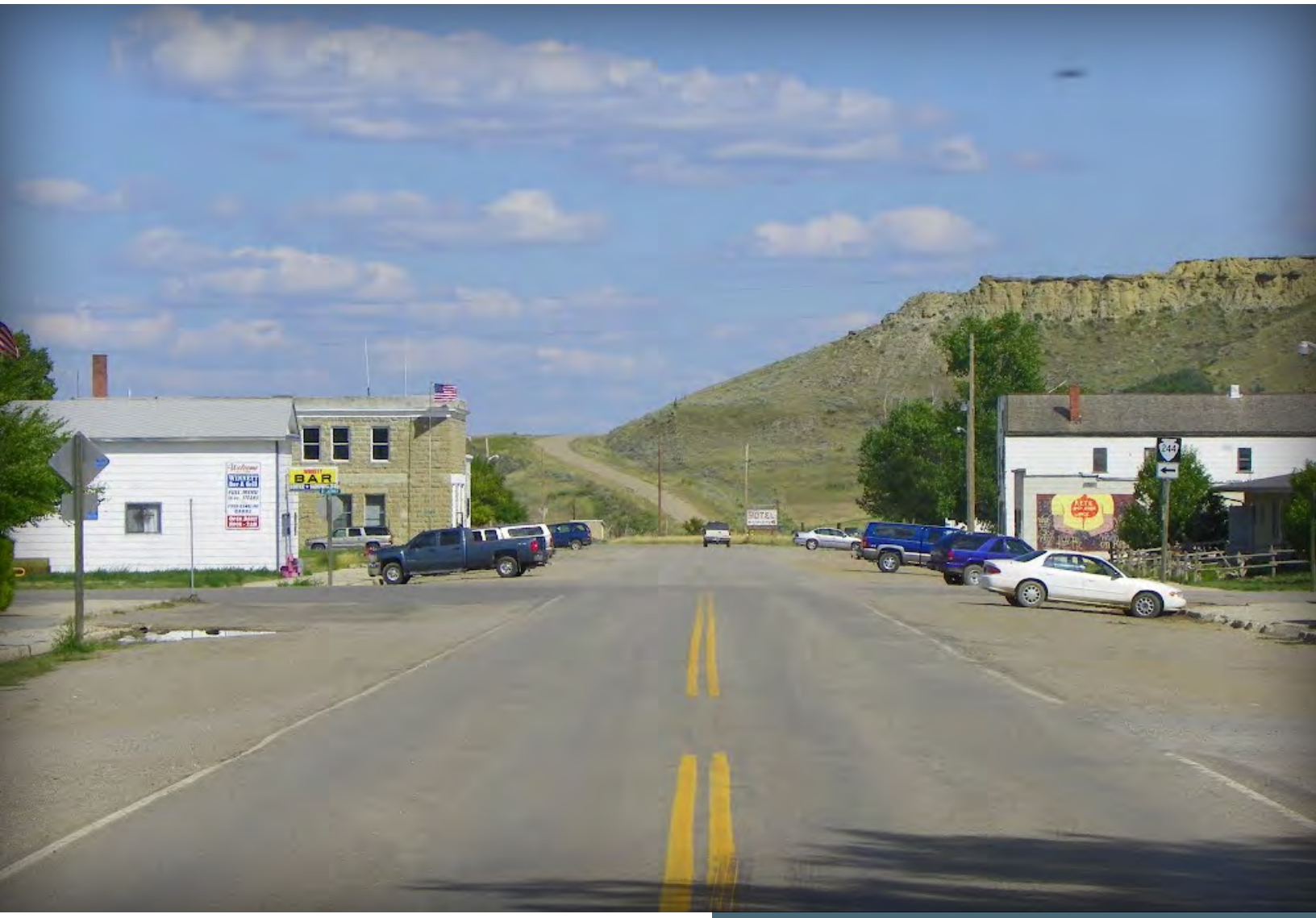
Objectives:	Timeframe
Identify economic development activities that encourage local job creation.	Ongoing as opportunities arise
County and Town governments collaborate to support economic development projects including infrastructure, community amenities and housing for workforce.	Ongoing as opportunities arise
Encourage business retention and expansion by identifying business needs	Ongoing as opportunities

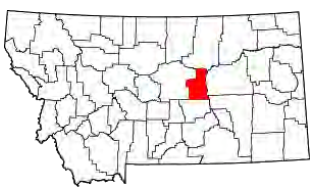
Housing Statistics

efforts to provide options for senior housing.			
Goal: Increase homeownership.			
Objectives:	***Responsibility Entity/ Possible Resources***	***Timeframe***	***Regulations Used***
Promote and encourage participation in home buyer education, financial literacy, and lender education programs offered in the area.	Planning board, County commissioners, County Planner SMDC, Opportunity Link, private investors in cooperation with Montana Department of Commerce and HUD programs	Near term	
Encourage opportunities for home ownership through creation of a variety of housing options within the community.	Planning board, County commissioners, County Planner SMDC, Opportunity Link, private investors	Mid term	
Goal: Provide infrastructure in areas suitable for housing developmer			
Objectives:	***Responsibility Entity/ Possible Resources***	***Timeframe***	***Regulations Used***
Work with local communities to plan, fund, and build water, sewer, roads, and utilities through state and federal funding mechanisms.	County government in cooperation with other local governments, Snowy Mountain Development Corporation (SMDC), Opportunity Link	Ongoing as opportunities arise	
Leverage additional resources for infrastructure through private/public partnerships.	Planning board, County commissioners, County Planner SMDC, Opportunity Link, private investors	Mid term	
Consider policies that require developers to pay a proportional share for infrastructure upgrades and expansion.	Planning board, County commissioners, County Planner	Mid term	
Goal: Improve housing choice to low-income and special needs house access to housing.			
Objectives:	***Responsibility Entity/ Possible Resources***	***Timeframe***	***Regulations Used***
Contingent upon a balanced approach to providing needed services such as medical and emergency services, support	Planning board, County commissioners, County Planner	Ongoing as opportunities arise	

EXHIBIT 1.2

PETROLEUM COUNTY CAPITAL EXPENDITURES BUDGET





ENGINEERING
EST.
STAHLY
1970
& ASSOCIATES, INC.

Expenditure Budget Balance Report

☐ Summary Only From Date: 7/1/2021 To Date: 6/30/2022

Fiscal Year: 2021-2022

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance % Remaining Bud
PERM MED CO TREAS						66.24%
2372.000.000.410550.190	$6,960.00	$2,350.07	$2,350.07	$4,609.93	$0.00	$4,609.93
PERM MED CO CLERK						66.23%
2372.000.000.411600.190	$1,740.00	$587.50	$587.50	$1,152.50	$0.00	$1,152.50
PERM MED SUPT SCHOOL						66.24%
2372.000.000.420100.190	$6,960.00	$2,969.89	$2,969.89	$3,990.11	$0.00	$3,990.11
PERM MED LAW ENFORC						57.33%
2372.000.000.420600.190	$6,960.00	$1,730.11	$1,730.11	$5,229.89	$0.00	$5,229.89
PERM MED DES						75.14%
2372.000.000.430230.190	$20,880.00	$7,050.00	$7,050.00	$13,830.00	$0.00	$13,830.00
PERM MED ROAD						66.24%
Fund 2372 Total:	$62,640.00	$21,150.00	$21,150.00	$41,490.00	$0.00	$41,490.00
						66.24%
Fund: 2393 RECORDS PRES						
2393.000.000.410910.350	$3,570.00	$0.00	$0.00	$3,570.00	$0.00	$3,570.00
RECORDS PRESERVATION PRO SERVICES						100.00%
Fund 2393 Total:	$3,570.00	$0.00	$0.00	$3,570.00	$0.00	$3,570.00
						100.00%
Fund: 2396 CDBG COURTHOUSE PAR						
2396.000.000.470100.350	$10,000.00	$0.00	$0.00	$10,000.00	$0.00	$10,000.00
CDBG COURTHOUSE PROF. SERVICES						100.00%
2396.000.000.470100.930	$25,000.00	$20,720.80	$20,720.80	$4,279.20	$0.00	$4,279.20
CDBG COURTHOUSE PAR CONTRACT						17.12%
Fund 2396 Total:	$35,000.00	$20,720.80	$20,720.80	$14,279.20	$0.00	$14,279.20
						40.80%
Fund: 2397 CDBG GRANT PCCC						
2397.000.000.460300.220	$10,000.00	$0.00	$0.00	$10,000.00	$0.00	$10,000.00
CDBG GRANT PCCC						100.00%
2397.000.000.460300.930	$440,000.00	$0.00	$0.00	$440,000.00	$0.00	$440,000.00
COMMUNITY CENTER GRANT						100.00%
Fund 2397 Total:	$450,000.00	$0.00	$0.00	$450,000.00	$0.00	$450,000.00
						100.00%
Fund: 2701 DRUG TASK FORCE						
2701.000.000.420140.210	$2,600.00	$0.00	$0.00	$2,600.00	$0.00	$2,600.00
DRUG TASK FORCE						100.00%

Expenditure Budget Balance Report

☐ Summary Only From Date: 7/1/2021 To Date: 6/30/2022

Fiscal Year: 2021-2022

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance % Remaining Bud
Fund 2701 Total:	$2,600.00	$0.00	$0.00	$2,600.00	$0.00	$2,600.00 100.00%
Fund: 2703 AMBUL MEMORIAL						
2703.000.000.510300.940	$54,000.00	$0.00	$0.00	$54,000.00	$0.00	$54,000.00
AMBULANCE MEMORIAL MACHINERY AND EQUIPMENT						100.00%
Fund 2703 Total:	$54,000.00	$0.00	$0.00	$54,000.00	$0.00	$54,000.00 100.00%
Fund: 2705 LIBRARY EXP TRUST MEMORIALS						
2705.000.000.460100.000	$3,700.00	$224.35	$224.35	$3,475.65	$0.00	$3,475.65
LIBRARY EXP TRUST MEMORIALS						93.94%
Fund 2705 Total:	$3,700.00	$224.35	$224.35	$3,475.65	$0.00	$3,475.65 93.94%
Fund: 2706 LIBRARY EXP TRUST HISTORY						
2706.000.000.460100.000	$6,200.00	$0.00	$0.00	$6,200.00	$0.00	$6,200.00
LIBRARY EXP TRUST HISTORY						100.00%
Fund 2706 Total:	$6,200.00	$0.00	$0.00	$6,200.00	$0.00	$6,200.00 100.00%
Fund: 2707 LIBRARY EXP TRUST POP						
2707.000.000.460100.000	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00
LIBRARY EXP TRUST POP						100.00%
Fund 2707 Total:	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00 100.00%
Fund: 2709 TEIGEN ENDOWMENT TRUST FUND						
2709.000.000.521000.000	$50,000.00	$0.00	$0.00	$50,000.00	$0.00	$50,000.00
TEIGEN ENDOWMENT TRUST FUND/OUT						100.00%
Fund 2709 Total:	$50,000.00	$0.00	$0.00	$50,000.00	$0.00	$50,000.00 100.00%
Fund: 2800 ALCOHOL REHAB						
2800.000.000.440540.394	$8,700.00	$0.00	$0.00	$8,700.00	$0.00	$8,700.00
ALCOHOL & DRUG REHAB CONTRACT SERVICE						100.00%
Fund 2800 Total:	$8,700.00	$0.00	$0.00	$8,700.00	$0.00	$8,700.00 100.00%
Fund: 2820 FUEL TAX ALLOCATION						
2820.000.000.430247.230	$36,809.54	$20,235.14	$20,235.14	$16,574.40	$0.00	$16,574.40
FUEL TAX ALLOCATION FUEL/SUPPLIES						45.03%

Expenditure Budget Balance Report

☐ Summary Only From Date: 7/1/2021 To Date: 6/30/2022

Fiscal Year: 2021-2022

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance % Remaining Bud
Fund 2820 Total:	$36,809.54	$20,235.14	$20,235.14	$16,574.40	$0.00	$16,574.40 45.03%
Fund: 2821 BARSSA-FUEL TAX ALLOCATION						
2821.000.000.410000.361	$112,000.00	$1,015.25	$1,015.25	$110,984.75	$0.00	$110,984.75
BARSSA-FUEL TAX REPAIR/MAINT						99.09%
Fund 2821 Total:	$112,000.00	$1,015.25	$1,015.25	$110,984.75	$0.00	$110,984.75 99.09%
Fund: 2840 NOX WEED Y2K						
2840.000.000.521000.000	$40,500.00	$0.00	$0.00	$40,500.00	$0.00	$40,500.00
NOX WEED SPEC. RES Y2K GRANT FUND/OUT						100.00%
Fund 2840 Total:	$40,500.00	$0.00	$0.00	$40,500.00	$0.00	$40,500.00 100.00%
Fund: 2859 COUNTY LAND INFO FEE						
2859.000.000.410540.210	$6,100.00	$0.00	$0.00	$6,100.00	$0.00	$6,100.00
COUNTY LAND INFO FEE OFFICE SUPPLIES						100.00%
Fund 2859 Total:	$6,100.00	$0.00	$0.00	$6,100.00	$0.00	$6,100.00 100.00%
Fund: 2860 LAND USE PLAN						
2860.000.000.411030.220	$6,200.00	$0.00	$0.00	$6,200.00	$0.00	$6,200.00
LAND USE PLAN OPER SUPPLIES						100.00%
Fund 2860 Total:	$6,200.00	$0.00	$0.00	$6,200.00	$0.00	$6,200.00 100.00%
Fund: 2894 STATE ALLOCATED FED MINERAL ROYALTIES						
2894.000.000.410000.320	$37,376.00	$0.00	$0.00	$37,376.00	$0.00	$37,376.00
FED MINERAL ROYALTIES MISC EXSPENSE						100.00%
Fund 2894 Total:	$37,376.00	$0.00	$0.00	$37,376.00	$0.00	$37,376.00 100.00%
Fund: 2960 COVID19 MENTAL HEALTH GRANT						
2960.000.000.440100.229	$0.00	$95.97	$95.97	($95.97)	$0.00	($95.97)
COVID19 MENTAL HEALTH GRANT PURCHASES/OTHER						0.00%
2960.000.000.521000.000	$2,249.72	$0.00	$0.00	$2,249.72	$0.00	$2,249.72
COVID19 MENTAL HEALTH GRANT FUND/OUT						100.00%
Fund 2960 Total:	$2,249.72	$95.97	$95.97	$2,153.75	$0.00	$2,153.75 95.73%
Fund: 2969 AIRPORT GRANT						

Expenditure Budget Balance Report

☐ Summary Only From Date: 7/1/2021 To Date: 6/30/2022

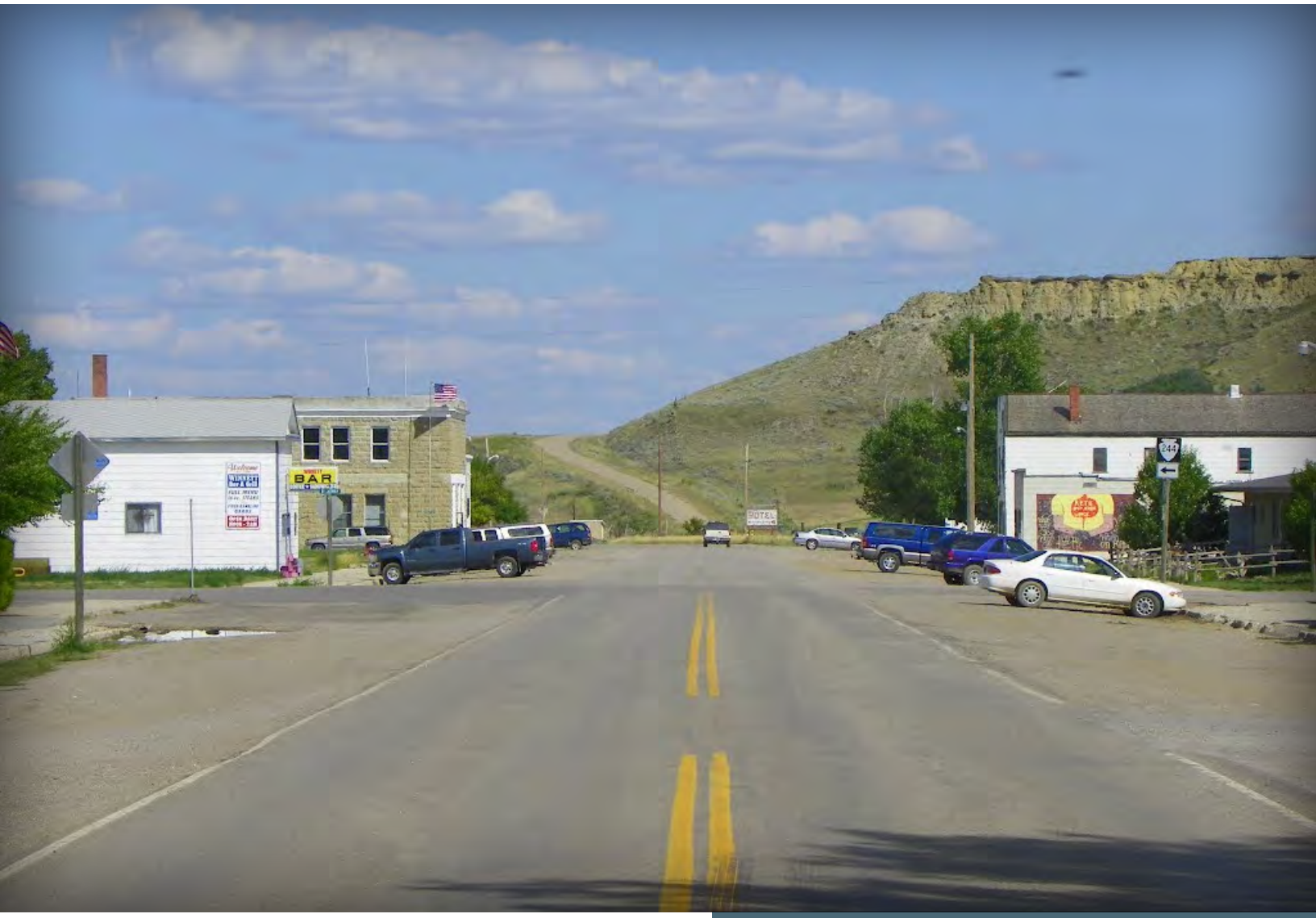
Fiscal Year: 2021-2022

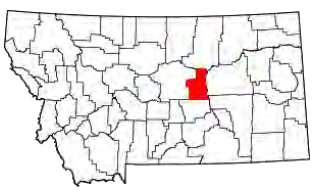
Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance % Remaining Bud
2969.000.000.430300.515	$1,700.00	$1,232.00	$1,232.00	$468.00	$0.00	$468.00
AIRPORT INSURANCE						27.53%
Fund 2969 Total:	$1,700.00	$1,232.00	$1,232.00	$468.00	$0.00	$468.00
						27.53%
Fund: 2990 HB645 MT RECOVERY ACT INF GRANT PROGI						
2990.000.000.440100.220	$7,000.00	$0.00	$0.00	$7,000.00	$0.00	$7,000.00
ARPA/ COVID19 SUPPLIES						100.00%
2990.000.000.440100.229	$47,000.00	$0.00	$0.00	$47,000.00	$0.00	$47,000.00
ARPA/ COVID19 PURCHASES/OTHER						100.00%
2990.000.000.440100.380	$400.00	$0.00	$0.00	$400.00	$0.00	$400.00
ARPA/ COVID19 TRAINING						100.00%
2990.000.000.440100.394	$40,000.00	$107.00	$107.00	$39,893.00	$0.00	$39,893.00
ARPA/ COVID19 CONTRACT SERVICES						99.73%
Fund 2990 Total:	$94,400.00	$107.00	$107.00	$94,293.00	$0.00	$94,293.00
						99.89%
Fund: 4000 CAP IMPROVE-FIRE DISTRICT						
4000.000.000.420400.940	$4,620.00	$0.00	$0.00	$4,620.00	$0.00	$4,620.00
CAP IMPROVE-FIRE DISTRICT						100.00%
Fund 4000 Total:	$4,620.00	$0.00	$0.00	$4,620.00	$0.00	$4,620.00
						100.00%
Fund: 4002 CAPITAL IMPROVEMENT- AMBULANCE						
4002.000.000.420730.940	$12,200.00	$0.00	$0.00	$12,200.00	$0.00	$12,200.00
CAPITAL IMPROVEMENT- AMBULANCE						100.00%
Fund 4002 Total:	$12,200.00	$0.00	$0.00	$12,200.00	$0.00	$12,200.00
						100.00%
Fund: 7240 FIRE						
7240.000.000.420400.231	$10,000.00	$1,809.65	$1,809.65	$8,190.35	$0.00	$8,190.35
FIRE DISTRICT FUEL						81.90%
7240.000.000.420400.320	$50.00	$0.00	$0.00	$50.00	$0.00	$50.00
FIRE DISTRICT PRINTING/POSTAGE/MISC						100.00%
7240.000.000.420400.340	$1,500.00	$477.08	$477.08	$1,022.92	$0.00	$1,022.92
FIRE DISTRICT UTILITIES						68.19%
7240.000.000.420400.350	$1,000.00	$0.00	$0.00	$1,000.00	$0.00	$1,000.00
FIRE PROFESSIONAL SERVICES						100.00%
7240.000.000.420400.370	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00

EXHIBIT 1.3

TOWN OF WINNETT WASTEWATER COLLECTION

PER EXCERPTS





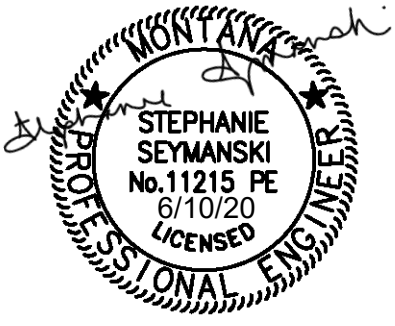
ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

TOWN OF WINNETT, MONTANA
WASTEWATER PRELIMINARY ENGINEERING REPORT UPDATE

Prepared For:

TOWN OF WINNETT
16 S. Broadway
P.O. Box 225
Winnett, MT 59087

Prepared By:



Morrison Maierle
engineers • surveyors • planners • scientists

315 N. 25th St., Ste. 102
Billings, MT 59101

Morrison Maierle
QUALITY ASSURANCE

Stephanie Seymanski
Project Manager

Jill Cook
Office Manager or QA Coordinator

Rika Lashley
Peer Reviewer

June 10, 2020
QA Approval Date

(000211) 20-10
QA Project No.

June 2020

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1-1
1.1 Introduction and Need for the Project 1-1
1.2 Effluent Limitations and Regulatory Requirements 1-1
1.3 Current and Future Situation 1-1
1.4 Existing Wastewater Collection System 1-2
1.5 Existing Wastewater Treatment Facility 1-2
1.6 Financial Status of Facilities 1-2
1.7 Development of Wastewater Collection System Alternatives 1-2
1.8 Development of Wastewater Treatment Alternatives 1-2
1.9 Environmental Impacts and Mitigation 1-2
1.10 Implementation of Preferred Alternatives 1-3
1.10.1 Funding Strategy 1-5
1.10.2 Sewer Rate Charges 1-5
2.0 INTRODUCTION 2-1
3.0 EFFLUENT LIMITATIONS AND REGULATORY REQUIREMENTS 3-1
4.0 CURRENT AND FUTURE SITUATION 4-1
5.0 EXISTING WASTEWATER COLLECTION SYSTEM 5-1
6.0 EXISTING WASTEWATER TREATMENT FACILITY 6-1
7.0 FINANCIAL STATUS OF FACILITIES 7-1
8.0 DEVELOMENT OF WASTEWATER COLLECTION SYSTEM ALTERNATIVES 8-1
9.0 DEVELOPMENT OF WASTEWATER TREATMENT ALTERNATIVES 9-1
10.0 ENVIRONMENTAL IMPACTS AND MITIGATION 10-1
11.0 IMPLEMENTATION OF PREFERRED ALTERNATIVES 11-1
11.1 Recommended Alternatives and Estimated Costs 11-1
11.1.1 Collection System Improvements 11-1
11.1.2 Treatment Facility Improvements 11-1
11.1.3 Prioritization of Recommended Improvements 11-2
11.1.4 Estimated Costs 11-4
11.2 Implementation of Recommended Improvements 11-4
11.2.1 Phase 1 – Collection System and Treatment Facility Improvements 11-4
11.2.2 Phase 2 – Treatment Facility Improvements 11-6
11.2.3 Phase 3 – Inspect 15” Clay Sewer Mains 11-6
11.2.4 Phase 4 – Replace 15” Clay Sewer Mains 11-6
11.3 Site Location and Characteristics 11-6
11.4 Operational Requirements and Impact on Existing Facilities 11-6
11.5 Design Criteria 11-6
11.6 Implementation Steps and Schedule 11-6
11.6.1 Agency Comments 11-8
11.7 Financial Strategy 11-9
11.7.1 Funding Sources 11-9
11.7.2 Sewer Rate Charges 11-10
11.8 Public Participation 11-12
11.9 Resolutions 11-13

LIST OF TABLES

Table 1-1 Phase 1 Wastewater Facility Improvements Opinion of Probable Cost 1-4
Table 1-2 Phase 1 Estimated Cost Contribution by Connection with TSEP 1-6
Table 1-2 Phase 1 Estimated Cost Contribution by Connection without TSEP 1-7
Table 4-1 Monthly Flows Pumped to the WWTF 4-1
Table 4-2 Wet and Dry Weather Flow Summary 4-6
Table 4-3 Wastewater Flow Summary 4-7
Table 4-4 Per Capita Wastewater Flow Summary 4-8
Table 4-5 Historical Per Capita Loading Rates 4-9
Table 4-6 Department of Commerce Population Projections 4-10
Table 4-7 Winter Water Usage 4-11
Table 4-8 Design Influent Wastewater Flows and Loads 4-12
Table 6-1 Winnett WWTF Effluent BOD_5 and TSS Concentrations 6-2
Table 6-2 Winnett WWTF Effluent Fecal Coliform and *E. coli* Concentrations 6-3
Table 7-1 Historical O&M Costs for Winnett Sewer Utility 7-1
Table 7-2 Winnett Sewer Utility Revenue 7-2
Table 7-3 Winnett Utility Annual Revenue vs. Costs 7-3
Table 7-4 Winnett Existing Debt 7-3
Table 8-1 Summary of Collection System Alternatives Capital Costs 8-1
Table 9-1 Possible Prioritization Schedule 9-2
Table 9-2 Probable Capital Cost for Improvements 9-2
Table 11-1 Prioritized Collection System and Treatment Facility Improvements by Category 11-2
Table 11-2 Prioritized Collection System and Treatment Facility Improvements Combined .. 11-3
Table 11-3 Summary of Estimated Capital Construction Costs for Collection System Alternatives and Treatment Improvements 11-4
Table 11-4 Phase 1 Wastewater Facility Improvements Opinion of Probable Cost 11-5
Table 11-5 Preliminary Implementation Schedule for Phase 1 11-8
Table 11-6 Phase 1 Estimated Cost Contribution by Connection with TSEP 11-11
Table 11-7 Phase 1 Estimated Cost Contribution by Connection without TSEP 11-12

APPENDICES

Appendix A – 2018 Winnett PER Amendment
Appendix B – Second Administrative Order on Consent
Appendix C – MDEQ Violation-Warning Letters
Appendix D – Cost Estimates
Appendix E – Environmental Assessment and Uniform Environmental Checklist
Appendix F – Agency Correspondence
Appendix G – User Rate Calculations
Appendix H – Public Meeting – February 13, 2019
Appendix I – Public Meeting – July 8, 2020
Appendix J – Resolution

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION AND NEED FOR THE PROJECT

The objective of this Preliminary Engineering Report (PER) Update is two-fold. The PER Update will provide support to a grant application to be submitted to the Treasure State Endowment Program to pursue additional funding for a Phase 1 wastewater improvements project. The Town has received grants from the Renewal Resources Grant and Loan Program and Community Development Block and Grant Program. Winnett has also been working with USDA-Rural Development for a grant/loan package. The PER Update will also present and analyze new information that has become available since completion of the 2018 PER Amendment.

1.2 EFFLUENT LIMITATIONS AND REGULATORY REQUIREMENTS

Discharge of effluent from the Town's WWTF to McDonald Creek is authorized by Montana Pollutant Discharge Elimination System (MPDES) Permit No. MTG580041 (General Permit). The Town's new authorization with coverage under the General Permit became effective on May 10, 2018 and will expire on December 31, 2022.

Failure by the Town to comply with MPDES permit requirements including failure to submit a permit renewal application within a required timeframe, discharge without a permit, and exceeding permit effluent limits lead to the issuance of a second AOC by MDEQ. The AOC contains Corrective Action Requirements corresponding to the preceding MPDES permit. The goal of these requirements is to address system deficiencies and to bring the operation of the Winnett WWTF into compliance with their MPDES permit.

1.3 CURRENT AND FUTURE SITUATION

Historical wastewater flow rates are updated based on pump data from the Winnett lift station given another two years of data since completion of the 2018 PER Amendment. The average day flow over the past 14 years, where sufficient data is available, is 21,960 gallons per day (gpd) or 120 gallons per capita per day (gpcd). Average historical influent loads (BOD_5, TSS) are based on the Town's monthly Discharge Monitoring Reports (DMR) data. This additional data for the past two years has been compiled and evaluated with insignificant changes observed compared to values reported in the 2018 PER Amendment.

Petroleum County population projections from the Montana Department of Commerce Census and Economic Information Center used to project population for Winnett have changed. Population is anticipated to remain approximately the same. The Town population projections from 2010 to 2040 were estimated by assuming Winnett's population would grow or decline at the same rate as the County. Based on these projections, the total estimated Town population in the year 2040 is expected to increase to 188 people, which is a relatively flat growth rate. Previous projections predicted the Town's population at the end of the planning period to be 214.

The annual average influent domestic wastewater flow generated per person is estimated at 77 gpcd. This equates to a domestic wastewater flow of 14,500 gpd in 2040. Infiltration and inflow is anticipated to remain constant with current conditions for both scenarios, at 8,740 gpd. Average

annual BOD is estimated at 0.17 pounds per day per capita and TSS at 0.11 pounds per day per capita. These values are also consistent with the findings of the 2018 PER Amendment.

1.4 EXISTING WASTEWATER COLLECTION SYSTEM

No significant changes are noted for the Winnett collection system since completion of the 2018 PER Amendment.

1.5 EXISTING WASTEWATER TREATMENT FACILITY

The existing wastewater treatment system remains relatively the same since completion of the 2018 PER Amendment. Under the Town's new discharge permit, the facility meets BOD_5 and TSS effluent concentrations as allowed under the Alternate State Requirements. The most notable issue is additional recurrences of *E. coli* exceedances. Other parameters previously monitored such as ammonia and nutrients are no longer monitored under the current permit. *E. coli* exceedances have been observed in 2017 and 2020. MDEQ has also issued violation letters to the Town for failing to submit DMRs or providing incomplete DMR information.

The need for effluent disinfection to prevent *E. coli* exceedances in the effluent discharged to McDonald Creek has emerged as a high priority to protect the health and safety of Winnett and Petroleum County residents that may use McDonald Creek.

1.6 FINANCIAL STATUS OF FACILITIES

The Town of Winnett's sewer system financial status is summarized in Chapter 7 of this PER Update. Based on available data from the previous four fiscal years, annual sewer revenues average $69,470 and annual sewer expenditures average $64,635.

1.7 DEVELOPMENT OF WASTEWATER COLLECTION SYSTEM ALTERNATIVES

Collection system alternatives remain unchanged. Cost estimates have been updated to 2020 dollars.

1.8 DEVELOPMENT OF WASTEWATER TREATMENT ALTERNATIVES

The WWTF improvements identified in the 2018 PER Amendment remain the same. However, Improvement 6 – UV Disinfection and Basin Cover has emerged as a higher priority and is now considered a Priority 1. The lagoon's effectiveness in treating pathogens has further deteriorated in the past two years with effluent *E. coli* concentrations frequently exceeding permit limits. McDonald Creek water is used extensively for irrigation and introduction of pathogens may cause them to become airborne where spray irrigation occurs. Recreational uses of the creek are sparse, but have been reported anecdotally, thus putting these users at risk also.

As with the collection system alternatives, cost estimates for wastewater treatment improvements have been updated to 2020 dollars.

1.9 ENVIRONMENTAL IMPACTS AND MITIGATION

An updated Uniform Environmental Checklist and TSEP assessment was completed for the collection system alternatives and treatment facility improvements. Agencies were re-contacted

for comments and website consultations completed as review agencies switch to online tools to provide information.

Direct and indirect impacts and mitigation were examined. Construction impacts for the proposed project would require temporary and short-term mitigation measures. Through proper construction management, there would be no long-term construction impacts to the proposed project area. Several construction permits would be required prior to starting work.

1.10 IMPLEMENTATION OF PREFERRED ALTERNATIVES

Phase 1 improvements include Alternative C3-1 – Replace 6- and 12-inch Clay Sewer Mains, Alternatives LS2 and LS 3 – Lift Station Emergency Improvements, and WWTF Improvements 1 through 3 and 6. The WWTF improvements consist of sludge removal and disposal and installation of a new effluent structure, basin liners for Cells 2 and 3, replacement of manhole #3 and connecting pipe, and UV disinfection and a basin cover. Improvement 6 consisting of UV disinfection and the basin cover was originally proposed to be installed in Phase 2. However, frequently occurring *E. coli* exceedances warrant accelerating this improvement to protect downstream water users along MacDonald Creek from pathogens introduced to the creek with the lagoon effluent. In addition, installation of a disinfection facility will ensure that WWTF discharge does not continue to exceed permit discharge limits, placing the Town in violation of the permit. These improvements are combined as the highest priority project based on needs that are the most critical to the Town because they resolve the severest public health and safety problems, replace deteriorating clay sewer mains that contribute to I&I, address deficiencies at the Winnett lift station, upgrade the treatment facility, and improve the quality of effluent discharged to McDonald Creek.

The Engineer's Opinion of Probable Cost for Phase 1 improvements based on construction in 2022 is identified in the following table.

October 2021

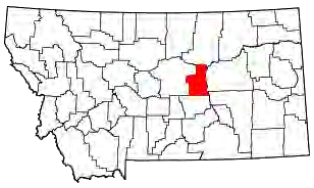
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CRITERION #2

2021 Housing Grant Application for:

Petroleum County Courthouse

Need for Project



ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

Ranking Criterion #2: Need for Project

Criterion #2 Questions

1. **Please describe and document the following:**
   a. **Long-term, local demand for additional affordable and decent housing needed to support community development.**

Public participation and community survey results tied to the Petroleum County / Town of Winnett Growth Policy, information gathered by Winnett ACES, and information provided in the feasibility study for the Petroleum County Courthouse project all illustrate a local demand for additional affordable and decent housing needed within the project area.

Comments from the most recent Winnett ACES planning survey and meeting illustrate the demand for additional housing, as more than half of the respondents identified housing as a central concern for the community.

According to the National Low Income Housing Coalition, 24% of renters in Montana are extremely low income, with a substantial shortage of affordable and available rental homes for extremely low-income renters[3]. In addition, 68% of extremely low-income renter households have a severe cost burden, meaning they spend more than 30% of their income on housing costs and utilities.

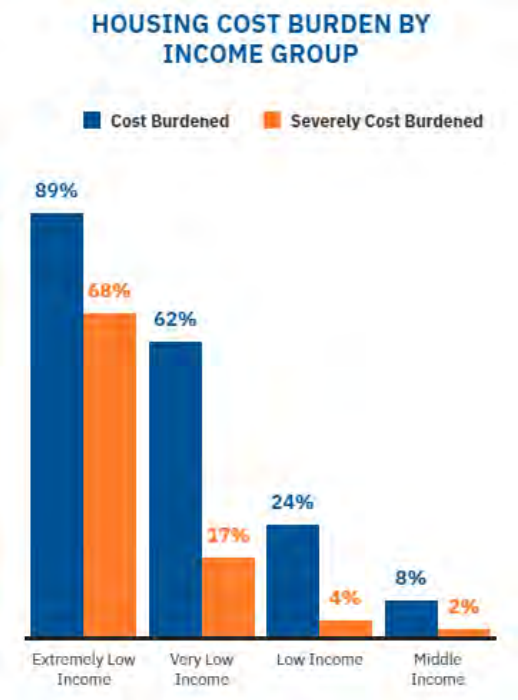


Figure 2.1: Housing Cost Burdens in Montana

The 2020 Affordable Housing in Montana report, published by the Bureau of Business and Economic Research at the University of Montana, states that "in Montana, there are only 39 affordable housing units for every 100 households earning an extremely low income."[4] The report concludes that Montana has relatively little affordable housing available for low-income households, and much of the existing affordable housing inventory is aging and needs rehabilitation.

   b. **The inadequate supply of affordable, decent, safe, and sanitary housing stock to serve LMI households (owners and/or renters).**

According to the most recent information provided by Headwaters Economics, nearly 21% of the housing stock located in Petroleum County was built prior to 1980, with the median year of construction for housing units in the County being 1964.[5] In the Town of Winnett, the median year for construction is 1948, 32% of the housing units being built prior to 1980. While age along does not indicate an inadequate supply of affordable, decent, safe and sanitary housing, information contained in the Oddfellows Hall Report states that "Winnett's housing is run down, abandoned, or poorly maintained, so that many residents complain of a lack of quality, livable housing." Local residents attribute the declining Town population to the lack of desirable housing.

[3] "Housing Needs by State." *National Low Income Housing Coalition.* https://nlihc.org/housing-needs-by-state
[4] Bridge, Brandon, Ph.D., Economist and Director of Forecasting, University of Montana. "Affordable Housing in Montana." December 2020. https://www.bber.umt.edu/pubs/econ/AffordableHousing2020.pdf
[5] Headwaters Economics' Economic Profile System. https://headwaterseconomics.org/apps/economic-profile-system/

c. The existence of dilapidated housing or other structures or the existence of blighted conditions and renewal needs within particular neighborhoods or areas within the community which discourage reinvestment.

As previously stated, the majority of the housing units in Petroleum County are located in rural areas and the remaining units, approximately 40%, are located in the Town of Winnett. As 32% of the housing units in Town were constructed prior to 1980, and 26.9% of the available units vacant, it is safe to assume that the vacancy can be attributed to dilapidated housing conditions. There are no documented areas of blight within the County/Town, however, there are a number of dilapidated structures located in Town that are currently being considered for reuse. The thesis project being conducted by a MSU graduate student, with a goal of identifying existing buildings that might be utilized as space to accomplish and fulfill community needs, included some of those structures in a recent presentation.

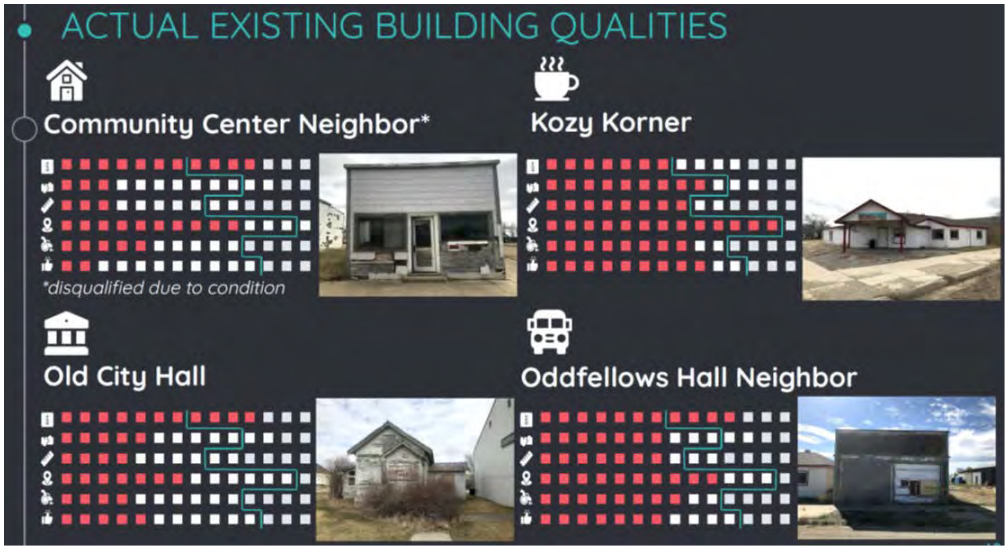
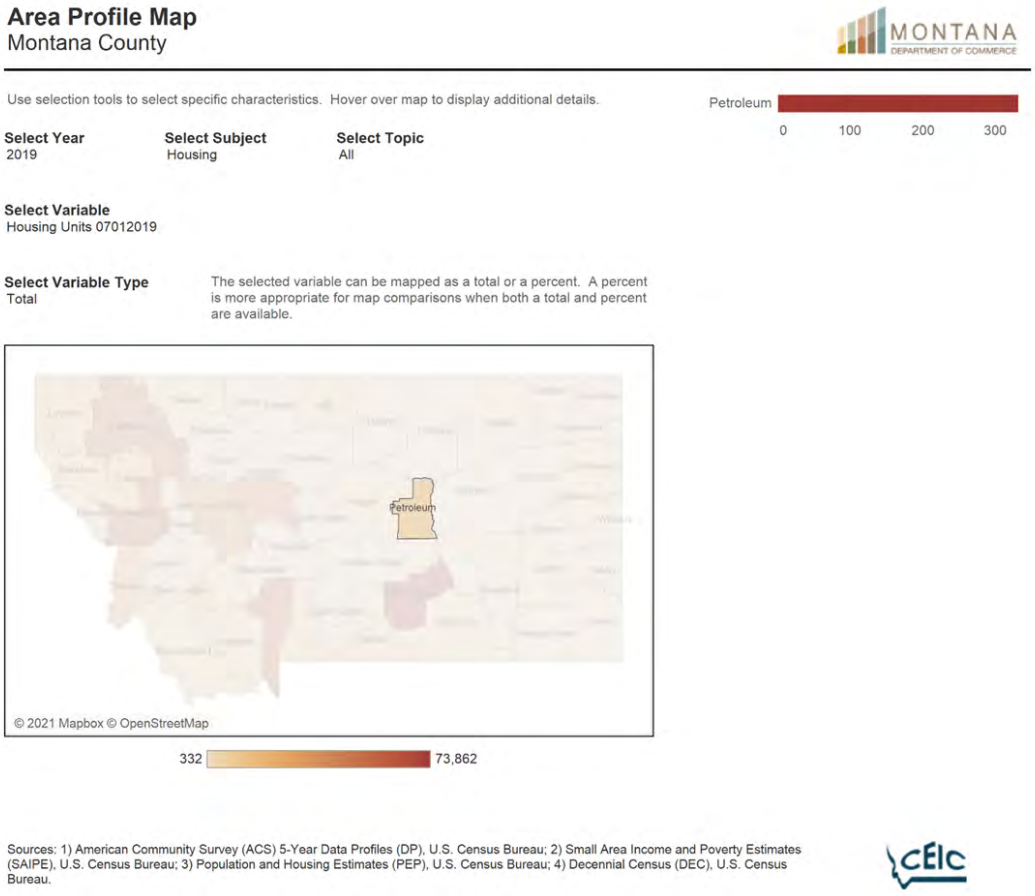


Figure 2.2: Existing Building Qualities in the Town of Winnett

d. How the analysis of housing needs addresses the situation described above as documented with the attach maps.



e. Any housing problems that especially affect low-income residents (homeowners and renters) of the community or particularly disadvantaged persons experiencing barriers to securing decent, safe, and sanitary housing.

The Petroleum County / Town of Winnett Growth Policy, Chapter 5, provides an overview of housing characteristics and condition, as well as anticipated future housing issues. The Policy states that "there is a lack of land or affordable lots suitable to support development of new housing where infrastructure is readily available in Winnett." In addition, the aging housing stock means a majority of the available homes need rehabilitation for both livability and energy-efficiency. As the aging housing units are those most likely to be affordable for LMI individuals, these issues affect their ability to secure decent, safe and sanitary housing.

f. How the proposed project strategy takes into account documented local demographic trends and housing conditions.

The proposed project would provide a total of four additional housing units within the Town of Winnett, where 40% of the County population resides. According to information provided in the PAR, the population of Winnett is expected to increase over the next 2-5 years based on a plan to develop new wells in the nearby Cat Creek Oil Field. While the projections are only for a 5-11% increase in population, equating to 10-20 individuals, for a small rural town this is indicative of a population "spike". The additional housing units provided by the proposed project will accommodate the projected demographic trend and help combat the existing housing conditions.

g. **Documented long-term local demand for additional decent and affordable housing units in the Applicant's proposed project area.**

See response to Question 1.a.

2. **How does the proposed project relate to and impact the housing needs affecting the groups identified in local long-term community planning efforts?**

The proposed project greatly improves the housing needs currently present in Petroleum County and the Town of Winnett and benefits the low-income and disadvantaged persons, such as seniors, affected by the shortage of affordable housing. Both the County and the Town have over 51% of residents that qualify as Low to Moderate Income according to the Montana Department of Commerce. Winnett currently has only six rental units that are supported by Federal assistance through Section 521 USDA Rental Assistance and Section 515 Rural Rental Housing. The addition of three more rental units available for LMI assistance greatly improves the local housing economy. By providing housing that is affordable and centrally located, the project supports all housing goals and objectives provided in existing long-term community planning documents.

3. **Please describe how community housing or community renewal needs are directly related to protection of public health and safety, as documented in a PAR or housing condition studies.**

Although the Town of Winnett is home to less than 200 individuals, public safety is a concern for all communities. There are many housing and neighborhood conditions that influence public safety, including the quality of housing stock and the extent to which citizens are included in the social life of the community. The proposed Petroleum County Courthouse redevelopment project is one of many in a sweeping community-wide effort to reinvest in the town of Winnett for the benefit of locals in the immediate town-blocks as well as the residents of Petroleum County.

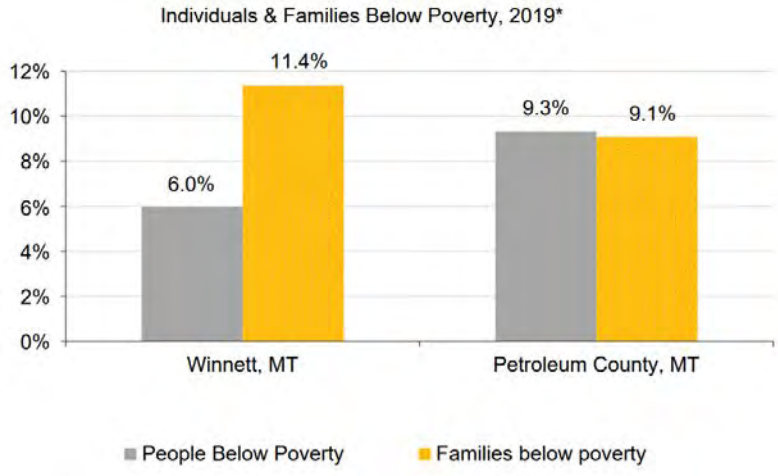
4. **Has the applicant provided the following:**

a. **Documentation that a number of persons have expressed a need for the project and have an interest in taking part in the housing assistance provided by the project? Applicants are not expected to conduct a pre-screening process to establish eligibility of individual households for the project but expressed interest in the proposed project should be documented.**

During the process of completing the Growth Policy, a survey of local residents was conducted to gauge their stance on a number of issues the County/Town are experience, including housing. Of 19 respondents 10 believe there is a need for additional subsidized low-cost housing, and 17 believe there are not adequate rental units available for local residents. With 24% of renter households throughout the State identified as extremely low income, and 11.4% of families living below poverty level in the Town of Winnett, the project will address the needs of LMI households.

b. **Documentation that a reasonable number of potential clients are eligible for the project by providing supporting data from a census or market survey?**

Information provided by Headwaters Economics' Economic Profile System (EPS) is shown below:



This information illustrates that there are a reasonable number of potential clients eligible for the LMI housing provided by the proposed project.

5. **Has the applicant provided any other information that substantiates the need for the proposed CDBG project?**

Letters of support for the project are included Exhibit 4.2 and include specific information about the need for the project:

"The Winnett ACES sees the need for both affordable housing as our organization has hired two full-time positions and contracted one position in the last year. One employee lives in his RV and another lives in Lewistown because of lack of housing availability."

The owner of The Breaks General Store said in a letter "Housing shortage directly impacts the area businesses, making it difficult for employees to find places to live, and therefore, difficult for us to find employees."

Need for CDBG Financial Assistance

1. **Explain how the applicant demonstrated that other private, and local, state or federal public resources are not available at reasonable cost to address the identified need?**

A CDBG grant is necessary to make this project feasible as there are limited funding options available for housing projects. The Uniform Application provides a list of all sources of project funding. Funding sources, other than CDBG, that were considered include:

Historic Tax Credits: This Federal program incentivizes the renovation and restoration of historic buildings, turning old buildings into viable spaces in the community, by providing tax incentives to investors. The investor in the Petroleum County Courthouse project is subject to a limit of 20% of the amount spent in a certified rehabilitation of a certified historic structure. The investment will be based not only on the housing portion of the project but the cost of the entire project, which also includes office space addition to the second floor and remodeling of the basement of the building, which is estimated at $2 million.

This funding will be received once the application is processed and approved. The private investor is a local Petroleum County resident who is currently in the legal process of committing funding to the project.

Montana DEQ Alternative Energy Loan: The Alternative Energy Revolving Loan Program provides low-interest loans to increase investments in alternative energy systems and energy conservation measures. The proposed project intends to incorporate a number of energy efficient systems and materials, making it a prime candidate for use of this loan program. Loan amounts are capped at $40,000, and the funding strategy includes this total amount.

Home Investment Partnerships Program (HOME) Program: A federal block grant program directed by the U.S. Department of Housing and Urban Development (HUD) and is designed to create affordable housing for low-income households. A county may apply for a housing project award depending on the overall cost of the project and the Period of Affordability that will include activities within the jurisdiction of an incorporated city or town if the proposed project is intended to benefit all county residents. At this time, Petroleum County does not plan to apply for this funding due to the more restrictive nature of the funding. However, they may reconsider that option for funding as the project progresses.

Economic Development Administration (EDA) Grants: EDA grants are aimed at regional economic development strategies designed to support entrepreneurship, create higher skill, living wage jobs, and generate private investment. In addition, this funding looks at job creation as an important factor in determining funding of projects. The proposed project does not create jobs; therefore, EDA is not an appropriate source of funding.

INTERCAP Loans: This program provides variable rate loans to local governments and is very flexible in the variety of projects funded. However, Petroleum County does not have the ability to incur debt associated with this project, therefore this is not a viable source of funds.

Other programs, such as **MCEP, SRF and RRGL** are programs specifically for water, wastewater and stormwater improvements and would not be appropriate for this project.

The **Central Montana Community Foundation** provides small grants for projects in Petroleum County. While they will be eligible for a small grant, and may apply for one, these grants are usually in the range of $25,000, would only help in a very small manor, and would not provide enough funding for the project to move forward without the CDBG grant.

A list of grants that have been identified from other public and private sources is in Exhibit 2.1. These primarily small grants will continue to be sought to assist with the entire project, including the office space renovation and remodel of the basement level of the courthouse. Those grants may also help the housing project depending on the amount of Historic Tax Credit funding that is available or if there are unexpected cost overages.

2. Has the applicant clearly explained and documented that the specific amount of its request for CDBG financial assistance is necessary and reasonable relative to its financial capability?

Information contained within the FY18-19 Audit Report indicates that there is no capacity within the local government's budget to add a new expenditure such as this project, or maintenance of the facility. Residents are generally in support of the project, and local government is supporting the project through sponsorship of this application as well as a small amount from their cash reserves. Therefore, the amount of CDBG funds being requested is reasonable considering the financial capability of Petroleum County.

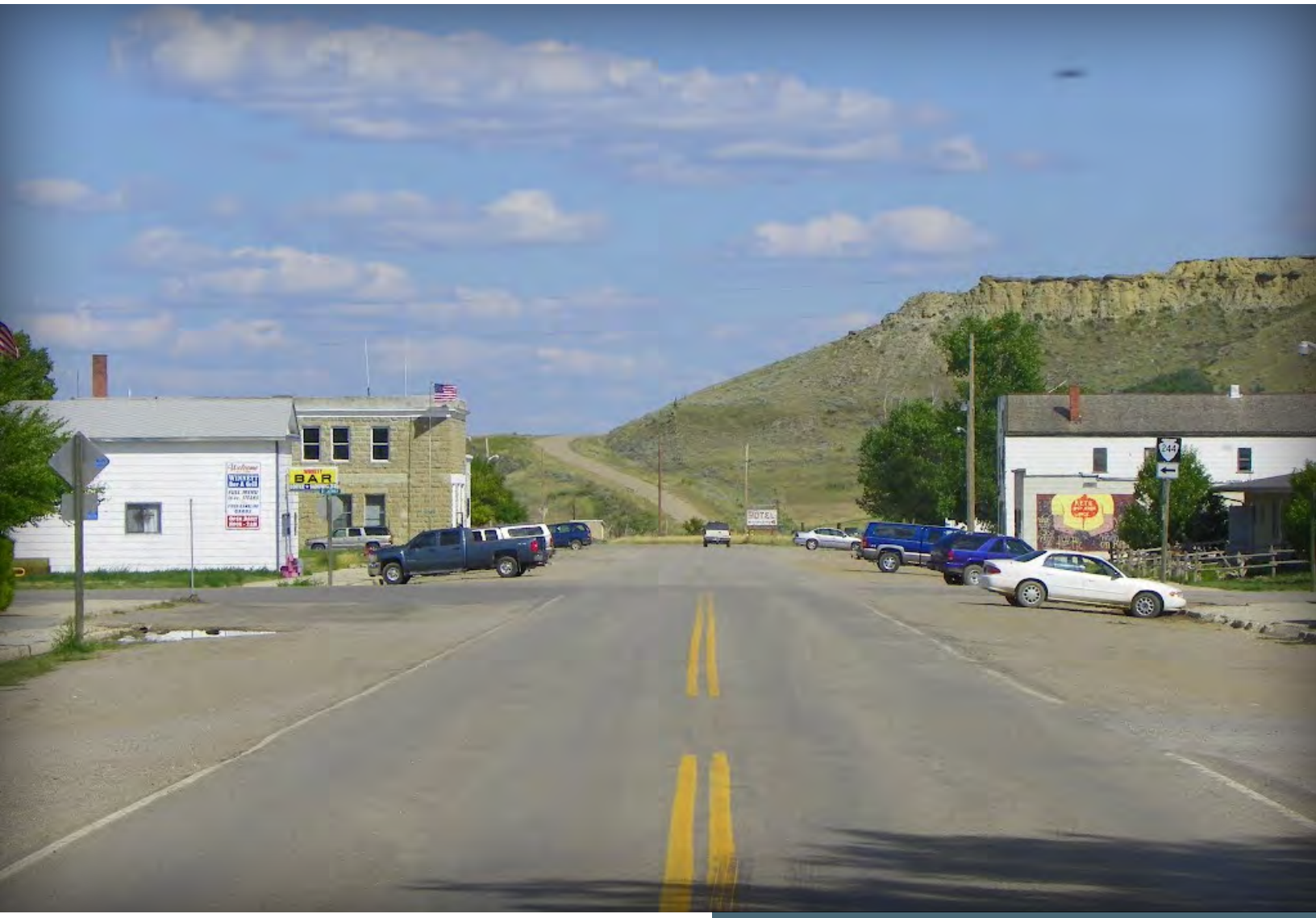
Based on the funding strategy included with the Uniform Application, and an overview of funding mechanisms considered in the previous question, the amount of request for CDBG funds is necessary for the completion of this project.

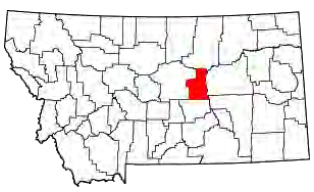
3. What percent of the total CDBG investment will be spent on grant administration? Has the applicant explained the rationale for the amount of non-administrative CDBG funds requested?

A total of $15,000 has been budgeted for grant administration, with CDBG funds paying $9,000 of that total. This equates to 1.5% of the total CDBG investment identified for grant administration. Grant administration will be provided by Petroleum County's contracted grant administration consultant. Grant administration will be conducted according to CDBG Housing Guidelines and will include project start-up, oversight of environmental review, financial management, oversight of labor standards, and assistance to the County in meeting procurement and civil rights requirements.

EXHIBIT 2.1

GRANT OPTIONS FOR PETROLEUM COUNTY COURTHOUSE PROJECT





ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

Grant Options for Petroleum County Courthouse Renovation Project

Planned Grant Options

	Ask	Match	Est. Deadline
Historic Tax Credits	$ 400,000		
CDBG Housing**	$ 450,000		10/28/2021
The 1772 Foundation	$ 100,000		11/12/2021
Steele-Reese Foundation	$ 50,000		1/11/2022
Montana History Foundation	$ 500,000	$ 125,000	2/28/2022
Bair Family Trust	$ 20,000		3/1/2022
Emergency Operation (FEMA, Homeland Security, MT DES)	$ 50,000		3/1/2022
Jerry Metcalf Foundation	$ 15,000		3/15/2022
Central MT Foundation	$ 25,000		4/1/2022
Petroleum County Endowment Fund	$ 1,000		5/1/2022
Gannett Foundation	$ 100,000		6/1/2022
USDA Rural Development	$ 100,000	$ -	6/30/2022
BigLots	$ 50,000		7/1/2022
Gianforte Family Foundation	$ 20,000		7/20/2022
Sample Foundation	$ 10,000		8/1/2022
High Stakes Foundation	$ 25,000		9/1/2022
Treacy Foundation	$ 50,000		9/30/2022
TBD Crawford Entity	$ 15,000		NA
Harry and Jeanette Weinberg Foundation	$ 250,000		NA
First Interstate	$ 10,000		NA
Home Depot Foundation	$ 10,000		NA
Northwest Farm Credit Services	$ 10,000		NA
Walmart	$ 10,000		NA
Wells Fargo Foundation	$ 50,000		NA
TOTAL	**$ 2,321,000**		

Additional Grant Options

LOR Foundation	$ 50,000		NA
Mellville Charitable Trust	$ 100,000		NA
HOME Development Grant - amount depends on cost of project and Period of Affordability		5%	

October 2021

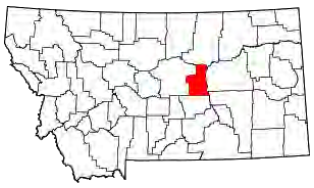
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CRITERION #3

2021 Housing Grant Application for:

Petroleum County Courthouse

Project Strategy



ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

Ranking Criterion #3: Project Strategy

Criterion #3 Questions

1. Has the applicant:

a. Provided a well-reasoned, cost-effective, appropriate, and achievable strategy that can be reasonably accomplished with available community resources, along with any other state and federal housing resources (including Program Income from previous CDBG projects)?

The Uniform Application provides a well-reasoned, achievable strategy for funding the proposed project. As part of the strategy to make it happen, the County and Winnett ACES are both investing time in the grant application process and money in paying for additional capacity to complete these applications and administer the grants / manage the grant reporting afterward.

In addition, over the last six months, the committee assisting the County with this project has identified funding resources that far exceed the estimated project cost. The County has a Memorandum of Understanding with Winnett ACES, as contractors and staff of Winnett ACES are helping apply for many of the grants identified on behalf of the County. The potential funding resources have been ordered by grant application deadline, if applicable, in the following table. Winnett ACES and the County with work to apply for grants to fund the remainder of the project, prioritizing the applications by deadline and by grant requirements for those without closed deadlines.

Simultaneous to submitting this CDBG Housing Grant request, Petroleum County is working with a buyer for Historic Tax Credits, which will fund over 25% of the total project costs (hard and soft costs combined). These two funding sources alone cover approximately 2/3 of the entire project costs. Petroleum County does not currently have Program Income from previous CDBG projects to consider.

b. Demonstrated a sound and persuasive rationale to explain why the housing activities proposed are the most appropriate ones to meet the identified needs by discussing the alternatives considered before selecting this option.

The Preliminary Architectural Report (PAR) identifies rehabilitation of the Petroleum County Courthouse as the only alternative and feasible solution to address the goals and input brought forth by the community members and County commissioners. There are no additional viable existing building options in the immediate area. Additional information can be found in the PAR, located under separate cover within this application.

75% of the housing units created by the proposed project will directly support low-income and disadvantaged individuals by providing affordable housing. In addition, the central location of the project allows residents to easily access local services and facilities.

c. Discussed the housing alternatives considered in the PAR (if a PAR is required for the proposed project)?

Alternatives considered in the PAR consist primarily of design options, as rehabilitation of the Courthouse is the only feasible solution to address the goals outlined in the Petroleum County / Town of Winnett Growth Policy.

There are three Second Floor Remodel Plan Options identified in the PAR, all of which include a dedicated communal laundry room:

- Option A: 2,310 square feet of leasable apartment units, configured into four units.
- Option B: 2,310 square feet of leasable apartment units, configured into four units.
- Option C: 2,310 square feet of leasable apartment units, configured into five units.

Option A is the preferred alternative. Additional information concerning the Plan Options outlined in the PAR can be found on pages 8-10 of the document.

2. Has the applicant provided a realistic evaluation of the availability of local private resources to accomplish the proposed activities, such as local lenders, contractors, lead-based paint inspectors and contractors trained in stabilization or abatement, building material suppliers, property management companies, first- time home buyer programs, or temporary tenant relocation sites?

In a rural place like Winnett, MT, local takes on perhaps a broader definition than in some parts of Montana. In terms of contractor availability and the availability of various related trades, we view "local" as a 150-mile radius. This encompasses Lewistown and Billings, towns many Petroleum County residents frequent for necessities, as well as Great Falls and Bozeman. For example, for the feasibility study and the CDBG PAR, Petroleum County worked with High Plains Architects based out of Billings. High Plains also works on projects, both design and development, in nearby smaller towns such as Roundup, Lavina, and Lewistown. High Plains often works with TW Clark Construction, which has a regional headquarters in Billings as well. They worked with Petroleum County on a recent project renovating the entryway and vestibule at the Courthouse in response to the pandemic. We consider both High Plains and TW Clark to be local. When taking into account Lewistown, Great Falls and Bozeman as well, there are a large number of general contractors, sub-contractors, specialty tradesmen, and other private resources to accomplish proposed activities available.

3. Has the applicant demonstrated that the proposed project strategy has taken into account access to services, transportation costs, and is within walkable neighborhoods?

The proposed project is located at 302 East Main Street in Winnett, Montana. Main Street is approximately five blocks long, and the majority of local services are located on Main Street. The new Winnett Community Center is located four blocks from the proposed project site, and sidewalks are present along the majority of the route. Due to the proximity of the project to local services, additional transportation costs are not a consideration for future residents.

Figure 3.1: Google Map of Town of Winnett

4. Describe how the proposed project strategy is reasonable and appropriate regarding:

a. The number and type of housing units;

The proposed project incorporates four housing units in the building rehabilitation design, three of which will be low-income units. In total, there is one studio apartment, one one-bedroom apartment, and two two-bedroom apartments. The only unit to be priced for market rate income is one of the two-bedroom units. Due to the population in Petroleum County and the Town of Winnett, providing an additional four housing units to local residents. As there are only 52 documented rental units in the County, the addition of four units is approximately an 8% increase in housing availability.

b. The CDBG cost per unit to be assisted;

Three of the proposed rental units, totaling 1,485 square feet of housing, are targeted for funding through this CDBG application. Based on the $600,000 amount requested, this equates to $404 per square foot of housing. As CDBG funds will be used for both design and rehabilitation costs, and considering that historic renovation is more costly than new construction, this cost per unit is considered reasonable.

c. The extent of housing improvements that are proposed;

As previously stated, the addition of four rental units in the Town of Winnett equates to an approximate 8% increase in available rentals for Petroleum County.

d. Project location and proximity to services;

As previously discussed, the location of the proposed project is at 302 East Main Street in the Town of Winnett, and within four blocks of the majority of local services.

e. Energy efficiency and renewable energy options;

An Energy Strategy has been outlined in the PAR, which will achieve the following goals:

- Minimized demand for energy by creating a super-insulated building envelope, maximizing daylight, maximizing natural ventilation and using thermal mass.
- Recycle waste heat flows.
- Supply remaining energy needs as efficiently as possible through daylight and occupancy sensors and highly efficient lighting and equipment, such as LED light fixtures.
- Maximize the percent of energy from renewable resources, such as on-site solar.
- Reduction in water demand by using water efficient fixtures, supplying water for toilets through rainwater harvesting, and potentially treating and using graywater for reuse.
- Maximize the use of “green materials”.

f. Expanding housing choices for people of all ages, incomes, race, and ethnicities; and

The proposed project includes the installation of a 3-stop ADA lift to provide access to all floors of the existing building, making the rental units accessible to all individuals. With 75% of the rental units priced for low-income and disadvantaged individuals, the additional housing will also be financially accessible for people of all incomes.

Petroleum County and the Town of Winnett abide by the State of Montana Fair Housing Laws, which prohibit discrimination based on age, race, national origin, religion, color, sex, marital status, or disability. Therefore, the proposed project will expand the housing choices for all residents.

g. Lowering the cost of housing and transportation?

The proposed project will construct four new rental units, three of which will be priced to serve low-income individuals by providing low-cost housing options. In addition, as the project is located on Main Street, and is within walking distance to the majority of local services and facilities, the cost of transportation for residents will be greatly reduced.

5. Has the applicant's Uniform Application documented any proposed funding leveraging arrangements by providing evidence of firm commitments from developers, financial institutions, or other organizations?

The funding strategy anticipated by Petroleum County is dependent on the receipt of CDBG funds to provide leverage for other funders to take an interest in the project. However, there is a local individual who has a committed interest in contributing to the project in exchange for Historic Tax Credits. That investor is pursuing the process to qualify for the credits but requests to remain anonymous until the initial process is complete. The investor has met with an Historic Tax Credit consultant, the grant writer, and the architect. The Historic Tax Credit consultant has provided evidence of an interested investor. A copy of the email is in Exhibit 3.1.

Petroleum County has provided a commitment of $10,000 to assist with funding professional services and financing fees. A letter of commitment from the County is located in Exhibit 3.2.

6. Describe in the Uniform Application whether non-CDBG financing commitments include some concessions from standard financing terms or conditions (such as reduced origination fees or interest rates).

The project funds to be committed through Historic Tax Credits allow a 20% tax credit to investors, which lowers the amount of income of an investor in a project subject to taxation dollar for dollar. In addition, the MT DEQ Alternative Energy Revolving Loan Program provides low-interest loans at a 3.25% interest rate.

7. If other supportive activities in addition to and complementary to the principal housing activities are proposed, has the applicant demonstrated that these additional community renewal and supportive activities are likely to:

a. Enhance the overall impact of the project consistent with the goals stated in the Consolidated Plan;

In addition to the principal housing activities, the proposed project will remodel the basement and first floor of the Petroleum County Courthouse, as well as provide five new leasable office spaces, with a dedicated restroom, and a 10-person conference room to the second floor. These additional rehabilitation measures support the following goals of the Consolidated Plan:

- Goal 2 - Plan for Communities: Use of funds to help communities engage in various types of public infrastructure, business, downtown revitalization, and preliminary project design.
- Goal 4 – Revitalize Local Economies: Use of funds to create jobs, expand businesses, and revitalize historic downtown business districts.

b. Increase the visible impact of the project on the neighborhood (or other area) of the community that would be assisted by the project; and

Rehabilitation of the existing Petroleum County Courthouse will improve the overall function and operations that currently take place within the building. The benefits include improved facilities and a clearly defined use of space, as opposed to the under-utilized current layout, improve accessibility and a more secure and controlled flow for Courthouse operations, tenants and patrons.

c. Leverage multiple economic, environmental, and community projects in the area.

The overall effect of combining this housing project with the addition of office space and upgrades to the basement of the courthouse will provide economy in sharing costs among the projects. Marketing the availability of housing units along with opportunities for workspace is anticipated to be more effective in attracting businesses or teleworkers to the area.

This project is being planned to follow a project in the area to build a community center that will provide services to seniors and serve as office/medical space for a physician and physician assistant. Currently, the senior center is located in the basement of the courthouse, so this provides an opportunity to transition that space into improved Sheriff's and Emergency Services personnel.

Energy Conservation Activities within the Proposed Project

1. **Describe any energy efficient elements incorporated in the project design. CDBG grant applicants are encouraged to integrate renewable energy generation and energy efficiency measures in their projects. These measures help reduce energy costs, which can facilitate improved operations and maintenance, and HUD released a toolkit to help grantees integrate renewable energies into their project. Toolkit available here.**

   The PAR, Section III, Sustainable Design Strategies, outlines the number of measures energy efficient elements being incorporated into the final project design. Elements to be included are maximizing natural daylight and natural ventilation, installation of on-site solar, daylight and occupancy sensors for lighting, and maximizing the use of "green" materials. See the PAR, page 18-22, for a more detailed inventory of energy efficient design strategies.

2. **What reasonable options to reduce future energy costs, for example, "Energy Star" rated materials and appliances, will be incorporated into the project design?**

   As previously stated, there are a number of energy efficient elements that will be incorporated into the final design of the proposed project. See the PAR, page 18-22, for a more detailed inventory of energy efficient design strategies.

Projects managed/owned by Non-profits, For Profits, or Local Public Agencies

1. **Has the applicant demonstrated that the proposed project strategy is reasonable and appropriate, particularly with regard to physical design and future operation, given (a) the alternatives considered in the PAR and (b) the organizational capacity and experience documented in response to the requirements of the Management Plan in Exhibit H?**

   The PAR outlines three design alternatives for the proposed project, all of which focused on maintaining existing County operations and their specific program, goals, and requirements. In addition, the primary effort was focused on the redevelopment of the under-utilized second floor and, as a result, the three design alternatives presented are solely for the second floor. The remodel activities also include a new 3-stop ADA lift, a new code compliant fire-escape, and a new interior, controlled-access roof hatch to replace the existing, extremely unsafe, exterior access ladder.

   The Management Plan, located in Exhibit 6.2 of this document, identifies the roles and responsibilities for each member of the project team, including the Chief Elected Official, the County Treasurer, the County Grant Administrator, the County Attorney, and the Project Architect/Engineer.

2. **Has the applicant described how the financial and other information provided in the Uniform Application and Management Plan demonstrates that the proposal is cost effective, well-reasoned, appropriate, and viable for the long term?**

   This project has been analyzed by a professional architectural team that first provided Petroleum County with a Feasibility Study (see Exhibit 1.1) and then a Preliminary Architectural Report that included alternatives in configuring the most useful and practical preliminary design that was presented to stakeholders and the public.

   The opinion of probable cost developed by the architect was used to draft the budget found in the Uniform Application. The draft budget considers all relevant administrative, design, and construction costs associated with the project and each line item is defined in the Uniform Application Use of Funds section. The budget aligns with the funding strategy outlined in the Sources of Funds section of the Uniform Application which includes funding from CDBG, a Historic Tax Credit investor, and an Alternative Energy loan from DEQ. This is a reasonable strategy that will potentially be supported by additional grants that may be sought in the next few months to be used as needed for this project or the additional projects planned for renovating the courthouse.

   The draft Management Plan outlines the responsibilities of various individuals associated with the project. They include:

   - The county's chief elected official who will have responsibility for all official contacts with the Montana Department of Commerce and have responsibility for all activities and expenditures related to the CDBG project.
   - The county's treasurer, assisted by the county Clerk and Recorder, who will be responsible for the financial management of the project.
   - A grant administration and project management team who will provide overall project management and reporting and for assuring compliance with applicable requirements.
   - The county Attorney who will provide legal guidance throughout the project.
   - The Project Architect who will be responsible for construction-related activities.

   The plan demonstrates that the project is well-reasoned and viable for the long term.

Smoke-Free Housing

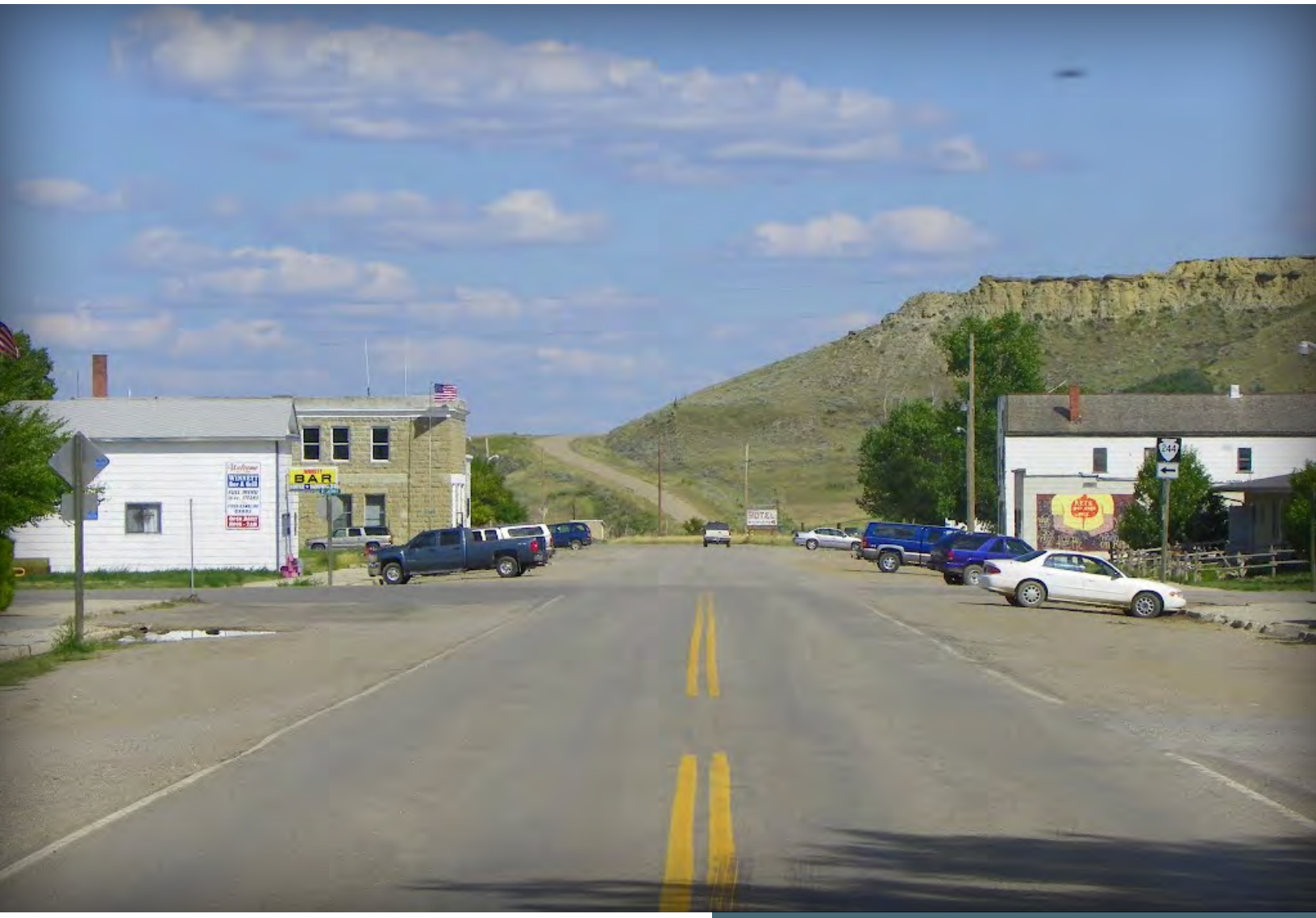
For new construction or rehabilitation projects, the Owner (and any Management Company) is encouraged to establish and implement a written policy that prohibits smoking in the units and indoor common areas, including a non-smoking clause in the resident lease. The Owner and Management Company should make educational materials on tobacco treatment programs, including the phone number for the Montana Quit Line, available to all residents. The Montana Tobacco Use Prevention Program Smoke Free Housing Project can provide educational materials and smoke free signage to property owners and managers free of charge.

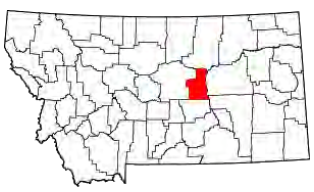
1. **Will the applicant prohibit smoking in the units and indoor common areas of every project unit? Will leases include a non-smoking clause?**

   Smoking will be prohibited in the Petroleum County Courthouse, following the Montana Clean Indoor Air Act. Leases for the rental units will include a non-smoking clause.

EXHIBIT 3.1

EVIDENCE OF INTERESTED INVESTOR





ENGINEERING
EST.
STAHLY
1970
& ASSOCIATES, INC.

From: Adam Markwood
To: Robie Culver
Subject: RE: Petroleum County historic tax credit project
Date: Thursday, October 28, 2021 7:59:35 AM

To Whom It May Concern:
Brian Wishneff & Associates, a consulting firm that facilitates investments related to a variety of tax credit programs, including Historic Tax Credit investments, has been contacted by Randy Hafer. Randy's firm, High Plains Architecture, is providing the Preliminary Architectural Report for the Petroleum County Courthouse Renovation project in Winnett, Montana. Based on a preliminary review of the project and its location, I believe this project will qualify for the Historic Tax Credit program.

I am also aware of a local investor who is interested and willing to invest in the project in exchange for the tax credit. I have met via teleconference with this investor and am confident in the investor's commitment to the project. At this time, the investor chooses to remain anonymous until the project is further vetted for its qualifications for Historic Tax Credits.

Our firm has developed similar projects in Montana, including projects in Great Falls, Whitehall, Billings, Helena, and an ongoing project in Lewistown. We look forward to seeing this project assisted by tax credits as the community seeks to provide affordable housing and other improved services to Petroleum County.

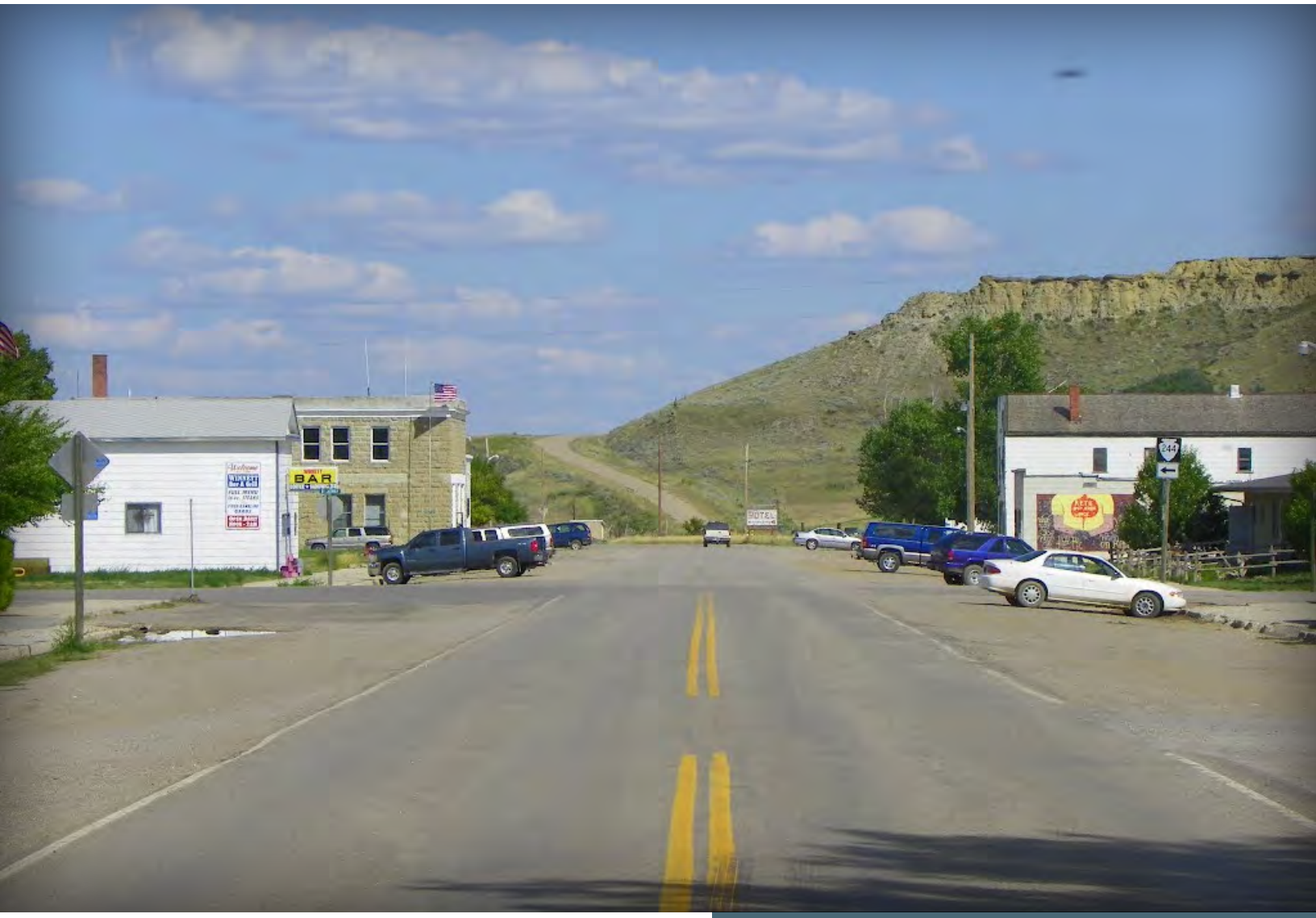
For additional information on our firm, please visit our web site: Historic, New Markets Tax Credit Consulting and Syndication | BW&A (wishneff.com)

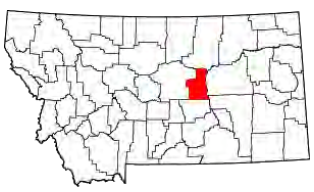
Adam Markwood
Director of Investments
Brian Wishneff & Associates
30 W. Franklin Rd, Suite 503
Roanoke, Virginia 24011
c. 540-520-6902
www.wishneff.com

adam@wishneff.com

EXHIBIT 3.2

PETROLEUM COUNTY COMMITMENT OF FUNDS





ENGINEERING
EST.
STAHLY
1970
& ASSOCIATES, INC.

October 20, 2021

Montana Department of Commerce
Community Development Division

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

On behalf of the Petroleum County Board of County Commissioners I would like to take this opportunity to voice our support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

The County's lack of safe, adequate housing in the community of Winnett, especially for those on limited incomes is critical to the future of our county. Providing workspace within a professional atmosphere has the potential to bring new economic opportunities to the area that are truly needed.

While Petroleum County does not have a large reserve available to contribute to the project we are committing up to $10,000 toward the project as needed. We appreciate the efforts to seek as much grant funding as possible to make this project a reality. Thank you for your consideration of our application for funding assistance.

Sincerely,

Petroleum County, Montana

Sigrid Pugrud, Petroleum County Commissioner on behalf of Petroleum County Board of County Commissioners

October 2021

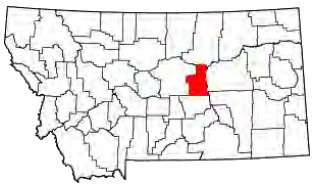
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CRITERION #4

2021 Housing Grant Application for:

Petroleum County Courthouse

Community Efforts and Citizen Participation



Ranking Criterion #4: Community Efforts and Citizen Participation

Criterion #4 Questions

Citizen Participation

1. **Provide documentation of the dates, times, and locations of the two required public hearings and provide copies of attendance lists, meeting summaries or minutes sufficient to reflect comments made by local officials and the citizens attending.**

   Sign in sheets, meeting agendas and meeting minutes for three public meetings are located in Exhibit 4.1.

2. **Identify and describe the process used and efforts made to elicit citizen participation in the identification of overall community development needs, and the actions or activities planned to meet the identified needs.**

   The proposed Petroleum County Courthouse redevelopment project is one of many in a sweeping community-wide effort to reinvest in the town of Winnett for the benefit of locals in the immediate town-blocks as well as the residents of Petroleum County. Currently, there are a number of efforts ranging in size and variety happening concurrently in Winnett.

   The Petroleum County Community Center (PCCC) is under construction across the street from the Petroleum County Courthouse. This effort, which also received a CDBG PAR grant in the past and was partially funded by a CDBG Public Facilities grant, is one that was born out of a committee within Winnett ACES. Now standing as its own 501c3, the PCCC has successfully fundraised over $7.5M for the physical building of the community center, a youth program, staff to run both and well-funded endowments for both the building and the youth program.

   For generations, the Odd Fellows Hall building has stood on one of the lots that will soon be incorporated into the PCCC. A committee within Winnett ACES came together to save this piece of Winnett heritage. So far, they have fundraised over $80,000 and received over $35,000 in in-kind donations in order to secure a new location for the building, build an up-to-date foundation, move the building, and to begin restoring and beautifying the historic building's exterior with the ultimate goal of meeting community needs and helping provide space for an entrepreneur to grow his or her business. PreserveMT, a non-profit working in historic preservation in Montana, is undergoing an in-depth feasibility study for Odd Fellows Hall as part of this work. This effort and the Courthouse project together have attracted a graduate student from MSU to study community-based adaptive reuse in rural Montana, focused on Winnett, for her thesis project. Multiple buildings are being incorporated in the analysis of that particular study.

   Winnett ACES also continues to work with the school to keep the program they helped create, Beef to School, fully stocked and functioning. In addition, Winnett ACES applied for and received a grant to assist the school in purchasing adequate technology for all of the students to participate in remote learning during the pandemic and to enhance instruction moving forward.

   All of this growth and momentum with and beyond ACES has led to non-profits and agencies adding jobs with recent hires filling positions in Winnett with Pheasants Forever and with Winnett ACES / NRCS.

   The Courthouse housing project, in particular, has been a beacon of community engagement as planning for it necessitated a committee that consisted of County Commissioners and staff, Winnett ACES committee members, some of whom are area-ranchers, and some are people who live in town walking distance from the Courthouse, the school Superintendent, and a representative from Town Council. This group meets monthly, at a minimum, and supports the County in the logistics of this project from idea through to fruition. They are

dedicated to seeing this project though in a way that meets community need and provides viability in a variety of ways for the community. The meeting of this diverse group for the purpose of providing affordable housing and revitalizing the underutilized space in the Courthouse has facilitated many adjacent and complementary conversations and dreams for the town, the county and the region.

Community outreach efforts for the completion of the Growth Policy, the previously discussed thesis project, and the Winnett ACES planning survey all provided opportunities for citizen participation in the identification of overall community development needs.

3. **How does the public participation process include and address the needs of LMI residents, limited clientele, or other disadvantaged persons or groups in the community?**

   Tapping into community meetings is the primary strategy used by Petroleum County and the Town of Winnett to include all facets of the residents in the public participation process. A majority of the residents are disadvantaged in some way, whether LMI, elderly, or disabled, and close community and familial ties of residents greatly benefits the process. Communication among community members is common, and a neighbor's absence from a typical setting is noticed. Government processes are open, transparent, and accountable to the community, and provide ample opportunity for residents to provide comment. In particular, the Growth Policy takes into consideration all areas of the County, and evaluates existing conditions and future goals for housing, public safety, and economic development, just to name a few.

4. **Identify and describe the process used and efforts made to elicit citizen participation in the selection of the proposed CDBG project, responses to comments or questions heard and the project area. In addition to including documentation of public hearings, include relevant documentation of newspaper articles, copies of special mailings, public opinion surveys, letters of support, etc, if applicable.**

   Three public meetings were held to specifically discuss the proposed project, and documentation from these meetings is included in Exhibit 4.1. Flyers were posted in various locations around the Town of Winnett, including at the post office, grocery store, and other local businesses during the initial feasibility discussion surrounding the projects. Letters of support were encouraged and received from various groups and individuals in the area.

5. **If public comments suggested that the project could potentially have any negative impacts on the community, community service providers or recipients, or LMI, senior, or disabled persons living in the community, has the applicant described and documented these comments and the official response to such comments? Provide documentation demonstrating that the project reflects the expressed preference of potential project beneficiaries regarding project details such as location, design, and scope.**

   To date, no negative comments have been received concerning the proposed project. Letters of support can be found in Exhibit 4.2.

Local Community Improvement Efforts and Activities

1. **Describe local government efforts to target funding or activities toward existing communities to increase community revitalization, improve the efficiency of public works investments, develop or rehabilitate affordable homes, and safeguard rural landscapes and natural resources.**

   Petroleum County and the Town of Winnett utilize the Growth Policy and the regional CEDS to guide its efforts to target funding and activities to increase community revitalization, improve public works investments, develop or rehabilitate affordable homes, and safeguard rural landscapes and natural resources. The planning and development process for both the Growth Policy and the CEDS are open, democratic processes that encourage

public participation in developing the goals, objectives and action plans that drive government efforts.

The Town of Winnett is the only town located in Petroleum County and has been the focus of recent community revitalization. The new Petroleum County Community Center, which is currently being planned, is designed to be a multi-functional, low-maintenance, high-efficiency facility. The Center will provide space for the Petroleum County Senior Center, a visiting physician, and community events.

In June 2021, a draft Reuse Study for Oddfellows Hall was published, and outlines a plan for rehabilitation and historic preservation of Oddfellows Hall. Repurposing of the building will likely include a mixed concept, with business space on the first floor and apartment/rental units on the second floor. The project would complement other community improvements and potentially combine with other properties to create an anchor to local development.

The Growth Policy contains information on Land Use, and goals identified to safeguard rural landscapes include preserving the existing land uses by encouraging compatible development and promoting agriculture and preserving the agricultural use of existing private, state, and federal lands.

Natural Resources are also discussed in the Growth Policy, and contains the following goals to safeguard the existing assets:

- Provide for long term function of natural systems and resources, recognizing a diversity of uses for those systems and resources.
- Control weed population.
- Collaborate with state and federal agencies to explore opportunities to utilize natural resources to the benefit of the County, local taxpayers, and public land users.

2. Describe the efforts the community has taken to encourage activities that support and strengthen new and existing businesses, particularly those located within traditional downtown business centers comprising a mix of businesses, housing, and services.

The Petroleum County Community Center project, the rehabilitation of Oddfellows Hall, and the proposed project for rehabilitation of the Petroleum County Courthouse are all examples of the community's efforts to support and strengthen new and existing businesses. The proposed project incorporates a mix of business space and housing opportunities, as well as improving the existing services located within the facility. Rehabilitation efforts for Oddfellows Hall are still in the planning process; however, the reuse study proposes a mix of business and housing.

The thesis project currently underway by a Montana State University graduate student focuses on adaptive reuse and contains four existing buildings that could be revitalized to provide space for new and existing businesses in the area.

3. What actions and activities has the community recently undertaken to meet the needs of LMI persons, limited clientele or disadvantage populations in the community??

This application is the community's current effort to meeting the needs of LMI persons, limited clientele and the disadvantaged population in the County and Town. The proposed housing units will be priced to accommodate low-income persons, and the addition of a new three-stop ADA lift provide accessibility to those with physical disabilities.

The recent proposal to construct the Petroleum County Community Center will also serve and support the needs of LMI persons, limited clientele and the disadvantaged population in the County and Town

Reducing Impediments to Fair Housing

How does the proposed project address each of the following impediments to fair housing identified in the current Consolidated Plan?

1. **Impediment 1: Discriminatory terms and conditions in the rental markets.**
   Petroleum County will ensure that their policies regarding the rental of the units within the courthouse project are regulated through an Affirmative Fair Housing Marketing Plan that will define terms and conditions that do not contain discriminatory terms or conditions. The County will provide their employees and managers of the project in with education regarding fair housing rights.

2. **Impediment 2: Failure to make reasonable accommodation.**
   Petroleum County and the architect professionals involved in planning and designing the courthouse apartments will make every effort to make reasonable accommodation for disabled individuals to access the benefits of the project. At least one unit is planned to be designed as a fully accessible unit and a new elevator within the building planned as part of the project will be ADA compliant.

3. **Impediment 3: Lack of understanding of fair housing laws.**
   Petroleum County will provide information regarding fair housing laws to its employees, tenants, and the general public in the form of posters and informational fliers posted within the project area.

4. **Impediment 6: Limited knowledge of the fair housing infrastructure.**
   Petroleum County will participate as requested in supporting fair housing infrastructure through organizations knowledgeable of local fair housing barriers in Montana.

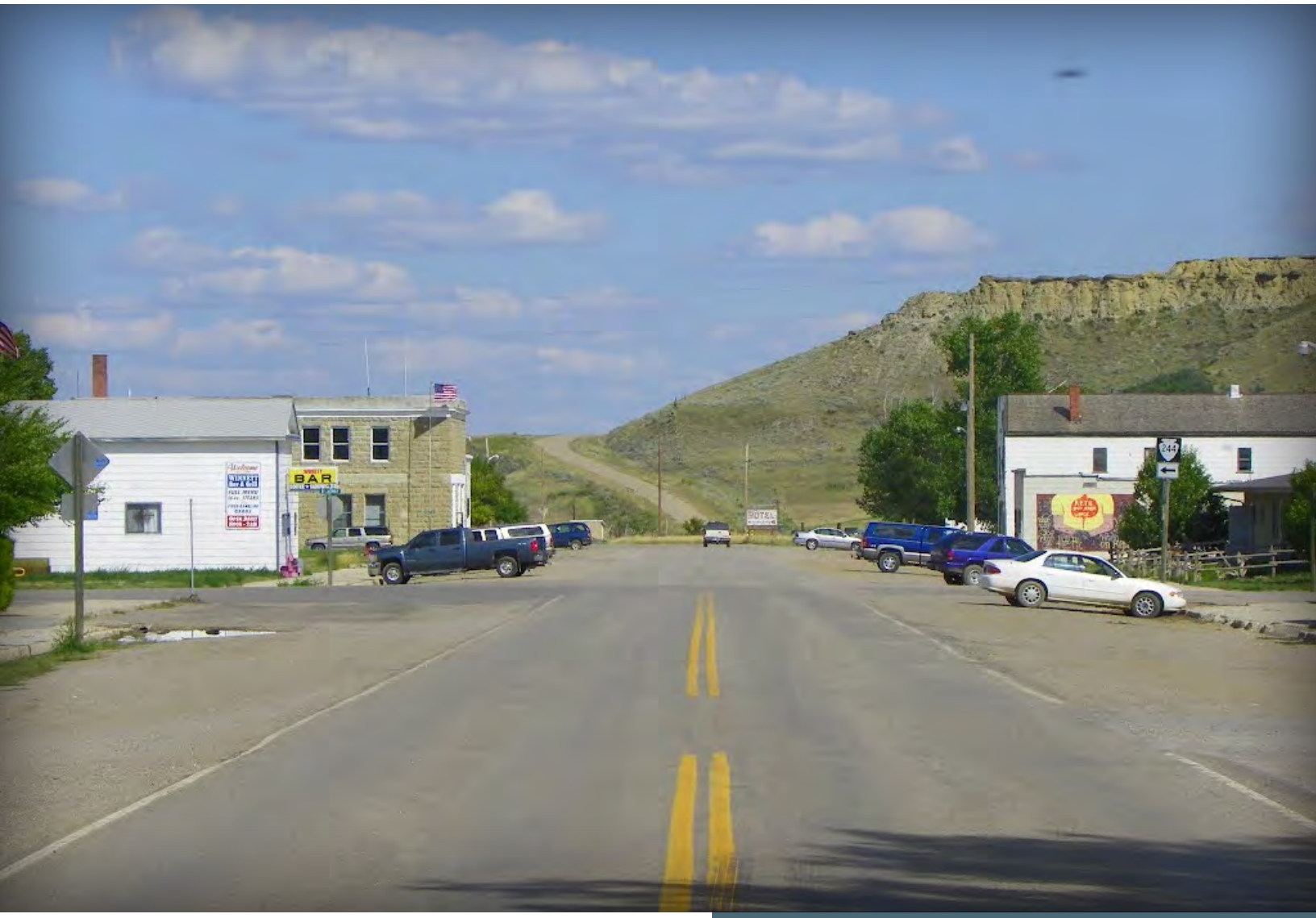
5. **Impediment 7: Insufficient outreach and education.**
   Petroleum County will encourage the staff and management associated with the project to participate in educational or training opportunities to learn about fair housing laws.

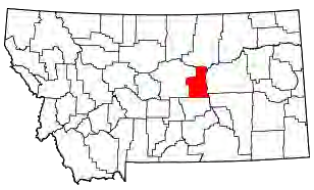
6. **Impediment 8: Presence of "Not In My Back Yard" (NIMBYism).**
   Petroleum County will encourage local government officials and staff to participate in educational or training opportunities to on how to affirmatively further fair housing.

7. **Impediment 9: Some units of local government lack sufficient understanding of the responsibilities to affirmatively further fair housing.**
   Petroleum County will encourage local government officials and staff to participate in educational or training opportunities to on how to affirmatively further fair housing.

EXHIBIT 4.1

DOCUMENTATION OF PUBLIC MEETINGS





ENGINEERING
EST.
STAHLY
1970
& ASSOCIATES, INC.

HIGH PLAINS ARCHITECTS

PAR KICKOFF MEETING - AGENDA

PROJECT NAME: **Petroleum County Courthouse PAR**

MEETING DATE: **April 6, 2021**

PROJECT NUMBER: **22106**

---

1. Team Introductions / Sign-up sheet
   a. High Plains Architects – Randy Hafer | President & CEO, Brad Kahler | Project Manager
   b. Topos & Anthros – Kelly Beevers
   c. TW Clark Construction – construction cost estimate assistance
      – Recently completed Courthouse Lobby Remodel

2. PAR Process

   a. Scope Review
   b. Environmental Checklist
   c. Design Concepts
   d. Drawings – End Result
   e. Preliminary Cost Estimate

3. Review Feasibility Study Concept Plan

4. Goals

   a. Courthouse Rehabilitation (Feasibility Study recap, will evolve as PAR progresses)
      – Basement – Sheriff + records (records storage?)
      – 1st Floor – County offices, two (2) leased offices, Lobby / Entry remodel complete, restroom, janitor closet
      – 2nd Floor – Residential/office, four (4) apartments + laundry, five (5) offices + restroom, stair (security/control), accessibility

   b. Community Coordination
      – ACES
      – Petroleum County Community Center
      – Preserve MT - currently conducting a Reuse Study for the Odd Fellows Lodge and Old City Hall
         - Chere Jiusto, Executive Director, Introduction (via digital streaming TBD)

5. Funding

6. Financial Planning

7. Timeline – Per Proposal

8. Open Discussion

HIGH PLAINS ARCHITECTS

MEETING SIGN-IN & CONTACT INFORMATION

PROJECT: **Petroleum County Courthouse PAR**

MEETING DATE: **April 6th, 2021**

PROJECT NUMBER: **22106**

MEETING LOCATION: **Winnett, MT - PCCH**

MEETING SUBJECT: **PAR ACES Prep Meeting – Feasibility Study Recap**

INFORMATION COLLECTION DISCLAIMER: High Plains Architects P.C. is the sole owner of the information voluntarily given in person at this meeting. High Plains Architects P.C. will not sell or rent this information to anyone. Your contact information will be used solely to contact / respond to you regarding the above listed meeting subject. We will not share your information with any third party outside of our organization, other than as necessary to fulfill your specific request, i.e. additional information from us, our team, and / or consultants.

NAME:	EMAIL:	PHONE #:
1. Aaron Clausen	Aaron.clausen@wwfus.org	561-4805
2. Sig Pugrud	PCCSigP@gmail.com	850-8107
3. Laura Nowlin	lnowlinfamily@gmail.com	429-4832
4. Laura Kiehl	wineglas@midrivers.com	429-5841
5. Diana Brady	jdbrady@midrivers.com	429-5281
6. Pam Bevis	pbevis@petroleumcountymt.org	429-5551
7. Sydney Pfarr (MSU Student)	pfarrsyd@gmail.com	406-209-1227
8. Carie Hess	Hrt2hrt@midrivers.com	429-2215
9. Craig Iverson	craig.petroleum@gmail.com	
10. Chris King	king@midrivers.com	429-5821
11. Paul McKenna	Paulmck.petroleum@gmail.com	429-2121
12. Leo Tarplee		317-556-0729
13. Jess Hoge	jhoge@petroleumcountymt.org	429-5311
14. Kelly Beevers	kelly@toposandanthros.com	219-8803
15. Bill Cassell	bcassell@petroleumcountymt.org	429-6551
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		
35.		

Petroleum County Courthouse PAR Meeting 1 Notes
High Plains Architects
04.06.21

1. Review of the PAR process
2. Community Cooperation / Additional projects in the works
    a. Community Center
    b. Potential for Odd Fellows & City Hall buildings
3. Recap of Feasibility Study & Remodel Plan options
    a. Lobby access / security
    b. Lift / accessibility
    c. 2nd Floor – HPA "Listen to the building" approach
    d. Unit Rental costs
        i. Have to work for building / Winnett
        ii. Meet community needs / demand
        iii. Market rate comparison
    e. Solar / electrical systems to be coordinated w/ Fergus Electric CoOp
        i. Confirm if grid-tied system is permitted through CoOp
4. Life expectancy of the building – as long as we continue to take care of it
5. Mechanical systems – no furnace, mini-split units, electric heat, VRF & natural ventilation
    a. Main Skylight Vault – potential to extend space beneath to the S.
        i. Terminate at 2nd Floor – capitalize on usable SF / courtroom security
        ii. Utilize as communal space or Conference Rm
        iii. Can be incorporated into apartment units
6. Fire Sprinklers – not required w/ 4 or less units, most exist. windows meet egress
7. Chere Jiusto introduction (Preserve, MT) via phone
    a. Located in Helena, MT
    b. Works to preserve "challenging" buildings especially in rural communities
    c. Courthouse dovetails into her work on Odd Fellows, Old City Hall
    d. Big "balanced" picture translates into uses / businesses for other buildings
    e. Demographics vs. tourism patterns
8. Fire Escape – existing is non-compliant, to be demo'd, new Fire Escape to accommodate outdoor gathering space (table / BBQ)
    a. Eliminate roof access ladder, roof access hatch to be added at interior of 2nd Floor

PETROLEUM COUNTY

Public Meeting Courthouse Redevelopment

Please join us for the preliminary discussion:

APRIL 6, 2021 | 5:30 - 6:30 PM
PETROLEUM COUNTY COURTHOUSE

Winnett ACES and Petroleum County have partnered to explore the possibility of using grant funds to fully utilize the Courthouse building. The County has received funding to work with an architect to explore appropriate uses for the second floor and to determine costs and funding sources. Attend the meeting to share your ideas and find out more.

AFFIDAVIT OF PUBLICATION

State of Montana,
COUNTY OF FERGUS

Jacques Rutten, being duly sworn deposes and says: That he is the Publisher of the Lewistown News-Argus, a newspaper of general circulation, printed and published in Lewistown, Fergus County, Montana, and that the notice hereunto annexed:

PUBLIC MEETING- COURTHOUSE REVITALIZATION

THERE WILL BE A PUBLIC MEETING with High Plains Architects about the Petroleum County Courthouse Revitalization project on Wednesday, June 9th at 4:00 pm at the Petroleum County Courthouse. Questions can be answered by Jess Hoge at the Clerk and Recorders Office, 406-429-5311.
(Publish: June 2 & 5, 2021)
MNAXLP

has been published in regular and entire issues of every number said paper once a week for 2 consecutive issues, commencing on the 2nd day of June , 2021, and ending on the 5th day of June , 2021.

Jacques Rutten

SUBSCRIBED AND SWORN TO before me this 28th day of June , 2021.

MEAGAN BALDRY NOTARIAL SEAL STATE OF MONTANA

MEAGAN BALDRY
NOTARY PUBLIC for the
State of Montana
Residing at Lewistown, Montana
My Commission Expires
October 24, 2022

HIGH PLAINS ARCHITECTS

PAR COMMUNITY MEETING 2 - AGENDA

PROJECT NAME: **Petroleum County Courthouse PAR**

MEETING DATE: **June 9, 2021**

PROJECT NUMBER: **22106**

1. Team Introductions / Sign-up sheet
   a. High Plains Architects – Randy Hafer | President & CEO, Brad Kahler | Project Manager
   b. Topos & Anthros – Kelly Beevers
   c. TW Clark Construction – construction cost estimate assistance
      – Recently completed Courthouse Lobby Remodel

2. Community Coordination

   a. Report on 4-27-2021 Meeting with High Plains Architects / ACES / PCCC / Preserve MT

3. Design Options

   a. Courthouse Rehabilitation
      – Basement – Sheriff + records (records storage?), Kitchenette / Breakroom, storage units, (1) large office space
      – 1st Floor – County offices, two (2) leased offices, Lobby / Entry remodel complete, restroom, janitor closet
      – 2nd Floor Options 1-3 –
      - Option 1 (original feasibility study) - Residential/office, (4) 1-bedroom apartments + laundry, five (5) offices + restroom, re-open skylight vault thru to courtroom, new fire escape / deck area
      - Option 2 - Residential/office, (3) 2-bedroom apartments + laundry, five (5) offices + rentable conference room (skylight at roof only – remain closed to courtroom below) + restroom, 3-stop enclosed ADA lift, new fire escape / deck area
      - Option 3 - Residential/office, (1) 1 bedroom apartment, (2) 2-bedroom apartments + laundry, five (6) offices + rentable conference room (shifted south, skylight between new hallway and conference room – remain closed to courtroom below) + restroom, 3-stop enclosed ADA lift, new fire escape / deck area

      -Roof – Proposed 9kW fixed solar array

   b. Brief Discussion
   c. Design Option Preferences

4. Open Discussion

HIGH PLAINS ARCHITECTS

MEETING SIGN-IN & CONTACT INFORMATION

PROJECT: **Petroleum County Courthouse PAR**

MEETING DATE: **June 9th, 2021**

PROJECT NUMBER: **22106**

MEETING LOCATION: **Winnett, MT - PCCH**

MEETING SUBJECT: **PAR Community Meeting 2 – Courthouse Design Options – Basement / 2nd Floor**

INFORMATION COLLECTION DISCLAIMER: High Plains Architects P.C. is the sole owner of the information voluntarily given in person at this meeting. High Plains Architects P.C. will not sell or rent this information to anyone. Your contact information will be used solely to contact / respond to you regarding the above listed meeting subject. We will not share your information with any third party outside of our organization, other than as necessary to fulfill your specific request, i.e. additional information from us, our team, and / or consultants.

NAME:	EMAIL:	PHONE #:
1. Aaron Clausen	Aaron.clausen@wwfus.org	561-4805
2. Sig Pugrud	PCCSigP@gmail.com	850-8107
3. Laura Nowlin	lnowlinfamily@gmail.com	429-4832
4. Laura Kiehl	wineglas@midrivers.com	429-5841
5. Diana Brady	jdbrady@midrivers.com	429-5281
6. Brenda Brady	Bcbrady37@hotmail.com	429-2298
7. Carol Ann Schaeffer	casrtc@aim.com	429-7181
8. Carie Hess	Hrt2hrt@midrivers.com	429-2215
9. Gari King	king@midrivers.com	429-5821
10. Chris King	king@midrivers.com	429-5821
11. Lindsey Wilkerson	lwilkerson@winnettschool.org	351-9807
12. Leo Tarplee		317-556-0729
13. Luann Knutson	russlu@midrivers.com	429-6361
14. Paul McKenna	Paulmck.petroleum@gmail.com	429-2121
15. Jess Hoge	jhoge@petroleumcountymt.org	429-5311
16. Kelly Beevers	kelly@toposandanthros.com	219-8803
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		
35.		

Petroleum County Courthouse PAR
High Plains Architects
06.09.21

1. Review of meeting with design teams (see notes from that meeting)
2. Basement Plan
    a. Design
        i. Still waiting for Bill's feedback on the design of the Sheriff's office space and uses specifically
            1. Gymnasium for training / exercise
                a. Bill suggested it making it available for the apartment people
        ii. Controlled access
        iii. Vault: organized records, could be available to the public or just private
        iv. Kitchen: becomes a breakroom for county and Sheriff's department
        v. Northwest corner has new uses
            1. Open up two windows and create a commercial office
            2. Storage closets for apartments upstairs – bikes, skis, canoes, etc.
        vi. Restrooms: don't change, but door moves on one
        vii. Storage under the stairs goes away because it is now a legal fire stair, so we can no longer store things underneath it
    b. Feedback
        i. Window well could create daylight to the basement on the Sheriff office side
        ii. If downstairs vault is locked, then we might be able to do away with upstairs vault
        iii. Basement storage closet for courthouse decorations and miscellaneous could be one of the storage closets or a walled in / closet area within the fitness / exercise area
        iv. Storage unit four feet off out of east wall of exercise room
3. 1st Floor
    a. Another door for counter that allows for different egress / ingress
    b. Exit off of back commercial office space
        i. A door would require moving electrical
    c. Talk about adding a second restroom by using part of the stair, if we get rid of the stair
4. Alternatives for the 2nd Floor
    a. Option 1: Version from the Feasibility Study
        i. Design
            1. Four one-bedroom apartments
            2. Five offices
                a. Can be configured differently in terms of two offices becoming a two-room suite
            3. Vault remains

4. No elevator, stairs remain

ii. Feedback
1. All the same type of people apparently

b. Option 2: All two-bedrooms
i. Design
1. Skylight: put back in and it lights a meeting room
a. To be used by residents
b. To be used by office users
c. Could be rented out / have use without the building because it has individual / controlled access
2. Apartments
a. A is a small two-bedroom, same size
i. Kitchen moved out of where it was in Option 1 to create the bedroom
b. B is now a small two-bedroom
c. C is a large two-bedroom
3. Vault remains
4. Office
a. Five across the bottom
b. Conference room

ii. Feedback
1. Like where the conference room is

c. Option 3: One 1 bedroom and 2 two bedrooms
i. Design
1. Apartment A
a. One 1 bedroom and 2 two bedrooms
b. Stair is made into a bedroom
c. Vault becomes part of a bedroom
2. Office
a. Added an office (that was formerly in Apartment A)
b. Six offices + conference room
3. Apartment B and C are both two-bedrooms
4. Skylight
a. Half in and half out

ii. Feedback
1. If downstairs vault is locked, then we might be able to do away with upstairs vault
2. Consideration that offices 1, 2 and 7 could become a one-bedroom
a. Conversation about keeping all 5 offices
b. Put rough / in plumbing in the wall for 7 so that it could be converted to a residential unit, if needed in the future
3. Put conference room back directly under a skylight
4. More variety in rental pool because different types of people

5. Perhaps 7 could become part of A
    a. Would be easy for two roommates

d. For all Options
    i. Design
        1. Laundry is upstairs for all
        2. Elevator in all
        3. No three-bedrooms
    ii. Feedback
        1. Conversation about making meeting space bigger / less space in front of it (south of it), but then decision to leave it as is with big open entry way
        2. No need for security doors / space
        3. Two-bedroom apartments will be more appealing than one bedroom
        4. Sound continuation studies

5. Summary of Feedback / Direction to Move Forward
    a. Apartments B and C from Option 3
    b. Offices and conference room from Option 2
    c. Apartment A as in Option 3 with the change of Office 7 being part of Apartment A (similar to in Option 2, but with different layout like in Option 3)
    d. Vault in basement can be locked
    e. Storage closet for county decorations / miscellaneous can be outside of vault and also where the stairs go away
    f. One of the storage closets can be Grazing / Petrolia Irrigation Districts information storage
    g. Move restroom over on first floor east side of the building

HIGH PLAINS ARCHITECTS

PAR COMMUNITY MEETING 3 - AGENDA

PROJECT NAME: **Petroleum County Courthouse PAR**

MEETING DATE: **August 24, 2021**

PROJECT NUMBER: **22106**

---

1. Team Introductions / Sign-up sheet
   a. High Plains Architects – Randy Hafer | President & CEO, Brad Kahler | Project Manager
   b. Topos & Anthros – Kelly Beevers
   c. TW Clark Construction – construction cost estimate assistance
      – Recently completed Courthouse Lobby Remodel

2. ProForma & Funding Discussion

   a. Option 1 – Grants Only approach
   b. Option 2 – Grants + Debt approach
   c. Option 3 – Grants + Debt + Historic Tax Credits approach
   d. Topos & Anthros Grant Matrix review

3. Revised Design Options Presentation & Review

   a. Courthouse Rehabilitation
      – Basement – Sheriff + records (records storage?), Kitchenette / Breakroom, storage units, (1) large office space
      – 1st Floor – County offices, two (2) leased offices, Lobby / Entry remodel complete, restroom, janitor closet
      – 2nd Floor Plan Options A,B, & C –
      - Option A - Residential/office, (3) 2-bedroom apartments + laundry, five (5) offices + rentable conference room (skylight at roof only – remain closed to courtroom below) + restroom, 3-stop enclosed ADA lift, new fire escape / deck area
      - Option B - Residential/office, (2) 2-bedroom apartments, (2) 1-bedroom apartments + laundry, five (5) offices + rentable conference room (skylight at roof only – remain closed to courtroom below) + restroom, 3-stop enclosed ADA lift, new fire escape / deck area
      - Option 3 - Residential/office, (1) studio unit, (3) 1 bedroom apartment, (1) 2-bedroom apartment + laundry, five (5) offices + rentable conference room (shifted south, skylight between new hallway and conference room – remain closed to courtroom below) + restroom, 3-stop enclosed ADA lift, new fire escape / deck area
      -Roof – Proposed 18kW fixed solar array

   b. Discussion
   c. Final Preferred Design Option Selection

4. Open Discussion

HIGH PLAINS ARCHITECTS

MEETING SIGN-IN & CONTACT INFORMATION

PROJECT: **Petroleum County Courthouse PAR**

MEETING DATE: **August 24th, 2021**

PROJECT NUMBER: **22106**

MEETING LOCATION: **Winnett, MT - PCCH**

MEETING SUBJECT: **PAR Community Meeting 3 –Preferred Design Options / Const. Cost Est. / ProForma / Funding**

INFORMATION COLLECTION DISCLAIMER: High Plains Architects P.C. is the sole owner of the information voluntarily given in person at this meeting. High Plains Architects P.C. will not sell or rent this information to anyone. Your contact information will be used solely to contact / respond to you regarding the above listed meeting subject. We will not share your information with any third party outside of our organization, other than as necessary to fulfill your specific request, i.e. additional information from us, our team, and / or consultants.

NAME:	EMAIL:	PHONE #:
1. Sig Pugrud	PCCSigP@gmail.com	850-8107
2. Laura Nowlin	lnowlinfamily@gmail.com	429-4832
3. Chris King	king@midrivers.com	429-5821
4. Kelly Beevers	kelly@toposandanthros.com	219-8803
5. Lindsey Wilkerson	lwilkerson@winnettschool.org	351-9807
6. Paul McKenna	paulmck.petroleum@gmail.com	429-2121
7. Bill Cassell	bcassell@petroleumcountymt.org	429-6551
8. Jess Hoge	jhoge@petroleumcountymt.org	429-5311
9. Mark See		
10. Robie Culver	RCulver@seaeng.com	406-494-2288
11. Laura Kiehl	wineglas@midrivers.com	429-5841
12. Diana Brady	jdbrady@midrivers.com	429-5281
13. Pam Bevis	pbevis@petroleumcountymt.org	429-5551
14. Skip Ahlgren	skipndiane@midrivers.com	429-6851
15. Diane Ahlgren	skipndiane@midrivers.com	429-6851
16. Butch Arthur		
17. Phil Iverson		
18.		
19.		
20.		
21. *ADDITIONAL ATTENDEES NOT RECORDED*	Laura, please fill in any attendees that you can recall	
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		

Petroleum County Courthouse PAR Meeting 3
High Plains Architects | CEC & PC Commissioners represented
08.24.21

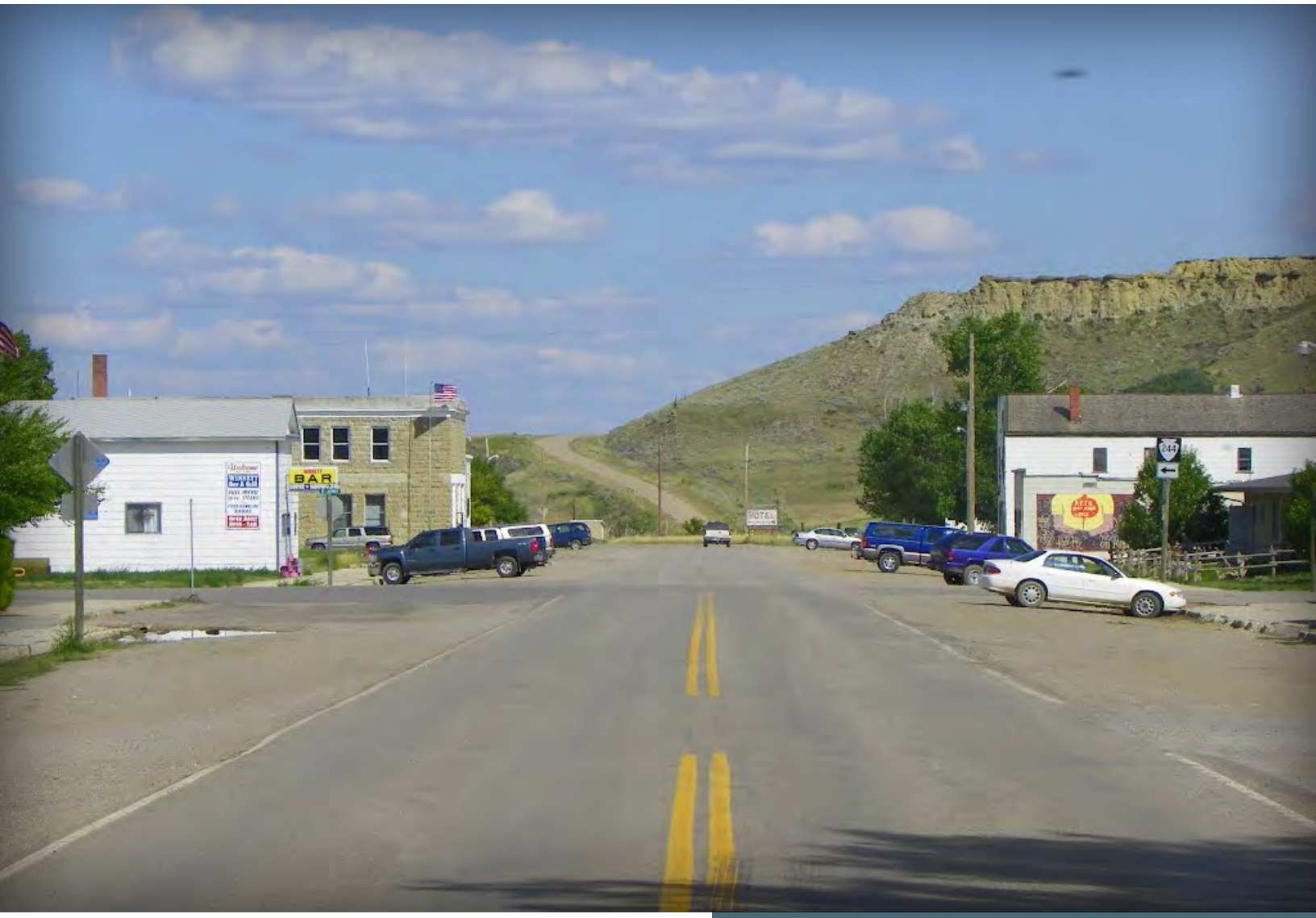
1. Review of design option revisions
    a. Basement & Main Floor remain largely unchanged from previous meeting
    b. 2nd Floor Options A ((3)-2 bedroom units), B ((2)-1 bedroom & (2)-2 bedroom units, C ((1)-Studio, (3)-1 bedroom units, (1)-2 bedroom unit)
    c. Roof Plan – unchanged w/ exception of skylight locations

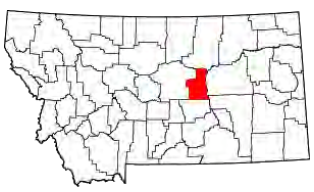
2. Brief discussion of ProForma / Grants / funding options
    a. Option 1 – Grants Only
    b. Option 2 – Grants + Debt
    c. Option 3 – Grants + Debt + Historic Tax Credits
        i. Review Topos & Anthros Grant Matrix
        -Note to increase potential Historic Tax Credits line item on grant matrix from $150k to approximately $350k
        ii. Bill Cassell (Q) – What if we can't keep them (the apartments) rented (@ 100%)?
        Randy Hafer (A) – Our proforma is not based on 100% occupancy and we don't foresee this being an issue. The final proforma will be checked against a 50% occupancy rate.
        iii. Kelly Beevers – Risk mitigation is always a factor / consideration, diversity of units (floor plan flexibility) will increase overall renter demographic
    d. Robie Culver requests copy of itemized construction cost estimate to pursue possible Covid funding/grants
    e. RE grant matrix – pursuit of smaller grants will typically follow the approval of larger grants . . . "cart before the horse"
    f. Tourism grants have not been researched at this stage
    g. County uncertain if it can legally enter into an LLC RE tax credits / County and HPA to do further discovery

3. Open Discussion / Comparison of 2nd Floor Plan options
    a. See Item 1. – b.
    b. Preferred Plan Option consensus -
        i. Add Studio Unit 'E' from 2nd Floor Plan Option C to plan 2nd Floor Plan Option A in same location – results in new plan option comprised of 4 total units: (1) 1 bedroom, (1) studio,
        (2) two bedroom

EXHIBIT 4.2

LETTERS OF SUPPORT





ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

WINNETT ACES

AGRICULTURAL COMMUNITY
ENHANCEMENT & SUSTAINABILITY

October 25, 2021

Stahly Engineering & Associates
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601
Email: rculver@seaeng.com

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

The Winnett ACES (Agricultural Community Enhancement and Sustainability), Inc is a community enhancement organization focused on agricultural and rural community issues. We would like to take this opportunity to voice our support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

The Winnett ACES has supported this project by first cost-sharing the feasibility study on courthouse renovation with Petroleum County and then through putting together an advisory committee to be engaged throughout the Preliminary Architectural Report process. We see the need for both affordable housing and office space, as our organization has hired two full-time positions and contracted one position in the last year. One employee lives in his RV and another lives in Lewistown because of lack of housing availability. Winnett ACES itself is in search of office space and would readily fill at least one, if not two, office spaces in the renovated Courthouse to meet the needs of our growing organization. These two needs go hand-in-hand and are a prime example of how our community might develop if space for housing and offices were available. Jobs are available – either with existing entities, or through the growing opportunities of remote work. However, our community cannot capitalize on these opportunities if we do not have a place for residents to live or have a place of work.

Pursuing grant funding for this project is a must in our county of fewer than 500 residents. There simply is not the budget to do this project on our own. Thank you for considering this important project for our community.

Sincerely,

Laura Nowlin

Laura Nowlin, Operations Coordinator

October 18, 2021

Stahly Engineering & Associates
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601
Email: rculver@seaeng.com

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

I am a 4th generation resident of Petroleum County and would like to take this opportunity to voice my support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and inviting coworking and meeting space.

I appreciate the efforts of the County to creatively address the housing and economic development needs of the area. I am aware of the lack of safe, modern, adequate housing in the community of Winnett. I believe that providing workspace within a professional atmosphere at the courthouse has the potential to bring new economic opportunities to the area. Our community is working hard to coordinate with the efforts of the County Commissioners and make Petroleum County a place to come to for a bright future.

Grant funding will serve to make the project affordable for the County and will help them accomplish their goal to provide needed housing.

Thank you for undertaking this important project for our community.

Sincerely,

Laura L Kiehl

Mrs. Laura Kiehl, Resident of Petroleum County

To Whom It May Concern:

As a resident of Petroleum County, I would like to voice my support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

Our community has potential for economic growth and job opportunity, but as each of those opportunities have presented themselves, lack of housing and office space has derailed the plans of those to whom the opportunities have been offered. We are constantly missing out on being able to welcome those people, their talents, and their families to our community.

I believe that the efforts of the County to creatively address this need by renovating and utilizing an unused but very usable space in the second floor of the Courthouse will help our community tremendously.

Grant funding will serve to make the project affordable for the County and will help accomplish their goal to provide much needed housing.

Thank you for undertaking this important project for our community.

Sincerely,

Diana Brady
PO Box 145
Winnett, MT 59087

406-366-2888

Petroleum County
COMMUNITY CENTER

October 16, 2021

Stahly Engineering & Assoc.
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601

RE: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

On behalf of the Board of Directors for the Petroleum County Community Center, we wish to go on record in support of the renovation of the upper floor of the Petroleum County Courthouse.

We believe that providing workspace and affordable housing has the potential to bring new economic opportunities to the area. We are concerned about the issues that our small community faces, and housing and employment are at the top of the list.

Grant funding will serve to make this project affordable for the County as they are working hard to try to creatively address the issues our area faces. This grant will accomplish their goals.

Thank you for undertaking this important project for our community.

Sincerely,

PETROLEUM COUNTY COMMUNITY CENTER

Sue McKenna
Co-Chair

October 16, 2021

Stahly Engineering
Robie Culver
3530 Centennial Drive
Helena, MT 59601

SUBJECT; Support for Petroleum County Courthouse Project

To Whom It May Concern:

I am a resident of Petroleum County and would like to take this opportunity to voice my support for renovating the upper floor of the courthouse.

I fully support the efforts of the County to create a space for affordable housing and workspace which will create new economic opportunities to the area. Grant funding will serve to make this project affordable for the County and will help them achieve their goals.

Thank you for supporting this important project for our community and our future.

Sincerely,

Paul and Sue McKenna

October 18, 2021

Stahly Engineering & Associates
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601
Email: rculver@seaeng.com

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

I am a resident of Petroleum County and would like to take this opportunity to voice my support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

I work for the Musselshell Watershed Coalition and am a mother of young children. Through these lenses, I have seen how hard it is to find housing in Winnett. We frequently hire AmeriCorps members to work for the Coalition and struggle so much to find housing that we quit getting members. The school is constantly looking for housing for teachers. Our community could develop with new residents moving to Winnett, however, there are so few rentals and properties for sale that new people cannot find a place to live. This lack of housing severely limits the development potential of our community.

I appreciate the efforts of the County to creatively address the housing and economic development needs of the area.

Grant funding will serve to make the project affordable for the County and will help them accomplish their goal to provide needed housing.

Thank you for undertaking this important project for our community.

Sincerely,

Laura Nowlin, Resident of Petroleum County

10/18/21

Stahly Engineering & Associates
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601
Email: rculver@seaeng.com

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

Although not a resident of Petroleum County, we pay property taxes and consider it our primary county. We would like to take this opportunity to voice our support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

We appreciate the efforts of the County to creatively address the housing and economic development needs of the area. There is a lack of safe, adequate housing in the community of Winnett, especially for those on limited incomes. Affordable housing along with professional workspace could offer new opportunity for the area. Excellent internet service and use of existing historic space could improve recruitment of families wanting to come back to a rural community. This in turn could improve declining school registration, create new business opportunities, and provide workers for existing businesses. This would seem to be a beneficial addition to many other projects which are in motion or proposed for the Winnett area.

Grant funding will serve to make the project affordable for the County and will help them accomplish their goal to provide needed housing.

Thank you for undertaking this important project for our community.

Sincerely,

Larry and Diane Ahlgren

October 18, 2021

Stahly Engineering & Associates
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601
Email: rculver@seaeng.com

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

As owner/operator of The Breaks General Store in Winnett, Petroleum County, Montana, I would like to take this opportunity to voice my support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

Our community faces a severe lack of adequate and affordable housing. This housing shortage directly impacts the area businesses, making it difficult for employees to find places to live, and therefore, difficult for us to find employees. This issue is more pronounced all the time and I appreciate the efforts of the County to creatively address the housing and economic development needs of the area.

Also, as a resident and business owner, I am keenly aware of the County's tight budget and support grant funding for this project in order to make the project affordable as well as to accomplish the goal to provide needed housing.

Thank you for undertaking this important project for our community.

Sincerely,

Kardi Eickhoff, Resident of Petroleum County

Petroleum County Conservation District
P.O. Box 118, Winnett, MT 59087-0118
406-429-6646 ext. 104
petroleumcd@midrivers.com
Local Common Sense Conservation
www.petroleumcd.com

Jay King – *Chairman*, **Rodney Rowton,** *Vice-Chairman,* **Ralph Corbett** - *Supervisor,*
Laura Kiehl –*Treasurer & MRCDC,* **Brenda Brady** – *Supervisor & MSCA,* **Nathan Descheemaeker-** *Supervisor,*
Diane Ahlgren – *Associate Supervisor, MWC & MSGOT*

October 25, 2021

Stahly Engineering & Associates
Attn: Robie Culver
3530 Centennial Drive
Helena, MT 59601
Email: rculver@seaeng.com

Subject: Support for Petroleum County Courthouse Housing Project

To Whom It May Concern:

The Petroleum County Conservation District (PCCD) would like to take this opportunity to voice its support for renovating the upper floor of the Petroleum County Courthouse for use as affordable housing units and coworking space.

As employers of Big Sky Watershed Corps (BSWC) members from 2013-2020, the PCCD is aware of the lack of safe, adequate housing in the community of Winnett, especially for those on limited incomes. It has become so difficult to find housing, that the PCCD was unable to hire a BSWC member in 2021. Currently, the District Administrator position is vacant and the difficulty of finding a new employee has been exacerbated by the lack of housing. Similarly, if the PCCD were to hire a BSWC member again, there is not space in our current office for that member to work and the PCCD would need additional office space. Therefore, the project to renovate the second floor of the County Courthouse would make it more possible for the PCCD to hire and provide office space for additional employees – something that is good not only for the PCCD, but the entire community.

With only 500 people in the county, grant funding is necessary to complete this project. Thank you for considering this important project for our community.

Sincerely,

J.C. King, Chairman

October 2021

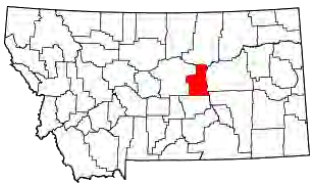
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CRITERION #5

2021 Housing Grant Application for:

Petroleum County Courthouse

Benefit to LMI



Ranking Criterion #5: Benefit to LMI

Criterion #5 Requirement

The Petroleum County Courthouse Apartments are planned to serve LMI households by utilizing rent schedules not to exceed the current edition of the HUD Fair Market Rents for at least three of the four units assisted with CDBG funds. This standard specifies maximum rents, including utility costs, by bedroom size, by county, for units available on the open market which already meet decent, safe, and sanitary criteria under federal guidelines, and do not require rehabilitation. The project will benefit households with incomes at or below 80% of the Area Median Income. The current HUD limits are included in Exhibit 5.1.

October 2021

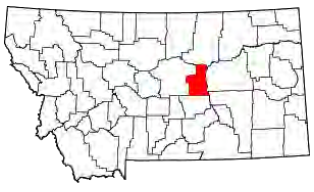
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CRITERION #6

2021 Housing Grant Application for:

Petroleum County Courthouse

Implementation and Management



ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

Ranking Criterion #6: Implementation and Management

Criterion #6 Questions

Project Implementation and Management

1. **Each applicant must submit a draft implementation schedule and project management plan using the templates included in Exhibit G and Exhibit H of these application guidelines.**

   The draft implementation schedule can be found in Exhibit 6.1. The project management plan can be found in Exhibit 6.2.

2. **Ensure the narrative in the Uniform Application explains the status of commitments for assistance from other local, state or federal funding sources necessary to complete the proposed project.**

   See Section C, Source Narrative, in the Uniform Application.

3. **How will:**
   a. **All CDBG project start-up requirements be met within nine months of the date of announcement of grant award (including firm commitments of funds); and**

      Petroleum County plans to meet start up conditions to be under contract with CDBG within nine months of the date of the announcement of grant award. This includes:
      a. Updated budget and implementation schedule,
      b. Compliance with federal and state audit requirements,
      c. Established financial accounting system,
      d. Documentation of firm commitment of non-CDBG funds, and
      e. Approved Project Management Plan.

      Firm commitment of funds which will include a letter of intent from the Historic Tax Credit Investor and grant award confirmation letters from other planned or additional funders. The County plans to continue to seek grant funds over the next year to fully fund the entire project, including the office space and basement remodel, with grant funds. A discussion with the Historic Tax Credit investor has included the possibility of that investor providing a low or no interest bridge loan to cover costs of the project prior to finalization of funding with the tax credits.

   b. **The proposed project be successfully completed within 24 months of contract execution?**

      See the draft Implementation Schedule, Exhibit 6.1.

4. **Provide a narrative demonstrating the proposed project is feasible and achievable, coordinated with other funding sources, and takes into consideration the nature of the project activities, the size and resources of the local applicant government, the budget, and implementation schedule proposed.**

   This project has been analyzed by a professional architectural team that first provided Petroleum County with a Feasibility Study (see Exhibit 1.1) and then a Preliminary Architectural Report that included alternatives in configuring the most useful and practical preliminary design that was presented to stakeholders and the public.

   The opinion of probable cost developed by the architect was used to draft the budget found in the Uniform Application. The draft budget considers all relevant administrative, design, and construction costs associated with

the project and each line item is defined in the Uniform Application Use of Funds section. The budget aligns with the funding strategy outlined in the Sources of Funds section of the Uniform Application which includes funding from CDBG, a Historic Tax Credit investor, and an Alternative Energy loan from DEQ. This is a reasonable strategy that will potentially be supported by additional grants that may be sought in the next few months to be used as needed for this project or the additional projects planned for renovating the courthouse. The project does not include long-term debt other than the short-term loan planned for the low interest Montana DEQ Alternative Energy loan which is an amount reasonable for the County to take on. Petroleum County's tax base does not support long-term debt so this project primarily relies on grants to fund activities.

The draft Management Plan outlines the responsibilities of various individuals associated with the project. They include:

- The county's chief elected official who will have responsibility for all official contacts with the Montana Department of Commerce and have responsibility for all activities and expenditures related to the CDBG project.
- The county's treasurer, assisted by the county Clerk and Recorder, who will be responsible for the financial management of the project.
- A grant administration and project management team who will provide overall project management and reporting and for assuring compliance with applicable requirements.
- The county Attorney who will provide legal guidance throughout the project.
- The Project Architect who will be responsible for construction-related activities.

The implementation schedule provides adequate time for the acquisition of funding for the project and reasonably assumes that CDBG startup conditions and activities can be complete within nine months of award. This will allow the architect to complete final design and bid documents for a Spring/Summer 2023 construction start. The project is planned for completion within 24 months of award.

These factors demonstrate that the proposed project is feasible and achievable, coordinated with other funding sources, and takes into consideration the nature of the project activities, the size and resources of the local applicant government, the budget, and implementation schedule proposed.

5. What mechanism(s), such as covenants, deed restrictions, etc. will be employed to ensure rent, occupancy, and affordability requirements are enforced for a period of no less than five (5) years?

Rent, occupancy, and affordability requirements for the CDBG-assisted units of the project will be enforced by Petroleum County by covenants and deed restrictions that will be developed to run with the property throughout and period of affordability.

Status of Past and Current CDBG Funded Projects

1. Has the applicant provided information on the status of any open CDBG projects (housing, public facilities or planning grant contracts with CDBG), including project closeout reports, quarterly update reports, project completion information and closeout schedule?

Petroleum County sponsored the CDBG public facilities grant submitted and awarded to the Petroleum County Community Center and Petroleum County Senior Citizens for construction of the new community center. That project is underway and expected to be constructed in the Spring of 2022.

The County utilized a CDBG Planning Grant to complete the PAR for this Housing project. The final PAR is ready for submittal with this application and will also be forwarded separately to the Community Development Planning Division with final closeout paperwork and request for funds.

2. **In the case of currently open CDBG projects: Has the applicant documented compliance with the current project implementation schedule contained in the CDBG contract with Commerce?**

   Yes

3. **Demonstrate that any state and/or CDBG audit findings or monitoring findings directly related to a previous CDBG grant award were satisfactorily addressed.**

   CDBG grant awards have not come under audit or monitoring at this time.

Proposed Project Budget and Budget Narrative

1. **Ensure responses in the Uniform Application thoroughly define and justify each budget line item.**

   See Section C, Uses of Funds Narrative, in the Uniform Application.

2. **Ensure responses in the Uniform Application include a budget narrative outlining the rationale and assumptions for each line item that specifies the work to be completed under each budget line item.**

   See Section C, Uses of Funds Narrative, in the Uniform Application.

3. **Is there enough funding for relocation costs, as applicable?**

   Relocation costs are not applicable for this project as no individuals will be displaced.

4. **Has the applicant included a summary of local Housing Project Policies and Procedures that will be using to guide and manage project activities? Do the policies address occupancy requirements, i.e., that housing to be directly assisted with CDBG funds must be intended for occupancy by LMI families the majority of the calendar year, with the exception of housing provided for migrant workers?**

   Petroleum County will develop Housing Project Policies and Procedures to guide project activities upon award of CDBG Housing grant funds. Those policies and procedures will include rent, occupancy, and affordability requirements for CDBG-assisted housing which will be enforced with covenants or deed restrictions running with the property. The County is aware of the HUD income and market rent limits and will monitor those limits throughout the course of the period of affordability associated with the CDBG award.

Environmental Review

1. **Has the applicant completed and included the environmental checklist found in the Montana's Uniform Application?**

   The Full Environmental Checklist for CDBG Economic Development Applications is included in Appendix B of the PAR, which is located under separate cover within this application.

2. **Has the applicant included documentation of direct contact with all appropriate state or federal agencies to answer the Environmental Checklist's questions?**

   Direct contact with state and federal agencies was not necessary as the proposed project is contained to the interior of the existing Petroleum County Courthouse. Petroleum County does not impose any building permit requirements other than those required by the State of Montana for new buildings erected in the County.

3. **Has the applicant thoroughly completed the environmental checklist by:**
   a. **providing thorough and credible responses to each item, and**
   b. **supplying specific sources of information for each of the environmental checklist topic areas?**

   Responses to each item of the Environmental Checklist has been answered thoroughly, and when applicable, the source of information has been cited.

4. **Has the applicant described its efforts to avoid adverse environmental impacts on the project including proximity to flood plains, hazardous facilities or sites, or incompatible land uses? (See the Environmental Checklist.)**

   As the proposed project will occur entirely within the existing Petroleum County Courthouse, with no work outside the building, impacts to flood plains, hazardous facilities and sites, and incompatible land use are nonexistent.

5. **If any concerns or adverse impacts have been identified, has the applicant provided appropriate responses to mitigate them?**

   No adverse effects have been identified in the Environmental Checklist.

6. **Has the applicant explained how the analysis of any potential environmental concerns (such as lead-based paint, asbestos, and requirements for the preservation of historic architecture) has been closely coordinated with the project design, cost, and consideration of alternatives?**

   The existing property is currently the County's only property listed in the National Register of Historic Places. The redevelopment of the building will preserve the Courthouse and follow all requirements for historic preservation. The PAR mentions the potential for lead based paint or asbestos, given the building's vintage and known past remodels. A Phase II Environmental Assessment will be conducted in the future to test for the presence of asbestos and lead-based paint

Project Aggregation

To consider project aggregation, an applicant should consider the following questions. Please respond to the questionsbelow in narrative form:

1. **Is the project site just one phase of a large development?** No.

2. **Is the activity part of a larger project?** Yes.

3. **Have additional phases of the project applied for funding?** No.

4. **Do the activities take place in a target area where a whole range of varying activities are planned?** No.

If any of the above are yes, the project should be aggregated and the composite of the contemplated project should be used as the activities included in the environmental review process; and most specifically in maps, pictures or other narrative that is used during the environmental review process.

The Environmental Checklist that was completed as part of the PAR addresses the entire project, and not just the portion of the project that is the focus of this CDBG grant application. See Appendix B of the PAR, under separate cover within this application.

For Projects Involving Non-Profits, For-Profits, Local Public Agencies, or other Partner Organizations (N/A)

1. Include an Operating Plan for any organization that is proposed as a CDBG grant subrecipient/partner. Each Operating Plan must include the following elements with sufficient detail for adequate analysis:

    a. A description of the organization and its purpose and history.
    b. A description of the service(s) provided, geographic service area and potential for expansion of services provided or the service area. Describe the target population served (age, sex, special needs, etc.).
    c. A description of how the CDBG project will affect the services to be provided and how the organization and its members or clientele will be affected if CDBG funds are not received.
    d. A description of how the organization's or agency's finances are managed and whether they are formally reviewed on a regular basis.

2. The organization must be able to demonstrate that projected income will be sufficient to cover any projected debt service and current and projected operating costs, including long-term operation and maintenance. Each applicant submitting an application on behalf of a non-profit or for-profit organization must include the following financial exhibits with the application**:**

    a. Financial statements for the three most recent years of operation including a balance sheet describing assets and liabilities, profit and loss statements, a revenue and expense statement, and cash flow statements as applicable to the type of organization or agency.
    b. Financial statements compiled or reviewed by an independent certified public accountant with full disclosure notes are required for businesses or organizations or agencies that have been in operation for more than one complete fiscal year. All financial information must be signed by a responsible officer for the organization or public agency.

3. Document the successful past long-term performance of the non-profit or for-profit organization(s) or local public agency.

4. Discuss and document the organization(s)' capacity to assure cost-effective, long-term management of the facility.

5. A non-profit organization must submit verification of its IRS 501(c) status.

Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) Considerations

1. **Applicants are required to submit an Anti-displacement and Relocation Assistance Plan with the application. A template can be found in Exhibit F of these application guidelines.**

    The property is vacant and likely not subject to URA requirements.

2. **Does the applicant own the property and/or easement(s) on which the proposed project will take place? If yes, please answer the following questions and provide supporting documentation:**
    a. **When were the property and/or easements acquired?**
    The building was constructed in 1917, and was acquired by Petroleum County in 1929

    b. **When did the applicant begin considering the use of federal funds for the proposed project?**
    A feasibility study for the renovation of the Petroleum County Courthouse was completed in 2020, which identified CDBG funds as a potential source of project funding.

c. **If federal funds were considered for the proposed project before the property was acquired:**
N/A

3. a. **Will property need to be acquired to complete this project?** No.
   b. **Will easement(s) need to be acquired to complete this project?** No.

4. **If the answer to either question 3a. or 3b. is 'yes', the applicant will need to document compliance with URA and answer the following questions.**
N/A

5. a. **Will any person or business need to temporarily relocate to complete this project? Will this temporary relocation last for more than one year?** No.
   b. **Will any person or business be prohibited from returning after temporarily relocating?** No.

6. **If CDBG assistance is proposed for a project involving a property that is currently occupied, please provide documentation demonstrating the General Information Notice (GIN) was received by all occupants informing them that the land on which they reside or building which they occupy is being considered to receive CDBG assistance and informing them that there is no intent to evict the occupants or involuntarily relocate them as a result of the proposed CDBG activity.**
N/A

7. **Will any person or business need to temporarily relocate to complete this project? Will this temporary relocation last for more than one year? If the proposed project involves temporary relocation:**
N/A

Procurement of Professional Services

1. **If procurement is necessary for design, implementation, and/or management of the project and has already been completed, please provide the following documents:**

    a. **Affidavit of publication for the Section 3 Notice**
    b. **Direct Solicitation of Disadvantaged Business Enterprises**
    c. **The full Request for Proposals (RFP) or Request for Qualifications (RFQ)**
    d. **The affidavit of publication for the RFP/RFQ**
    e. **Meeting minutes and/or interviews with prospective entities**
    f. **The scoring criteria used to select the successful entity**

    Please see Exhibit 6.3 for procurement documentation.

2. **If procurement is necessary for design, implementation, and/or management of the project and has not already been completed, describe who will be carrying this out and the steps that will be taken to document procurement complies with CDBG procurement requirements and State law.**

Financial Management System and Audits

Commerce will check with the Department of Administration's Local Government Assistance Bureau for information about compliance with these requirements

1. **Is the applicant compliant with the auditing and annual financial reporting requirements provided for in the Montana Single Audit Act, 2-7-501 to 522, MCA?**

    Yes

2. **Has the applicant established a financial accounting system to properly account for grant funds according to generally accepted accounting principles?**

    Yes

Program Income

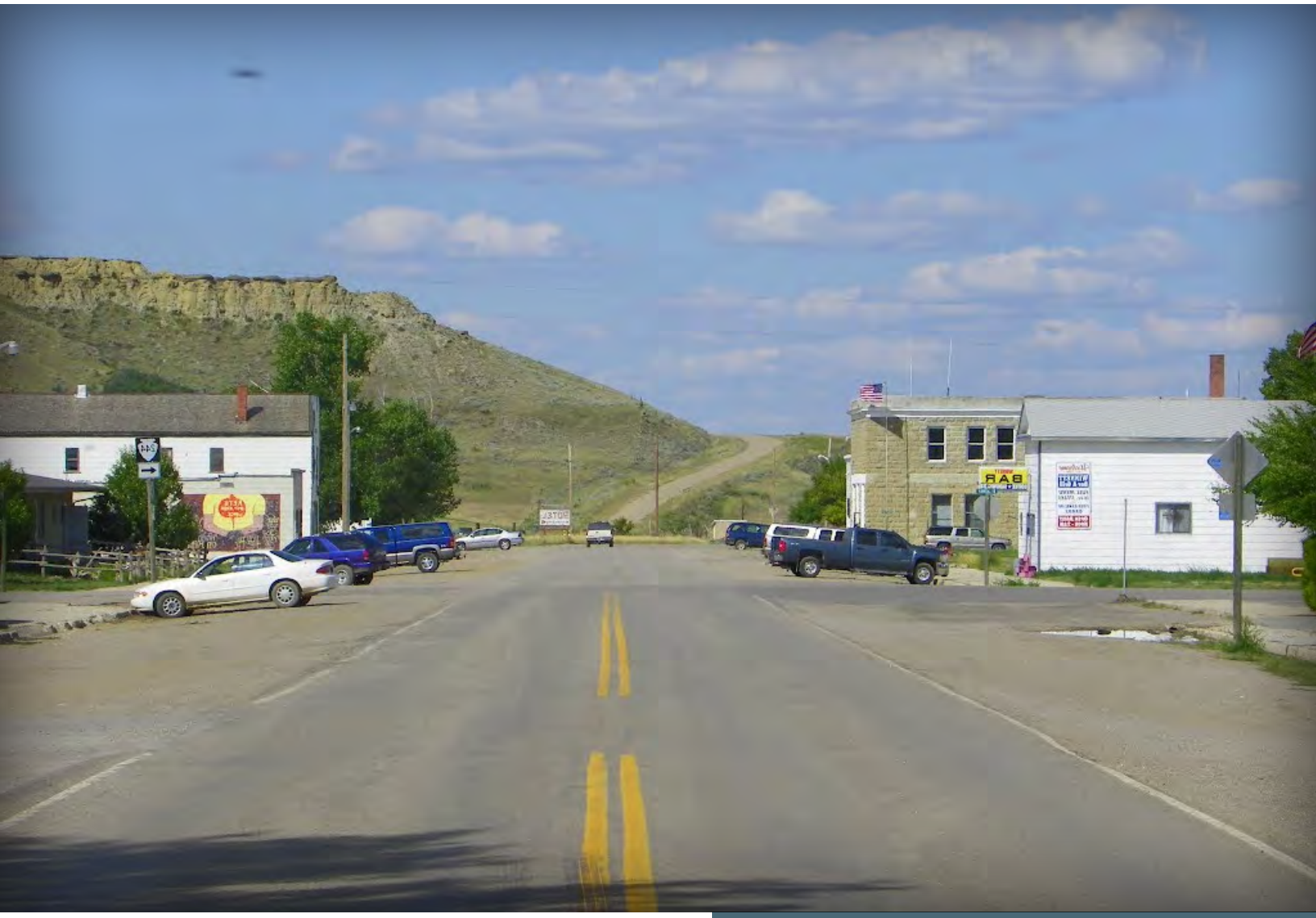
Program Income is income earned by a grantee from a CDBG-supported activity, such as repayments of principal or interest to a local revolving loan fund program generated by housing rehabilitation activities. These funds are usually received after a project has been completed and closed out and are retained at the local level.

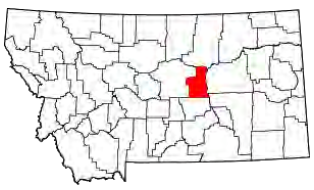
If a community received program income from a project funded after 1992, include program income earnings to date, activities funded, and any available balance. This is in addition to required annual reporting of program income received from CDBG-supported activities.

N/A

EXHIBIT 6.1

DRAFT IMPLEMENTATION SCHEDULE





ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

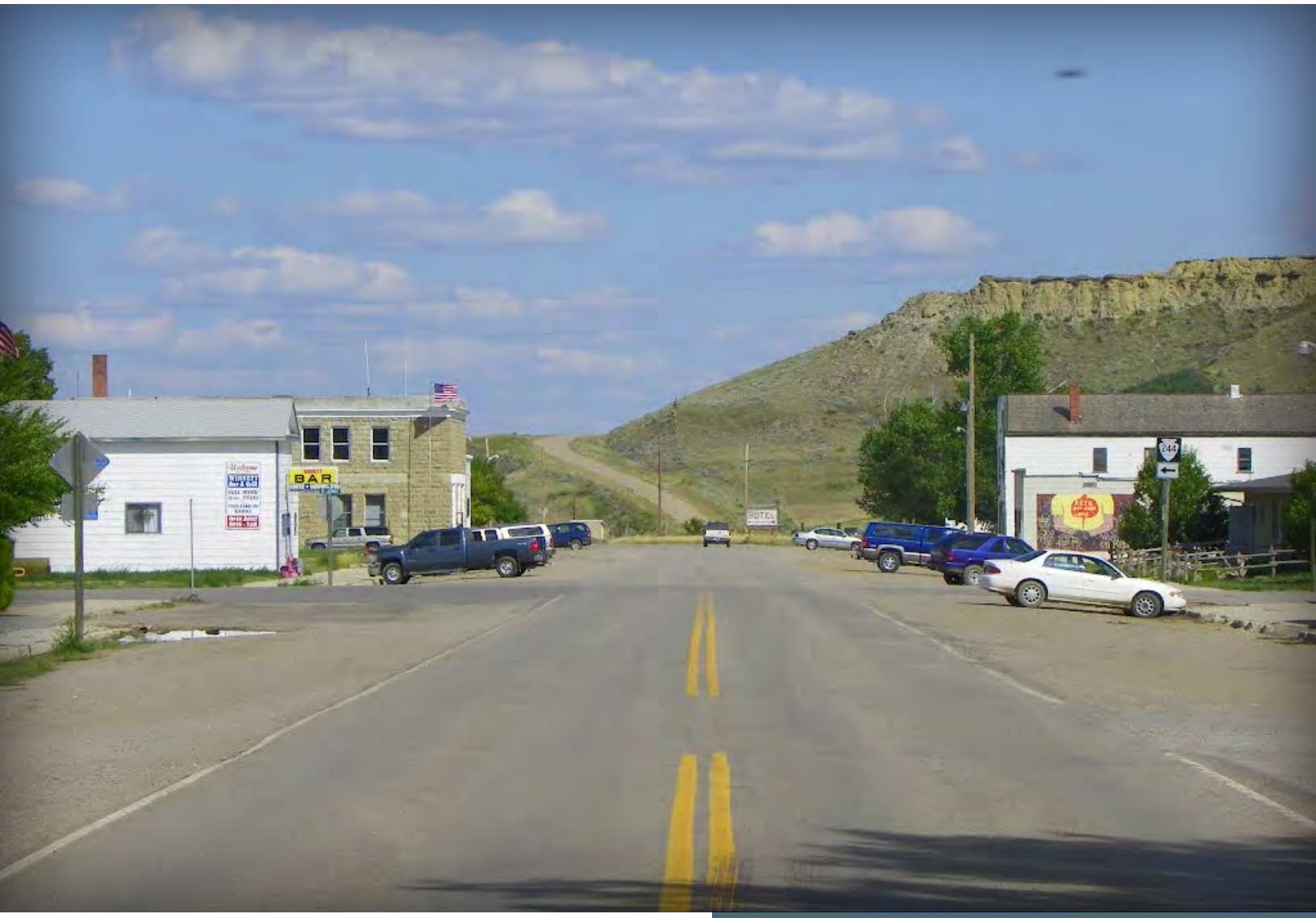
PETROLEUM COUNTY
COURTHOUSE APARTMENTS PROJECT

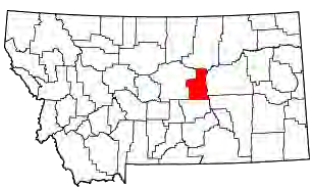
Draft Project Implementation Schedule

TASKS	QUARTERS 2022				QUARTERS 2023			
	1ST JFM	2ND AMJ	3RD JAS	4TH OND	1ST JFM	2ND AMJ	3RD JAS	4TH OND
PROJECT START UP								
Land/Structure/Easement Acquisition	N/A							
Submit firm commitment of all funding			X					
Submit all required start-up documents			X					
Secure Environmental Release of Funds				X				
PROJECT DESIGN								
Procure professional services	Complete							
Complete project design			X	X				
Prepare construction bid documents				X	X			
CONSTRUCTION BIDDING								
Publish public bid solicitation					X			
Open bids and examine proposals.					X			
Complete debarment check					X			
Award contract					X			
PROJECT CONSTRUCTION								
Conduct pre-construction conference.						X		
Issue Notice to Proceed						X		
Monitor contractor(s)						X	X	X
Document labor standards compliance						X	X	X
Final Inspection								X
PROJECT CLOSE OUT								
Submit Certificate of Occupancy (or its equivalent)								X
Submit final Request for Reimbursement and Project Completion Report								X

EXHIBIT 6.2

MANAGEMENT PLAN





ENGINEERING EST. STAHLY & ASSOCIATES, INC. 1970

PETROLEUM COUNTY
COURTHOUSE APARTMENTS PROJECT

Draft Project Management Plan

Petroleum County is an incorporated county with a Board of Commissioners form of government. The following persons will have lead responsibility for administering the county's Community Development Block Grant (CDBG) grant.

Craig Iverson as the county's chief elected official will have responsibility for all official contacts with the Montana Department of Commerce (Commerce) and ultimate authority and responsibility for themanagement of project activities and expenditure of CDBG funds. (Email: craig.petroleum@gmail.com Telephone: 406-429-5311)

The county's treasurer, Pamela Bevis, assisted by the county Clerk and Recorder, Jess Hoge, will be designated as the Financial Officer and will be responsible for management of, and record keeping for, the CDBG funds involved in the financing of this project. (Pamela - Email: pbevis@petroleumcountymt.org Telephone: 406-429-5551; Jess - Email: djhoge@petroleumcountymt.org Telephone: 406-429-5311)

The county grant administrator, Robie Culver, with Stahly Engineering & Associates will assist a local designated project manager, Kelly Beevers, with overall project management and reporting and for assuring compliance with applicable requirements. (Robie – Email: rculver@seaeng.com Telephone: 406-442-8594; Kelly – Email: kelly@toposandanthros.com Telephone – 406-219-8803)

The county Attorney, Diane Cochran, as the county's legal counsel, will provide legal guidance as requested and help determine the lowest responsible, responsive bidder. (Email: dcochran@fergus.mt.us Telephone – 406-535-8127)

The Project Architect/Engineer, Brad Kahler, High Plains Architecture will be responsible for construction-related activities including preparation of preliminary studies and designs, final design plans and specifications, as well as construction inspection. (Email: bkahler@highplainsarchitects.com Telephone – 406-896-0250)

A. The ***Grant Administrator/Project Manager*** will be responsible for:

1. Familiarity with the current *Grant Administration Manual* and its requirements and for assuring compliance with the CDBG contract and with CDBG policies for project activities and administration.

2. Assisting the architect with any additional environmental review to assure full compliance with the National and Montana Environmental Policy Acts, including meeting any applicable environmental requirements and documenting any mitigating actions or additional consultation is completed pursuant to the findings of the environmental review.

3. Documenting compliance with applicable civil rights requirements.

4. Assisting the county with all requirements related to effective project start-up and maintaining compliance with the implementation schedule attached to the contract.

5. Assisting the county with procuring professional services and/or a general contractor.

6. Monitoring and enforcing compliance with labor standards requirements.

7. Documenting compliance with URA requirements, as applicable.

8. Preparing all required performance reports and closeout documents.

B. The ***Project Architect/Engineer*** will be responsible for:

1. Designing architectural and/or engineering plans necessary for successful completion.

2. Preparing any additional environmental review to assure full compliance with the National and Montana Environmental Policy Acts, including meeting any applicable environmental requirements and documenting any mitigating actions or additional consultation is completed pursuant to the findings of the environmental review.

3. Preparation of the construction bid package in conformance with applicable CDBG requirements.

4. Overseeing construction bidding and award process, including the preparation of the advertisements for bid solicitation, the bid opening, and helping determine the lowest responsible, responsive bidder in coordination with the county's legal counsel.

5. Conducting the pre-construction conference.

6. Supervision of the construction work and preparation of inspection reports.

7. Reviewing and approving all requests from contractors for payment and submitting the approved requests to the Project Manager.

C. *The* ***Financial Officer/Clerk and Recorder*** will be responsible for:

1. Establishing the non-interest bearing CDBG bank account and making CDBG-eligible payments to vendors on behalf of the county, based on claims and supporting documents. Ensuring balances in that account will not exceed $5,000 for a period of three days, to comply with CDBG requirements.

2. Disbursing funds in accordance with the county's established procedures for reviewing claims.

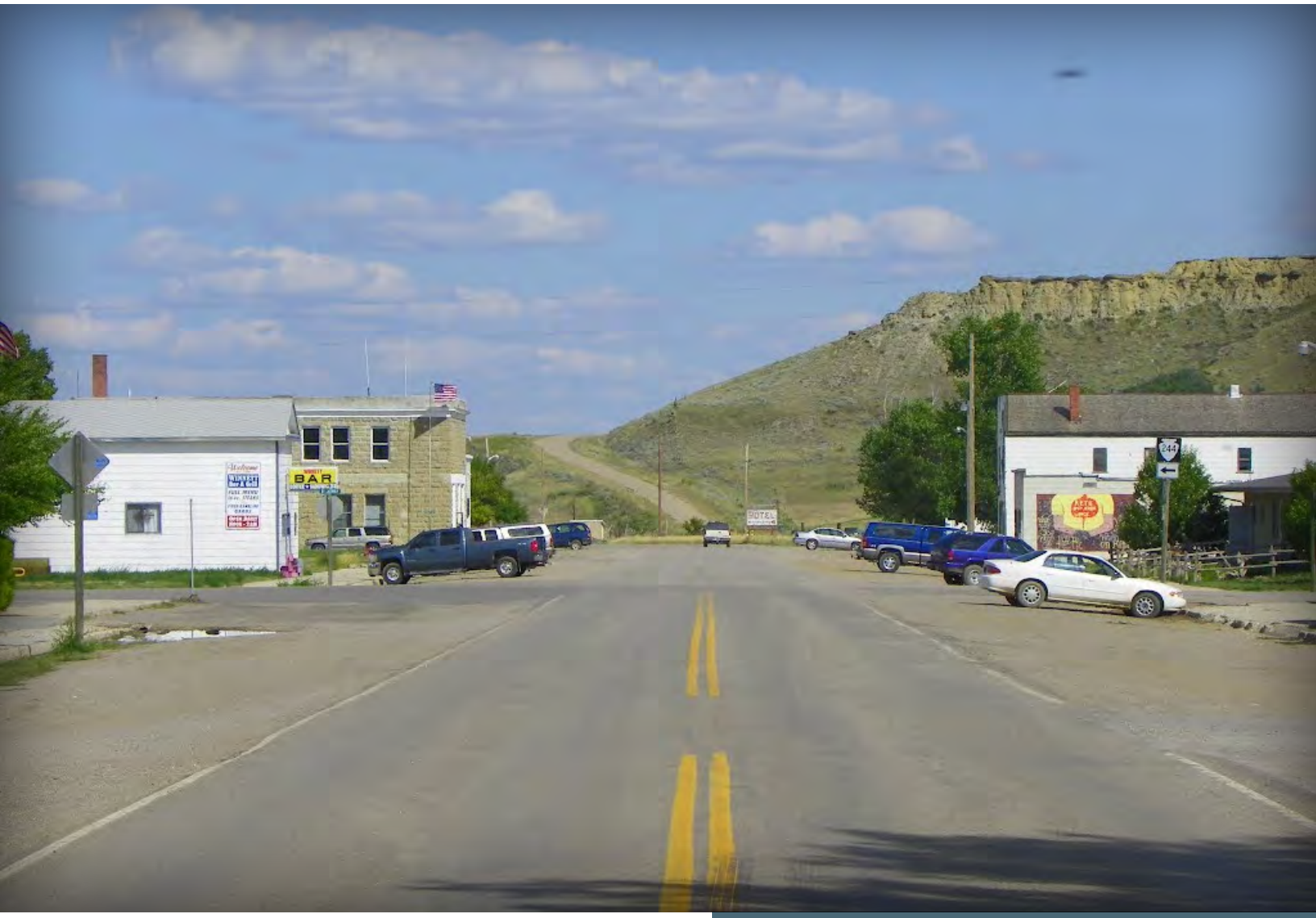
3. Entering all project transactions into the county's existing accounting system, and preparing checks/warrants for approved expenditures.

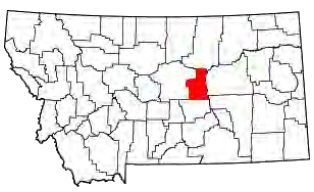
4. Ensuring all Requests for Reimbursement are signed by authorized representatives.

5. Ensuring no expenditures will be made without proper county approval.

EXHIBIT 6.3

PROCUREMENT DOCUMENTATION





ENGINEERING
EST.
STAHLY
1970
& ASSOCIATES, INC.

STAHLY ENGINEERING & ASSOCIATES, INC.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, entered into on the 7th day of December, 2018 by Petroleum County (hereafter "CLIENT"), located at 302 East Main / P.O. Box 226 – Winnett, MT 59087-0226 and Stahly Engineering & Associates, Inc. (hereafter "CONSULTANT"), located at: 2223 Montana Ave, Suite 201. Billings, MT 59106, is hereby described as follows:

A. Project Description (hereafter the "Project"):

Petroleum County engineering, land surveying, and grant writing and administration services for a period from December 7, 2018 to December 6, 2025.

B. CONSULTANT will perform professional services for CLIENT as follows:

Professional engineering, land surveying, and grant writing/administration services as requested by Petroleum County, in the following categories:

1. *Road and Bridge Engineering including TSEP funded projects*
2. *Water and Wastewater Systems Engineering*
3. *Surveying services including subdivision administration and technical review*
4. *Design and Construction Engineering*
5. *Preparing construction bid packages and supervising the bid advertising, tabulation, and award process, including preparing the advertisement for bid solicitation, conducting the bid opening, and issuing the notice to proceed*
6. *Conducting pre-construction conferences*
7. *Full project management and grant writing and administration services*
8. *Construction management services*
9. *Assistance with day to day questions*
10. *Assistance with all of the above services as they relate to disaster recovery and federal and state disaster assistance*
11. *Any other items the County deems necessary*

Engineering services will be provided when requested by Petroleum County. A task order and scope of work will be developed for all requests.

Consultant will provide the Client with a task order and scope of work for general services not related to a specific project. The task order and scope of work for general services will not exceed $5,000.00 in fees.

For on call services or projects up to a $5,000 limit, a scope of work via e-mail will be provided.

For projects exceeding $5,000, a more detailed scope of work will be provided for review and approval.

Any compensation/expenses for which Consultant may seek payment which were not specifically agreed to or are far beyond the price set forth in a task order and scope of work may constitute a waiver by Consultant for payment thereof.

C. CLIENT will compensate CONSULTANT for services as follows:

Hourly, for time and material spent on the project. An estimate of cost will be provided with the scope of work as outlined above for each term contract task order. Attached is an hourly billing rate sheet for 2018. Annual rate sheet adjustments will be provided to Petroleum County for review and approval in January of each year.

***NOTE**: Invoices are due upon receipt. Invoices are sent out once a month (on or about the 10th) for work performed during the invoice period (basically the prior month). A late payment FINANCE CHARGE will be charged at the periodic rate of 1.5% per month (or the maximum allowed by law) on any balance remaining unpaid 30 days after the date of the invoice.*

Signature below by CLIENT signifies CLIENT's understanding, agreement and acceptance of this Agreement and that signatory below is authorized to sign this Agreement.

CONSULTANT:

By: _____

Name: Greg T. Benjamin, P.E.

Title: President/CEP

Project Manager/Contact: Greg Benjamin

CLIENT:

By: _____

Name: Paul McKenna

Title: Commission Chair

By signing this Agreement, Client assents to the terms and conditions set forth above and on the reverse side hereof.

TERMS AND CONDITIONS

1. Amendments. Client, without invalidating this Agreement, may request changes within the general scope of the Services required by this Agreement by amending or adding to the Services to be performed and any such changes in the Services shall be performed subject to this Agreement Upon receiving Client's request, Consultant shall return to Client a proposal setting forth an adjustment to the Services and cost estimate or fee to represent the value of the requested changes. Consultant will perform additional services after receiving written approval from Client accepting the proposal.
2. Relationship of Parties. Consultant and its employees, agents, affiliates and subcontractors shall act solely as independent contractors in performing services under this Agreement. Except as specifically provided in this Agreement, Consultant shall have no right or authority to act for Client and will not enter into any contract or other agreement or incur any debt, liability or obligation of any nature in the place of, or on behalf of, Client. Consultant, its employees, agents, affiliates and subcontractors shall not be considered agents or employees of Client. Reliance upon the Services provided under this Agreement are limited to Client and any third party reliance that may be available is contingent upon written agreement executed by Consultant and upon the full execution by the third party of a letter of understanding provided by Consultant. Client acknowledges that the Services provided under this Agreement shall in no way be construed, designed, or intended to be relied upon as legal advice or interpretation.
3. Reuse of Documents. All documents, including Drawings and Specifications provided or furnished by Consultant pursuant to this Agreement are instruments of service in respect of the Project, and Consultant shall retain an ownership and property interest therein (including the right of reuse by and at the discretion of Consultant) whether or not the Project is completed. Client may make and retain copies for information and reference in connection with the use and occupancy of the Project by Client; however, such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project and is prohibited. Client shall not give or sell drawings or specifications furnished by Consultant to any other party. Consultant may release electronic files generated during its work to client, providing client signs release of liability statement.
4. Standard of Care. The standard of care for all professional engineering and surveying and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of Consultants' profession practicing under similar conditions at the same time and in the same locality. Consultant makes no warranties or guarantees, express or implied, under this Agreement or otherwise, in connection with Consultant's services.
5. Cost Estimates. Any opinion of probable costs prepared by the Consultant represents its judgment as a design professional and is supplied for general guidance of the Client. Because Consultant has no control over the cost of labor and materials, or over competitive bidding or market conditions, the Consultant does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the Client.
6. Insurance. In addition to any other insurance which Consultant may choose to carry, Consultant shall at its sole expense, maintain in effect during the performance of the Services under this Agreement insurance coverage's as follows: Workers Compensation, as required by state law; General Liability and Automobile Liability with a combined single limit of $1,000,000 per occurrence; Professional Liability, $1,000,000 for claims made against Consultant for negligent errors or omissions in performance of services hereunder. Consultant shall deliver to Client certificates of insurance, if requested by Client.
7. Indemnification. To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Client, Client's officers, directors, partners, employees and agents from and against any and all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Consultant or Consultant's officers, directors, partners, employees, agents in the performance and furnishing of Consultant's services under this Agreement. To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant, Consultant's officers, directors, partners, employees and agents from and against any and all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Client or Client's officers, directors, partners, employees, agents with respect to this Agreement or the Project.
8. Limitation of Liability. Client hereby agrees, to the fullest extent permitted by law, that Consultant's total liability to Client for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project of this Agreement from any cause or causes, including, but not limited to, Consultant's negligence, errors, omissions, strict liability, breach of contract, or otherwise, will not exceed (i) the total compensation received by Consultant under this Agreement, or (ii) $50,000 whichever is the lesser amount.
9. Termination. This Agreement may be terminated by either party upon written notice in the event of failure by the other party to perform in accordance with the terms hereof. Unpaid invoice(s) 60 days outstanding shall be considered failure of performance by Client and grounds for termination by Consultant. Consultant may terminate the Agreement if Consultant believes that it is being requested by Client to furnish or perform services contrary to Consultant's responsibilities as a licensed professional; or if Consultant's services for engineering or surveying are delayed or suspended for more than sixty days for reasons beyond Consultant's control. The Client or Consultant may terminate this Agreement for convenience, effective upon receipt of written notice by either party. In the event of termination, Consultant shall be paid for services performed up to the termination notice date plus reasonable termination and project closeout expenses. Consultant shall have no liability to Client on account of termination. In the event Consultant is required to seek the services of an attorney with regard to default of client in performance of this agreement or in the event of Client's nonpayment of fees and costs, the prevailing party shall be entitled to recover from the losing party all costs and attorney's fees incurred.
10. Survival. All express representations, indemnifications, or limitations of liability made in or given in the Agreement will survive the completion of all services of Consultant under this Agreement or the termination of the Agreement for any reason.
11. Severability. Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

AFFIDAVIT OF PUBLICATION

055096 Fee: $0.00 Pgs: 1
PETROLEUM COUNTY, MT Recorded 2/24/2021 At 1:37 PM
Jessica Hoge, Clerk & Recorder
by Krista S Rowton Deputy
Return To: PETROLEUM COUNTY COMMISSIONERS
WINNETT, MT 59087

State of Montana,
COUNTY OF FERGUS

Jacques Rutten, being duly sworn deposes and says: That he is the Publisher of the Lewistown News-Argus, a newspaper of general circulation, printed and published in Lewistown, Fergus County, Montana, and that the notice hereunto annexed:

COMMUNITY DEVELOPMENT GRANT

THE COUNTY OF PETROLEUM HAS RECEIVED NOTICE OF THE AWARD OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FROM THE MONTANA DEPARTMENT OF COMMERCE. Petroleum County is requesting statements of qualifications/proposals from architectural/engineering firms to complete a Preliminary Architectural Report (PAR) for the rehabilitation and adaptive reuse of the historic Petroleum County Courthouse. The selected consultant may also assist in grant writing/administration and the development of a final construction design and administration.

Consistent with Section 3 of the Housing and Community Development Act of 1968, CDBG regulations governing the grant require that to the greatest extent feasible, opportunities for training and employment arising in connection with this CDBG-assisted project will be extended to local lower-income residents. Further, to the greatest extent feasible, business concerns located in or substantially owned by residents of the project area will be utilized.

Disadvantaged business enterprises (DBE's) are encouraged to apply.

Proposals to complete the PAR are due at 5:00 PM, Wednesday, February 24, 2021 at 301 E Main, Winnett, MT 59087. Winnett ACES, Inc. is assisting Petroleum County with this project.

For more information or to request a copy of the detailed Request for Qualifications, please contact Kelly Beevers with Winnett ACES at P.O. Box 118, Winnett, MT 59087 or call (406) 219 - 8803.

(Publish: February 13 & 17, 2021)
MNAXLP

has been published in regular and entire issues of every number said paper once a week for 2 consecutive weeks, commencing on the 13th day of February , 2021, and ending on the 17th day of February , 2021.

Jacques Rutten

SUBSCRIBED AND SWORN TO before me this 19th day of February , 2021.

Meagan Baldry

MEAGAN BALDRY NOTARIAL SEAL STATE OF MONTANA

MEAGAN BALDRY
NOTARY PUBLIC for the
State of Montana
Residing at Lewistown, Montana
My Commission Expires
October 24, 2022

HIGH PLAINS
ARCHITECTS

March 30, 2021

Petroleum County Commissioners
301 E. Main
Winnett, MT 59087

Re: Petroleum County Courthouse CDBG PAR

Dear Petroleum County Commissioners:

We are excited about the opportunity to prepare a Preliminary Architectural Report (PAR) for the Petroleum County Courthouse in Winnett, Montana. We will explore options to create new opportunities for the county and community to optimize use of the entire building for beneficial purposes, upgrade electrical and mechanical systems, address any structural concerns and building code issues, as well as funding resources including historic building funding opportunities. This PAR will explore viable options for the renovation of the courthouse with the desired option transitioning into the Construction Documents phase. We will begin with the design created as part of the feasibility study. However, additional (2 or 3) plan options will be developed and discussed at stakeholder / community meetings. Drawings documenting the desired option will be accompanied by narratives describing proposed structural repairs, mechanical/electrical systems, and a preliminary statement of probable costs (see below for specific deliverables).

Pursuing historic building funding sources involves attention to specific historic components of the building such as the exterior façade elements, window openings, historic interior finishes, etc. Renovation of this building would be a positive step toward a strong, viable future for the Petroleum County Courthouse building, and our team of highly qualified and motivated professionals would like to provide you with the information you need to make it a reality.

Our multidisciplinary team features experienced professionals in their respective fields, and they all share a passion for creating healthy, prosperous towns:

High Plains Architects of Billings, MT has extensive experience revitalizing downtowns throughout Montana. HPA has renovated over 20 vacant or under-utilized buildings into a variety of retail uses, offices, and loft apartments, all of which are vibrant, engaging and high-performance places that contribute significantly to the economic activity and tax base of their downtowns. This PAR serves as the next step in the redevelopment process and will provide the county with the information needed to make well-informed decisions about the viability and costs of rehabilitation before moving ahead.

IMEG of Billings, MT, mechanical and electrical engineers, has particular expertise and experience working with historic and other existing buildings. They will assist High Plains Architects as needed in evaluating the building and in putting together narratives for the high-performance systems and the mechanical, electrical and plumbing construction cost estimates for the PAR.

Structural Engineering Design, PC, of Billings, MT has provided structural analysis and design solutions for many existing buildings and is familiar with the courthouse. A structural narrative will identify existing structural concerns and consulting input regarding necessary repairs will inform the conceptual design and preliminary cost estimates included in the PAR.

Phone (406) 896-0350 • Fax (406) 896-0355 | 2720 MinnesotaAve • Billings, MT 59101 | P.O. Box 2263 • Billings, MT 59103 Email: rhafer@highplainsarchitects.com

Topos & Anthros, a Montana based advisory firm, works directly with non-profits, investors, private landowners and business owners throughout the American West to develop their visions, define intended outcomes and create specific strategies to achieve their desired goals. Providing clients with comprehensive, individualized solutions that minimize risk and capitalize on opportunities, Topos & Anthros works alongside others to preserve and utilize the distinctiveness of place to foster the connection of people and strengthen communities. In the specific case of the Petroleum County Courthouse Project, Topos & Anthros will add expertise and capacity to the thoughtful integration of the ACES Community Enhancement Committee and inclusion of the larger community development in the design development process and to the funding strategy of the redevelopment project.

TW Clark Construction, a full-service contractor, will assist with the construction cost estimate component of the PAR. Their familiarity with the existing building, based on their recent completion of the Courthouse's lobby remodel, will be beneficial to the process of creating an informed and thorough cost estimate.

Our team is exceptionally well-qualified to create a road map to help you achieve your goals. Please visit our website www.highplainsarchitects.com to view samples of our work and more detail about the experience and expertise we bring to your project.

PROJECT WORK PLAN AND BUDGET:	ESTIMATED FEE**
1. Initial Stakeholder/Community Kickoff Meetings • Trip to Winnett #1 • Review Feasibility Study Concept Plan • Goals & Program Discussion	$1,350
2. Prepare Preliminary Design Concept(s) • Revisions to HPA Feasibility Study Design Concept (1) dated September of 2020 • Additional Design Concepts 2 & 3	$4,500
3. Present Preliminary Design Concepts/Findings • Trip to Winnett #2	$1,125
4. Finalize Design Concept with Client Input	$2,500
5. Advance Design / Construction Drawings • The drawings for the selected design will be advanced (toward Construction Drawings) as far as the fee allows	$14,500
6. Prepare Final PAR (1 bound copy & 1 digital copy) • Format & Content per CDBG Appendix D - PAR Outline - Uniform Environmental Checklist • Narrative description of proposed Structural, Mechanical & Electrical • Preliminary Building Code Analysis • Preliminary Statement of Probable Costs - Projected Revenues for Redeveloped Building - Potential Historic Funding Sources - Initial pro-forma financial analysis, to include funding mechanisms options and considerations	$5,000
7. Present PAR to Stakeholders/Community • Trip to Winnett #3	$1,125
8. Topos & Anthros Consulting Fee	$3,000
9. TW Clark Construction Consulting Fee	$1,500
10. Estimated Reimbursables – See "Reimbursables" Below	$400
TOTAL (Not to Exceed)	**$35,000**

*Additional trips (beyond the three noted above) can be made at the Client's request; however, this time and the associated travel expenses would be in addition to the total cost listed above. A 2-hour meeting (with travel time for one individual), for instance, would cost approximately $600.

**Note: the fee listed for each work item is an estimate. The actual fee expended for any work item may be more or less than the listed amount, however, the total fee for the project will not exceed $35,000.

Phone (406) 896-0250 • Fax (406) 896-0255 | 2720 MinnesotaAve • Billings, MT 59101 | P.O. Box 2203 • Billings, MT 59103 | www.highplainsarchitects.com

PROJECT DELIVERABLES:

Our team will provide a Preliminary Architectural Report (PAR) that will include:

1. DEVELOPMENT OUTLINE
   - Based on CDBG Appendix D – PAR Requirements
     a. Problem Definition
     b. Alternative Analysis
     c. Selection of the Preferred Alternative
     d. Conclusions and Recommendations

2. VICINITY MAP AND PHOTOGRAPHS OF THE EXISTING BUILDING
     a. Vicinity Map
     b. Representative Exterior Photographs
     c. Representative Interior Photographs

3. SITE AND ARCHITECTURAL PLANS
     a. Existing Site Plan
     b. Existing Building Plans
     c. Proposed Site Plan
     d. Proposed Building Renovation Plans
     e. Proposed Structural Repairs
     f. Mechanical and Electrical Systems Narrative

4. PRELIMINARY BUILDING CODE ANALYSIS

5. ESTIMATED PROJECT COST
     a. Projected revenue from renovated building
     b. Potential historic building and alternate funding sources
     c. Initial pro forma financial analysis

6. APPENDICES
     a. SUSTAINABLE DESIGN STRATEGIES NARRATIVE
     b. CDBG UNIFORM ENVIRONMENTAL CHECKLIST

REIMBURSABLES:
In addition to the professional fees described above, we will bill at our cost for reimbursable items. Reimbursable items include, but are not limited to: postage, overnight delivery charges, copy charges, printing charges, plotting charges, and travel. We will provide one bound copy of the final study and one electronic copy. Reimbursable expenses are estimated to be $400.

FEE:
Professional fees to prepare the above listed "Project Deliverables" will be billed hourly at our standard hourly rates based on the attached fee schedule "Exhibit A - Hourly Rate Schedule". We will bill monthly as work progresses. Fees for structural, mechanical, and electrical engineering consultants will be billed at our cost and are included in the total fee range listed in the "Budget." Our total fee including, reimbursables noted above, will not exceed $35,000.00 unless there is an Owner authorized change in the scope of the work.

PAYMENT OF FEES:
Invoices will be issued on or after the 6th of each month for work completed the previous month and are due and payable upon receipt. Amounts unpaid thirty (30) days after the invoice date shall bear interest from the date payment is due at the rate of twelve per cent (12%) per annum.

TERMINATION/SUSPENSION/ABANDONMENT:
In the event of termination, suspension, or abandonment of the project, High Plains Architects, P.C. shall be equitably compensated for services performed to the date of termination, suspension, or abandonment. Failure of the Client to make payments in accordance with this Agreement shall be considered substantial nonperformance and is sufficient cause for High Plains Architects to suspend or terminate services.

We are excited about the opportunity to work with you on this project. If you have any questions about this proposal, please call me. If not, please indicate your acceptance by your signature below and return one signed copy to me.

Thank you.

Sincerely,
High Plains Architects, P.C.

Randy Hafer

Randy Hafer, FAIA, LEED AP
President

Accepted: Paul McKenna	Title:	Date:
Accepted: Craig Iverson	Title:	Date:
Accepted: Sig Pugrud	Title:	Date:

PAYMENT OF FEES:
Invoices will be issued on or after the 6th of each month for work completed the previous month and are due and payable upon receipt. Amounts unpaid thirty (30) days after the invoice date shall bear interest from the date payment is due at the rate of twelve per cent (12%) per annum.

TERMINATION/SUSPENSION/ABANDONMENT:
In the event of termination, suspension, or abandonment of the project, High Plains Architects, P.C. shall be equitably compensated for services performed to the date of termination, suspension, or abandonment. Failure of the Client to make payments in accordance with this Agreement shall be considered substantial nonperformance and is sufficient cause for High Plains Architects to suspend or terminate services.

We are excited about the opportunity to work with you on this project. If you have any questions about this proposal, please call me. If not, please indicate your acceptance by your signature below and return one signed copy to me.

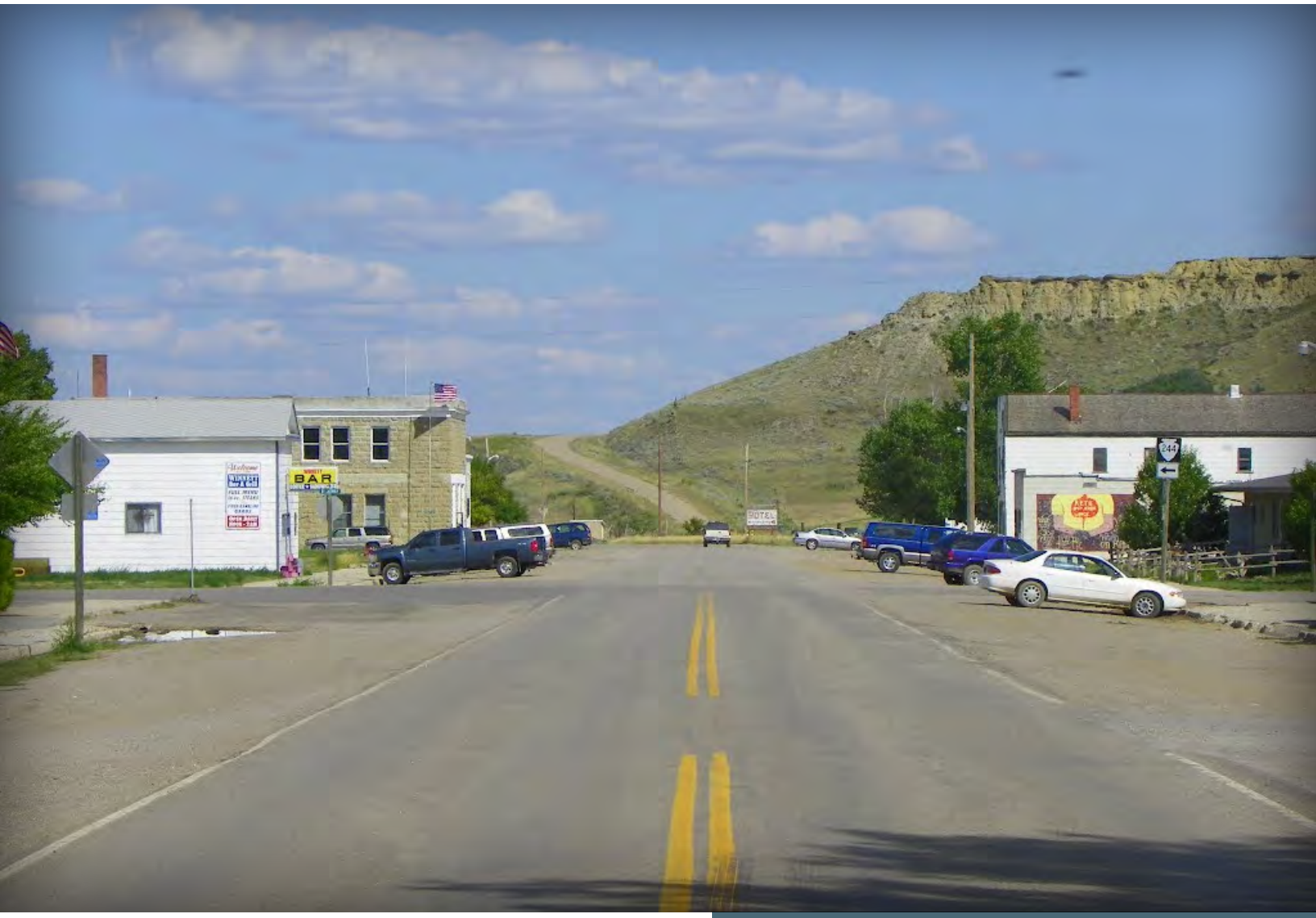
Thank you.

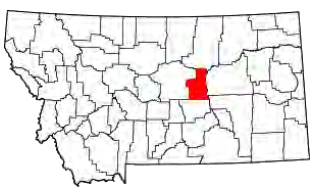
Sincerely,
High Plains Architects, P.C.

Randy Hafer, FAIA, LEED AP
President

Paul McKenna	Commissioner	3/30/21
Accepted: Paul McKenna	Title:	Date:
	Chair	3/30/21
Accepted: Craig Iverson	Title:	Date:
	Commissioner	3/31/21
Accepted: Sig Pudrud	Title:	Date:

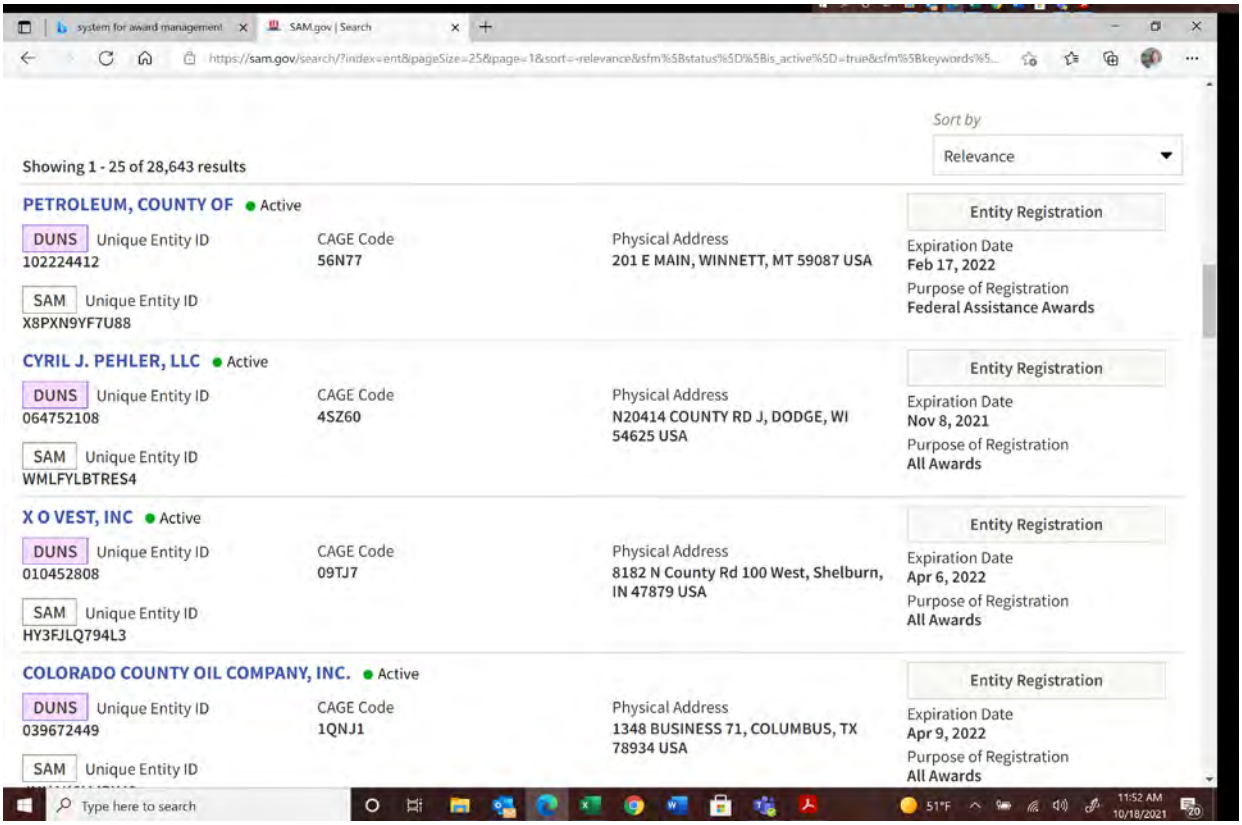
SAM/DUNS# INFORMATION

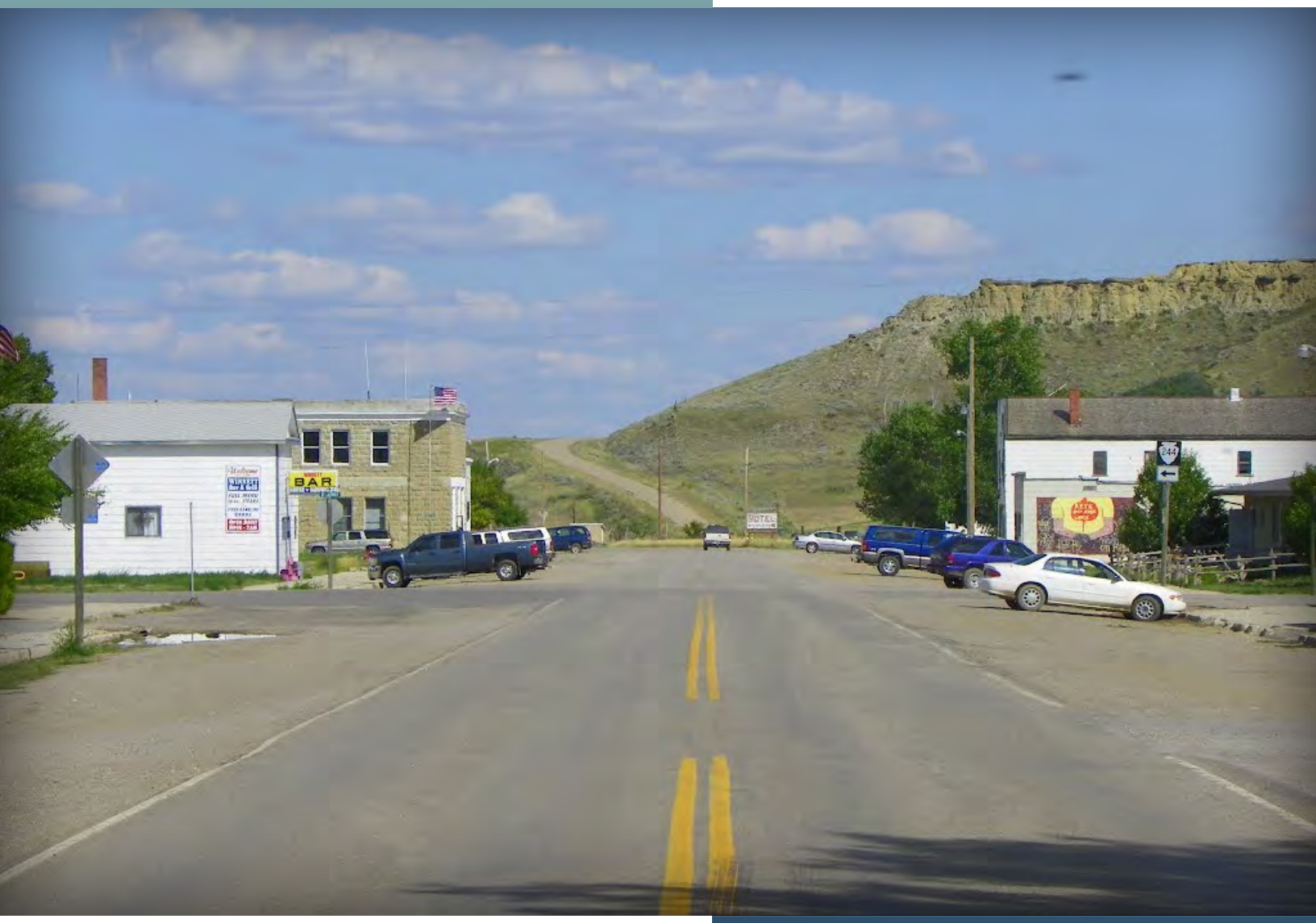




ENGINEERING
EST.
STAHLY
1970
& ASSOCIATES, INC.

Petroleum County, Montana
Proof of SAM/DUNS# registration




BAR

PETROLEUM
COUNTY

APPENDIX D-5

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

NPS Form 10-900 (Rev. 8/2002) OMB No. 1024-0018 (Expires 1-31-2009)

United States Department of the Interior
National Park Service

815

National Register of Historic Places Registration Form

RECEIVED 2280
AUG 25 2009
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Winnett Block

Other names/site number: Petroleum County Courthouse

2. Location

street & number: 301 E. Main Street ☐ not for publication

city or town: Winnett ☐ vicinity

State: Montana code: MT county: Petroleum code: 069 zip code: 59087

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets __ does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally __ statewide x locally. (__ See continuation sheet for additional comments.)

Mark F. Baumler / SHPO — Signature of certifying official/Deputy SHPO

8/20/2009 — Date

Montana State Historic Preservation Office — State or Federal agency and bureau

In my opinion, the property __ meets __ does not meet the National Register criteria. (__ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper — Date of Action

✓ entered in the National Register
__ See continuation sheet — 10/2/2009

__ determined eligible for the National Register
__ See continuation sheet

__ determined not eligible for the National Register

__ removed from the National Register

__ other (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ___ private
- X public - Local
- ___ public - State
- ___ public - Federal

Category of Property
(Check only one box)

- X building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: Business
GOVERNMENT: County Courthouse

Current Functions
(Enter categories from instructions)

GOVERNMENT: County Courthouse

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements: Commercial Style-Western Commercial Style

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: STONE: Sandstone block
roof: Single-ply Neoprene Sheet
other: GLASS

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)
Please see continuation sheet

Narrative Descritpion

SETTING

The Winnett Block is significant for the role it played in the development of the town of Winnett and Petroleum County, its association with Mr. Walter J. Winnett, and for its architecture. The building was constructed in 1917 as a commercial block and became the Petroleum County Courthouse in 1928. Its period of significance begins with its construction in 1917 and extends to 1959, the fifty year National Register of Historic Places cut-off date, as it continues to serve as the Petroleum County Courthouse and house the only county manager form of government in Montana.

Dominating a corner lot at the east end of Main Street in Winnett, Montana, a small central Montana town, the Winnett Block stands out as the largest building in town. The Winnett Block is located at 301 East Main Street on the northeast corner of Main Street and Ashley Avenue in the northeast portion of the town, which is the county seat of Petroleum County. The 1917 building faces south, fronting Main Street, with the west elevation functioning as a secondary façade. Main Street has always been, and continues to be, an important part of the Winnett business corridor with many of the town's businesses situated along this street. The Winnett Block is a solid architectural element in the town. The Winnett Block retains much of the original design intent, conveys its historic associations, and is in good condition.

There are no landscape features surrounding the building. A metal shop and an open gravel lot used for parking occupy the space north of the building, while a historic hardware store sits five feet to the east. A sidewalk runs east-to-west in front of the building. To the west of the courthouse, across Ashley Street, is an empty lot and to the south, across Main Street, is a residence.

Description of Resources

The Winnett Block (constructed 1917, one contributing building)

Exterior Description

The Winnett Block is a flat-roofed rectangular two story commercial building constructed of sandstone blocks quarried locally from exposed layers of the Upper Cretaceous Eagle Sandstone that sits on a full basement. The flat roof is concealed by a stone parapet. The building measures 75' by 75'. The dominant window type is one-over-one wood sash with smooth cut concrete lintels and flat concrete sills. The parapet has been covered with a cementitious parging. The sandstone blocks measure 11" x 23" with 1" mortar and are full of burrows of ancient organisms that lived in the nearshore marine environment, which is the depositional environment present in the area during the Late Cretaceous period.

South Elevation

The main floor of the south (front) elevation is divided into three bays separated by sandstone columns. The different sections help differentiate the original multi-business use of the building. The elevation contains simple glass one-light double doors with an overhead transom which serves as the main entrance into the building. Originally the three bays displayed plate glass windows in arcade storefronts with transoms above that were replaced by one-over-one double hung windows circa 1928; circa 1977 these were replaced with the side-by-side aluminum sliders and stucco siding present at the time of this writing. Although the modifications have resulted in the removal of the original windows, the divisions that originally partitioned the business block into three main floor

businesses are still visible. Concrete sills add detail to this first story. Three large brick vents that have been covered with parging are spaced evenly across the south elevation; they are located at grade and extend onto the sidewalk. A stringcourse of white painted sandstone marks the division between the first and second floors. The second floor contains twelve one-over-one double-hung wood sash windows. These windows have concrete lintels and sills. Two window openings have been infilled with wood and smaller windows. A pressed tin entablature containing a cornice is located just below the roof line.

West Elevation
The west elevation faces Ashley Avenue. From south to north, the main floor elevation contains two pairs of windows, a doorway that was blocked-in at an undetermined date (see "Alterations" at the end of this section) with sandstone, and one more window. The second floor has seven regularly spaced windows. The windows are all one-over-one double-hung wood sash with concrete lintels and sills. The north corner of the second story contains stone that has been plastered over with parging, perhaps as an attempt to protect it from the weather. This elevation also displays the new air conditioning unit installed in the early 2000's that has pipes and cables running from an outlet in the sidewalk along the base of the building into the wall.

North Elevation
The north elevation of the building contains the back entrance, which consists of a single modern door with a single-light in the center of the upper half of the door. A small shed roof addition projects north from the approximate center of the north wall; it houses a set of stairs that lead to the basement. A fire escape leads from the second story. A large modern exterior brick chimney projects north from the northeast corner of the building. Windows on the first floor consist of one small single light fixed sash window to the west of the entrance, and three two-over-two fixed light wood sash. Four one-over-one double-hung wood sash windows run across the second floor. Their spacing is uneven and they do not match up vertically because of the interior room configurations.

East Elevation
The east elevation displays an uneven footprint. While the rest of the building is square, this wall contains a historic chimney on the northeast corner that extends 3' out from the wall and has been plastered over with parging and is no longer used. At a point 22' from the south end, the wall angles back out to the east. The four windows on the first floor are twelve-light fixed sash and nine on the second floor are one-over-one double hung wood windows. This elevation also contains parging over most of the wall.

Interior Description

The interior of the Winnett Block consists of three floors; a finished basement, a main floor where courthouse duties are performed, and a second floor that contains the Sheriff's office and is otherwise empty. The main floor and second floor share all of the same detailing consisting of a tall baseboard with a base shoe, tall doors with operable hopper sash transom windows and flatboard trim, and are capped with small cornices. The trim retains its original clear finish over a dark stain.

Basement

The basement was remodeled into a public space in 1979 and was changed considerably from its original form. Major changes made at that time have been only slightly modified since. The basement consists of a large open area with a vault, restrooms, and a kitchen in the center and one small room at the southwest corner. This open area is somewhat defined by two exposed beams that span north to south and are evenly spaced across the width of the area.

Main Floor

The main floor of the Winnett Block has housed county government offices and a courtroom since 1928 and has had only minor superficial changes since that time. The main floor contains the courtroom in the center of the floor and rooms that extend to the exterior from hallways on either side of the courtroom. There is a large staircase leading to the second floor; it is wide and makes a 180° turn to the landing on the second floor. While it still has its original balustrade, the stair was enclosed to the top of the balustrade during a more recent remodel. Flooring on the main floor consists of original hardwood, bare concrete, and carpet in the hallways and courtroom.

Courtroom

The courtroom is completely contained in the center of the main floor with entrances to the back (south), left and right (west and east) sides, and at the front right (northeast) corner. This corner entrance emanates from the jury room. The jury seats are located on the east side of the room and the judge's bench is situated near the north wall with windows on either side. A skylight, which was covered in the 1970's, is located over the seating area.

Second Floor

The 1928 alterations made to the second floor are unchanged except for the southeast corner, which houses the Petroleum County Sheriff's Office. The Sheriff's office occupies two rooms east of the staircase landing and at the front (south) of the building. The rest of the floor is empty. The second floor mirrors the main floor, with halls down both sides and rooms opening off the hallways to the west and east. A small room in the center of the floor is positioned above the skylight to the courtroom. This room contains interior windows that light this interior portion of the building.

Shed (constructed 2005, one non-contributing structure)

A rectangular gable roofed shed, built in 2005, sits north of the northeast corner of the Winnett Block. The shed has two garage doors on the north elevation and a man door with no windows at the south end of the west elevation. There are no windows. The shed is clad in sheet metal siding and has cornerboards.

ALTERATIONS

The commercial character of the Winnett Block was altered when the building was converted into a courthuose in 1928. Benjamin Lepper purchased the building from Mr. Winnett in 1928 and remodeled it into a courthouse. Originally, the building contained three separate entrances. The west and east large commercial storefront entrances were converted into three series of windows, while the smaller middle entrance remained. Because this entrance is located off-center, the window series did not match each other, and each was separated by a sandstone column. The west series consisted of two pair of two one-over-one double hung windows and then a separate single pane fixed-sash window. The second series consisted of a single pane fixed-sash window and then a pair of one-over-one double hung windows. The third series consisted of two one-over-one double hung windows and then three one-over-one double hung windows. All the windows had transom lights above them; transoms were shared over multiple window units. The southwest corner of the building is bordered by Main and Ashley streets and originally had a picture window on the west elevation as well. This window was replaced with two one-over-one double hung windows instead. The northwest corner of the building contains a blocked-in door; this was most likely done with the 1928 remodel, however it may have been done with the modifications made in the 1970's. Also on the west elevation, a door was converted to a window and two windows at the north end of the second floor were completely removed.

In 1979, the basement was remodeled into the open space seen today. Around this time, the façade was also changed. The picture windows were changed to smaller sliding windows and the extra space was filled in with plywood that has since been painted white.

INTEGRITY

While the building began as a commercial block and achieved significance as such, it served in a longer and more significant capacity as the Petroleum County Courthouse. The building has evolved through time and undergone a series of changes. Since 1928, the year the Winnett Block began serving as the Petroleum Count Courthouse, changes to the building have been superficial. The

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

___ A owed by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or grave.

___ D a cemetery.

___ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years old or achieving significance

Areas of Significance
(Enter categories from instructions)

Commerce

Politics/Government

Architecture

Period of Significance

1917-1959

Significant Dates

1917 – Construction

1928 – Remodeled and Leased to County

1942 – Sold to County

Significant Person
(Complete if Criterion B is marked above)

Walter J. Winnett

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

Please see continuation sheet

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Please see continuation sheet.

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67 has been requested
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #_____
___ recorded by Historic American Engineering Record #_____

Primary location of additional data:

___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
X Other
Name of repository Petroleum County Public Library

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet) NAD27

	Zone	Easting	Northing		Zone	Easting	Northing
1	12	701597	5208843	3			

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)
The Winnett Block occupies Lots 10-12 in Block 7 of the original Winnett plat. It is located in the NENESW of Section 6, T14N R27E, in Petroleum County, Montana.

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)
This is legal boundary of the property that has not physically changed since the building was built in 1917. The boundary includes the building that has historically been referred to as the Winnett Block, and later as the Petroleum County Courthouse. It encompasses the lots owned by Petroleum County.

11. Form Prepared By

name/title Laura Nowlin

organization Petroleum County, Montana date August 10, 2009

street & number 1200 Cosgriff Ct telephone 406-366-6838

city or town Cheyenne state WY zip code 82001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name Petroleum County

street & number 301 E. Main Street telephone 406-429-5311

city or town Winnett state MT zip code 59087

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Winnett Block retains a high level of integrity of materials, workmanship, location, and design dating to the 1928 courthouse remodel. Remodels and updating resulted in the change of, and in-filling of, some windows and an entrance; however, these changes are small and the building remains easily able to convey its intent as a governmental building.

The Winnett Block retains a high degree of integrity of setting, feeling, and association. When the Winnett Block was originally constructed, Winnett was experiencing a population boom and was a center of economic activity in the region. This boom lasted for only a short time, however and was already declining by the time the county began using the building for their governmental operations. By the Great Depression and when Petroleum County adopted the County Manager form of government in the 1940s, Winnett's size had decreased considerably. The setting, feeling, and association from that time are reflected by the building today. No other buildings this size or style of construction exist in Winnett. It is truly distinctive within the town as an enduring symbol of Winnett's dreams of future progress.

STATEMENT OF SIGNIFICANCE

SUMMARY

The Winnett Block is significant under Criteria A, B, and C for the many roles it played in the history of Petroleum County. Its period of significance encompasses 1917, its date of completion, to 1959. It represents the growth of the Winnett community and its fight to become a county, it is closely associated with Mr. Winnett, the founder of the community, and it is a unique architectural style for the town. It symbolizes the positive attitude of the town when people were flocking to Winnett to live. It stood during the height of Winnett's population of approximately 2,000 and watched as the town dwindled to today's number of 180.

From 1910-1919 homesteaders staked their claims on 320 acres of land advertised as perfect for farming. Approximately twenty towns and communities grew up to support the surrounding population. After a debilitating drought beginning in 1917 worsened in 1919, those who had arrived only a few short years before realized that the prairie of Petroleum County would not allow survival on only 320 acres. The exodus began in 1919. It slowed for a few years due to an oil strike at Cat Creek, twenty-two miles east of Winnett. The Frantz Corporation struck oil in February 1920 and by 1922 Winnett's population increased from 316 to 1,213. The strike resulted in a brief five-year boom. By 1930 Winnett's population dropped back to 408 individuals.

The Great Depression hit the area hard, although many New Deal programs helped people survive. Still, many more residents left. In 1942, Petroleum County adopted the county manager form of government in an effort to cut costs and reduce debt. The county continues to slowly lose people and today the population stands around 500 people; Winnett is the only surviving town and is home to about 180.

The Winnett Block is significant under Criterion A for the role it played in the homestead boom era of Winnett and also for the service it provided later as the county courthouse. First known as the Winnett Block, the building was finished in 1917 and provided many businesses with places of operation. This large business building represents the growth and development resulting from the homestead rush into the area. It also represents the hopes for the future of the town as it was the first stone business building constructed in Winnett. Following the creation of Petroleum County in 1924, the Winnett Block became the Petroleum County Courthouse in 1928 and has served that purpose ever since. It houses the only county manager form of government in Montana (a form of government using a manager appointed by the county commissioners, who in turn appoints positions

that are elected under traditional governmental structures, which condenses the number of offices and personnel to save money -see Section 8, pg. 21).

The Winnett Block is significant under Criterion B for its association with Mr. Walter Winnett. Mr. Winnett was a successful cattle rancher who established the town of Winnett and was influential in the formal incorporation of the town as part of eastern Fergus County. He started a school in 1907 and a post office in 1910, neither of which are extant. He was also involved in major water works projects in the area. While he never served in an official capacity, Mr. Winnett contributed to the development of the town by building several buildings, by starting the first store, bar, school, and post office, and by continuing to build his own ranching business. He contracted stonemasons to build the Winnett Block in 1917. The building served as offices, a restaurant, and a bank. While probable, it is unclear whether or not Mr. Winnett ever conducted any of his own business out of the Winnett Block. He sold the property to Benjamin Lepper, who leased the building to Petroleum County for use as a courthouse.

The Winnett Block is the only surviving building associated with Walter Winnett. The property was built for him, and he was undoubtedly involved with the building process. Mr. Winnett was directly involved with many businesses and buildings in the town, however, the others no longer stand, including the ranch headquarters for the Winnett Ranch. The Winnett Block is significant for its connection to the founder of Winnett and its local leader during the formative days of the town.

The Winnett Block is significant under Criterion C for its representation of an early 20th century commercial architectural style and rare method of construction in the town and region. The Winnett Block is the largest historic building in Winnett, the only building built as a business block, and the only building constructed of stone. Its scale is much more massive than any other building that remains in town today. Other commercial buildings were frame construction and meant to house one business while the Winnett Block was intended for multiple businesses. Under Criterion C, the Winnett Block is a fine example of a Western Commercial style building, a style generally found along railroads in Montana's communities.

HISTORIC CONTEXT

Early Years

Located only fifty miles from the exact geographic center of Montana is the tiny town of Winnett. Winnett (elevation 2950 ft.) sits on the prairie with a view of the Judith Mountains to the west and the Little Snowy Mountains to the southwest. A sandstone bluff ("the Rims") rises to the southeast of town. McDonald Creek flows west to east, south of town. The town was originally located in Fergus County; however, with the creation of Petroleum County in 1924, it became the county seat of the

newly created county. European settlers arrived in the future Petroleum County area as early as the 1860s and soon displaced Native Americans. Scattered settlements, mostly trading posts established on major travel routes, sprouted up beginning in the mid-1860s. From then until about 1910 the stockmen ruled the range, developing it enough to establish a few small communities with post offices. Homesteaders flooded into the area beginning around 1910, the same year Winnett received a post office.

While the journals of Lewis and Clark comprise the first known written records of Montana, archaeological evidence places people in Montana as early as 13,000 years ago. By the late 18th century, a vibrant Plains Indian culture inhabited the Northern Great Plains region east of the Rockies. The period from 1650–1805 saw changes in the Plains culture due to the arrival of European trade goods. These trade goods and especially the introduction of the horse, which reached Montana in 1700-1750, led once separate groups to follow the same subsistence patterns and compete for the same resources. With the ability to move further and faster on horseback, intertribal conflicts became more common. In addition, the ability to carry more belongings contributed to the accumulation of wealth and created a more elaborate status and social ranking system. At the time of full scale European contact with explorers Lewis and Clark in 1805, a variety of tribes inhabited the area that eventually became Petroleum County. These groups were the Assiniboine, Atsina, Blackfoot, Blood, Chippewa-Cree, Crow, Piegan, Sioux, and Shoshoni. Also occupying the region for short periods of time were the Arapahoe and Cheyenne. These nomadic Plains tribes were all horseback hunting groups that pursued bison herds.[1]

Native Americans and fur trappers co-existed in an unpredictable relationship of peace and violence. Small pox epidemics in the 1830s swept across the northern Plains, killing thousands of Indians. The Blackfeet made gains against the encroaching Europeans in 1855 with Lame Bull's Treaty. This treaty established Blackfeet Territory in the area extending from the Rockies east to the mouth of the Milk River, and from the Canadian border south to the Three Forks of the Missouri and the Musselshell River, an area encompassing all of present day Petroleum County. The gold strikes and increased Missouri River traffic soon led to the dissolution of this treaty. The bison herds diminished and cattle took their place.[2] While this area was transitioning to European settlement, those who settled prior to 1873 were violating the terms of Lame Bull's Treaty and were settling illegally. In 1873, President Ulysses Grant signed an executive order that shrunk the Indian Territory to the area north of the Missouri River, and opened the area between the Musselshell and Missouri. In the next year he signed another order that shifted the boundary further north to the Marias River. This area

[1] Stephen Aaberg and Steven Davenport, "Carrell Oil Company," Lewistown BLM District Proposed Land Exchange, Petroleum County, Montana, Class III Cultural Resource Survey Results, April 1997, p. 16.

[2] Michael P. Malone, Richard B. Roeder, and William L. Land. *Montana: A History of Two Centuries*, revised edition. Seattle: University of Washington Press. 1991, p. 57-59.

was intended to be a reservation for the Blackfeet, Gros Ventre, Assiniboine, and Sioux.[3] In 1876, the Battle of the Little Bighorn in southeastern Montana saw the Sioux crushing General Custer; however, by the 1880s most Native American tribes had been forced to reservations.[4]

Native Americans had lived on the northern Plains for thousands of years before European arrival. European contact irreversibly altered their lives as well as the landscape in which they dwelled. Spurred by the fur trade, whites settled Montana in a wave from west to east. Occupants consisted mostly of fur trappers following beaver populations. While fur companies built trading posts along the major waterways, the interior of the massive region remained mostly unsettled and unexplored. It was not until the 1860s that a European presence became more permanent in the form of struggling settlements and overland transportation routes.[5]

After initial exploration up the Missouri River and through Montana, various groups of adventuresome men set out to create more permanent settlements. These men usually harbored business intentions and most established trading posts that served both the Native Americans and fur trappers. From the 1860s through the early 1880s, points of settlement developed in what became Petroleum County but what was first Meagher, later Wheatland, and then Fergus Counties along the mouth of the Musselshell River and to the south, along Flatwillow Creek.[6]

From 1860 through the 1880s, European settlement in what was to become Petroleum County struggled to gain a foothold. Attempts at establishments in the northern part of the county failed after only a few years. In the meantime, Flatwillow, in the southern portion of the county, slowly developed out of a trading post on a stage line. With the arrival of a post office in 1883, Flatwillow officially became a town and helped to support other settlement throughout the county. The cattlemen and sheepmen comprised the initial settlement in the area by establishing their headquarters on the prairie in the late 1870s and early 1880s.[7] Fergus County was created out of Wheatland County in 1885 and named after James J. Fergus, a Montana pioneer and businessman. It initially encompassed all of present day Petroleum County.[8]

---

[3] Krys Holmes, *Montana: Stories of the Land*, Montana Historical Society Press: Helena, MT, 2008, pg. 134.
[4] Michael P. Malone, Richard B. Roeder, and William L. Land. *Montana: A History of Two Centuries*, revised edition. Seattle: University of Washington Press. 1991, p. 57-59.
[5] Laura Nowlin, *Historic Preservation in Deep Rural Places: A Historic Resources Study of Petroleum County, MT*, University of Oregon Graduate Thesis, June 2008, p. 45.
[6] Nowlin, p. 46.
[7] Nowlin, p. 53.
[8] Fergus County Courthouse, http://www.co.fergus.mt.us/, March 7, 2009.

Walter J. Winnett

The Winnett Block is the last remaining building associated with the founder and fosterer of the Winnett community. Mr. Walter Winnett's influence on, and commitment to, the community ensured its survival, while many surrounding communities failed. He worked continuously to improve conditions in Winnett and the Winnett Block is a lasting testament to the creator of the town.

A number of men established large cattle and sheep ranches on the land of eastern Fergus County, which was created out of Wheatland County in 1885. The land on McDonald Creek, below the sandstone rimrocks, provided the perfect location for Walter J. Winnett to start his ranching operation. Mr. Winnett arrived in 1879 (some reports say 1883).[9] His closest neighbors, the Lepper and Garl Ranch, operated near Flatwillow, about 12 miles to the south. A trading post conducted business at the east end of his property, near the confluence of Box Elder Creek and Flatwillow Creek. Mr. Winnett arrived in the area at just twenty years of age, after eight adventure-filled years on the Montana plains.[10]

The story of Walter John Winnett begins in Toronto, Canada, where he was born in 1859. His family owned and operated the "Crystal Palace." His head filled with stories of the west, Winnett ran away from home at age twelve to find his own adventures.[11] Arriving in Montana about 1870, Winnett,

> ... viewed the falls of the Missouri, shot buffalo, drew a man's wage freighting with a bull team, and within a short time invested his savings in a 44 Henry rifle and several thousand rounds of cartridges, and proceeded to qualify as an expert marksman, trapping and hunting for a livelihood.[12]

Winnett met and began traveling with Captain Fowler, an old trapper who had previously been employed by the Canadian Government to supply meat for the railroad crews. The two adventured up and down the Missouri River, trapping and hunting.

The explanations for the period of Winnett's life between joining Fowler and arriving on McDonald Creek vary. The stories all share some consistencies, which are that he lived with the Sioux and

---

[9] According to a Winnett Times article quoted in the *Pages of Time*, Mr. Winnett arrived in 1883, however, multiple other newspaper articles and short histories written on Mr. Winnett, including one by his daughter, Mirth Keihl Hedman, claims he arrived in 1879.

[10] "The Life of W.J. Winnett: Winnett, MT," Petroleum County Library, vertical family file, *Winnett, Walter J.*, p. 1.

[11] "The Life of W.J. Winnett: Winnett, MT," p. 1.

[12] "Winnett, Founder of Oil Metropolis, Talks of Time When He Was With Sioux and in Confidence of Sitting Bull," *The Fergus County Argus*, Montana Historical Society Research Library, vertical file, *Winnett*, c. 1920.

adopted their ways for a few years, where his expert marksmanship earned him the Indian nickname of "Eagle Eyes." He left the Sioux about the time of the Battle of the Little Bighorn.[13] Winnett first settled in the Moore area, west of Lewistown, but found the winters at the higher elevation too cold and moved east to McDonald Creek.[14]

After constructing a one-room log cabin on the creek, Winnett set about building up his spread. Neighbor Benjamin Lepper encouraged his start in the sheep business; at the same time, Winnett also engaged in the freighting business. After his first cabin washed away in a flood, he relocated about a mile east of the first site, at the southeast end of what is today Main Street in Winnett. At this location he built a three-room log house, a barn, corrals, and sheds all clustered together within the shadows of the majestic sandstone rimrocks rising above McDonald Creek. Unlike many early stockmen, Winnett realized the importance of irrigation and harvested feed for his stock. He built an irrigation system on the creek that watered approximately 3,000 acres. He plowed the fields and leveled them using a railroad rail pulled by four teams of horses. He was also instrumental in the development of the Winnett Irrigation Company, which created an extensive irrigation system that unfortunately, successfully operated for only a few short years. This was the first large-scale irrigation project in the area; it was also constructed at a time most believed dry land farming would be successful in the region. In 1882, the famous cowboy artist, Charlie Russell, spent the winter, during which he and Winnett developed a lasting friendship.[15]

In 1898, Winnett met and married Mary Jenkins, who had arrived in Musselshell from St. Louis, after being advised by her doctors to move west to a drier climate due to lung problems. Winnett took her to the ranch and added two rooms to the three-room cabin. Their first three children, Pearl, Bertha, and Mirth entered the world in this cabin. In 1900, lumber began to be sawn for a new Winnett house. Winnett owned a sawmill located west of town on a ridge above War Horse Lake. All but the finish lumber was sawn here. The large logs came from the Missouri River Breaks. This two-story eleven-room home was the largest, and first, two-story house in the area. In addition, four rooms were added to the rear for the Winnetts' female servants and for Mr. Winnett's office. The last three Winnett children, Arthur, Edith, and Lewis were born in this house. The Winnett house provided a center for community activities ranging from funerals, weddings, and church meetings, to dances and business gatherings. It also served as the first school in Winnett in 1907.[16] The Winnett House no

[13] Some stories claim Winnett was gone with a hunting party when the battle took place. They heard it and went back to the camp, only to find Custer and his men dead. Winnett is rumored to be the first white man to see Custer's body. His daughter, Mirth Keihl Hedman, however, believes he left the Sioux prior to the battle.

[14] "The Life of W.J. Winnett: Winnett, MT," p. 1; Petroleum County Public Library, p. 808; "Winnett, Founder of Oil Metropolis, Talks of Time When He Was With Sioux and in Confidence of Sitting Bull," p. 1.

[15] "The Life of W.J. Winnett: Winnett, MT," p. 1-3.

[16] Petroleum County Public Library, *Pages of Time: A History of Petroleum County*, Lewistown, Montana: New-Argus Printing, 1990, p. 808.

longer stands (see additional documentation). At this point, the history of Mr. Winnett and the town of Winnett merge.

Brief History of the Town of Winnett and Petroleum County

Built during the height of homestead settlement in the area, and coinciding with the arrival of the first train in Winnett, the Winnett Block represents the growth of the town. This stone business block signaled the permanence of the town, its readiness to build large commercial buildings, and its aspirations about its future. Becoming the county courthouse in 1928, four years after the creation of the county, the Winnett Block came to symbolize and serve, as it does today, all the functions of the local county government. It is also the home of the only County Manager form of county government in Montana.

The Town of Winnett

The Montana plains became desirable to homesteaders only after 1900, with the development of new farming machines and techniques, new land policies, and large land promotional campaigns. Following a long series of public land laws enacted between 1862 and 1912, more people claimed more land in Montana than in any other state. From 1909-1923, 114,620 homestead claims were filed; approximately 32 million acres passed into private hands. Two thousand of those people filing claims did so on property that would later become Petroleum County.[17]

About 1909, the Winnett ranch buildings began to give way to a struggling homestead town. Walter Winnett constructed the first buildings, a saloon, general store, and post office. Winnett built the famous Log Cabin Saloon, it is said, to prevent his cowboys from traveling the distance to Grass Range to go to the bar. He, at the very least, saved the miles on his horses by building a saloon nearby.

In 1910, when the Homestead Boom began, Fergus County still encompassed all of present day Petroleum County. Routes to the area consisted of a few roads, passable only in good weather. The largest waves of settlers rolled into eastern Fergus County during 1910 and again from 1912-1918. Most new arrivals came by rail, which reached Lewistown, the major town of the region, in 1903. Connecting rails were completed to the towns of Grass Range in 1913 and Roy in 1914. These towns lie to the west of the present day Petroleum County line. Melstone and Musselshell to the south received rail lines in 1908. The railroads greatly aided new homesteaders in reaching the remote lands of present-day Petroleum County. The year 1912 witnessed the largest influx of settlers

[17] Malone, p. 232, and Petroleum County Public Library, p. 5

to an area that, previous to 1910, contained only four post offices (Flatwillow, Edgewater, Weede, Valentine). It grew to include at least twenty-two known post offices by 1922. [18]

Oscar Badger and Winnett formed a partnership and started a general store to supply the newly arriving homesteaders. Winnett's freight business brought the supplies from Musselshell or Lewistown. Tony Rasmussen bought the business in 1913 and moved it to his own building after a year. The post office, named Winnett, came into existence on October 4, 1910. John Hughes served as the first postmaster and the mail was delivered from Flatwillow. After the first few years of school in the Winnett house, the Winnett children went to Lewistown for school. By 1912, community growth necessitated the construction of a designated schoolhouse. Known as the little white schoolhouse, this building served about twenty-five students in one 20 x 40 foot room. This building still stands and serves as the Methodist Church.[19]

Nonetheless, the community struggled to establish and develop amentities, including its schools. In 1914, Miss Amanda Swift began teaching senior high classes for those interested after the grade school day ended. In 1915-16 formal high school classes took place in the Masonic Rooms, which were on the second floor of the Moll Pool Hall, a building that later became the IOOF Hall and still stands on Main Street (the Masons purchased their own building in 1926). In the 1917-1918 school year, the upper grades moved their classes to the first Eager Mercantile building, which also still stands on Main Street. The first dormitory for country kids was designated in 1917. In 1921, the senior grades finally received a real school building. The old school housed all the grades and the little white schoolhouse was used for shop classes.[20]

The Milwaukee Land Company, of the Chicago, Milwaukee and St. Paul Railroad Company, purchased a portion of Mr. Winnett's ranch lands for a town site around 1913 and the town of Winnett was platted in 1914. On July 18, 1914 the first sale of Winnett town lots took place, $64,000 of town lots were sold. By September of 1914, the first issue of the *Winnett Times* newspaper ran the headline,"Thirty-two Business Houses in Winnett." By the time the Chicago, Milwaukee and St. Paul chugged into town in 1917, Winnett was a growing and thriving little community.[21] The railroad brought new hopes and opportunities with it,

> The growth and development of our town and county for the past three years has been wonderful. We have waited patiently and now our dreams are realized. A new era

[18] Petroleum County Public Library, p. 5, 52, 102, 203.
[19] Petroleum County Library, p. 597, 629.
[20] Petroleum County Library, p. 629-30.
[21] Petroleum County Library, p. 598-600.

dawns. Our town will take on new life while the farmer who will have a home market will redouble his energies in the cultivation of the soil and in stock raising.[22]

Walter Winnett remained involved in the development of the community named for him: "W.J. Winnett was a handsome, 210 pound man, forceful in character, a man of strong personality, shrewd, and by this time (c. 1918) acquired enough wealth sufficient to back up his determination to make a city of Winnett, MT."[23] He constructed the opera house in 1916 and the Winnett Block in 1917, which later became the Petroleum County Courthouse. Due in large part to Mr. Winnett's efforts, on August 5, 1918, Winnett was formally incorporated as part of eastern Fergus County. In addition, he explored new avenues for business. With the arrival of the railroad, Winnett's freighting business became insignificant, so he pursued the building of a Great Western Sugar Company refinery. Blue prints drawn up, site selected, and work about to commence, World War I began and halted forever the plans for the sugar refinery.[24]

While homesteaders continued to arrive in eastern Fergus County until the 1930s, an exodus began in 1918. Within six years of the major homesteading boom, people began to leave after realizing the impossibility of surviving on 320 acres or less of unforgiving lands. Drought, the end of World War I, the falling market prices, and the flu epidemic of 1918 all contributed to this mass departure. Drying grass, crops, soil and the resulting economic hardships led to bleak years in eastern Fergus County prior to 1920. Homesteaders piled onto railroad cars, heading to new lives elsewhere at an alarming rate and it appeared that Winnett's heyday would be over almost as quickly as it had begun. The tides turned in February 1920, however, when an oil discovery again brought hope and excitement to the young western town. The discovery, located just west of the Musselshell River near the communities of Mosby and Cat Creek, stemmed the flow of outgoing homesteaders and created boomtowns of Winnett and Cat Creek.

Oil Speculation Brings Change to Winnett

Oil excitement made permanent impressions on the eastern region of Fergus County. The atmosphere in Winnett changed dramatically as soon as news of the oil strike spread. Tent homes and businesses sprang up immediately, as did real estate prices. Reports describe a lot on Main Street selling for $300 the day before the strike and $600 the day after.[25] In the second and third days after the discovery, the same lot went to $900 and increased again to $2500. Hotels capitalized on the excitement and influx of people by charging guests for eight-hour increments. Those who

[22] *Winnett Times*, November 4, 1921, in Hassing, p. 39.
[23] "The Life of Walter J. Winnett: Winnett, MT," p. 4.
[24] "The Life of Walter J. Winnett: Winnett, MT," p. 3.
[25] *Fergus County Argus*, March 1920, in Hassing, p. 56.

slept more than eight hours encroached on other guests' time and were charged accordingly. In March 1920, the *Fergus County Argus* reported on the new importance of Winnett, "out of Lewistown, all roads in Fergus County lead to Winnett and the remarkable find that has been made in the Mosby oil well."[26]

By the end of the summer of 1921, approximately 200 businesses operated in Winnett, thirty of those being hotels. One six-week period during the summer saw the construction of forty-eight new homes. The railroad, which ran a thrice weekly schedule prior to the strike, began running up to three times daily. Winnett had three oil refineries. The construction of the first, the Great Northern Refinery, began on June 6, 1921. The first tank car of gasoline shipped from Winnett left on November 1, 1921. The Weowna Refinery was originally constructed in Cat Creek by Batchler and Miller and was moved to Winnett in October 1921. In just nineteen days, the building sheltered the refining of gasoline, kerosene, naptha and fuel oil. It operated into the 1930s. In 1936, the Yale Oil Company won the contract to refine the oil discovered on federal lands; they built a refinery that was demolished the next year when the Continental Oil Co. won the contract. Montana's first oil field journal, the *Oil Fields Bulletin*, located its headquarters in the Winnett Block. The population of Winnett jumped to 1,213 in 1922 and Winnett was reclassified as a city of third class. Estimates put the population at 2,000 in 1923. All of this growth led to city improvement projects such as the building of sidewalks, grading and graveling of city streets, constructing of a sewer system and improving the water system.[27]

Petroleum County Emerges

The oil strike led to city and county improvements and to long lasting and significant changes in eastern Fergus County. Long an unsatisfied part of Fergus County, the residents of the eastern lands began to agitate for separation beginning in 1919. After six years of attempts, and the discovery of oil at Cat Creek, the separation became a reality. The years from 1910-1925 constitute the era of "county-busting" in Montana. During this time the number of counties increased from twenty-eight to fifty-six. The arrival of the railroad into difficult to access areas and the rise of wheat production contributed to the splitting of counties, which took place mostly in eastern Montana.[28]

Eastern Fergus County residents supported the division for three major reasons. First, they felt their distance of approximately fifty miles from Winnett to Lewistown, the county seat, hindered the amount of attention the county paid to its eastern citizens. In particular, they pushed for better roads that

[26] *Fergus County Argus*, March 1920, in Hassing, p. 56.
[27] Petroleum County Public Library, p. 614-617.
[28] Joanne Marie Hassing, "The Creation of Petroleum County: A Case Study in 'County Busting,'" Master's thesis, University of Montana, 1964, p. 1.

would lead to better accessibility and development in their region. They were entitled to these roads, they felt, as the "gate city to the oil fields."[29] Better roads bring more people and goods at a faster rate and also help decrease the crime rate, they argued. Second, they wished to spend the tax dollars from eastern Fergus in eastern Fergus. Finally, they rallied around the traditional cry for self-determination, independence, and representation. Many underlying issues also fed into the movement for separation including the belief that many felt Lewistown was trying to overshadow Winnett during the oil boom, especially after papers ran headlines that read, "Lewistown Oil Fields Make Montana Famous."[30]

The *Winnett Times* wrote in August of 1921,

> The immense loss of valuable trade is going to other towns because the pople (sic) cannot get to their nearest city, Winnett, on account of the roads. The fault is not wholly ours, we being unfortunate enough to belong to a county which has continued for a score of years to take the tax money from one part of the county and build the best roads and bridges money can buy for another part. A new county will solve the difficulty but in the mean time the business men of this town are losing a good many thousand dollars every month because people cannot get to this town.[31]

C.J. Doherty used his position as editor of the *Winnett Times* to voice the cause of the divisionists; this contributed greatly to increasing awareness and voter turn-out for the movement. In the end, the oil discovery produced the name of the county and the greatest impetus for division. From 1917-1920, Montana suffered from a drought that resulted in an economic depression and delinquent taxes; however, the oil strike afforded eastern Fergus County enough valuation, by law, to separate.[32]

In no way united on the issue, residents of eastern Fergus County battled for six years over the subject of separation. The first attempts for division were in the forms of bills presented to the state legislature. Four separate bills to create another county out of eastern Fergus hit the House and Senate floors from 1919 to 1921. These attempts failed mostly due to the disagreement among residents over the boundaries of the new county. In addition, especially as the campaign continued, the anti-divisionists of the region feared that a split would lead to bankruptcy because of the economically depressed agricultural lands. The divisionists, on the other hand, feared that Lewistown would not allow a separation after the oil fields were fully developed.

---

[29] Hassing, p. 135.
[30] Hassing, p. 160.
[31] *Winnett Times*, August 12, 1921 in Hassing, p. 136.
[32] Hassing, p. 164-175.

In April of 1921, well known professional county splitter and agitator, Daniel McKay, arrived in Winnett. The following portion of an editorial ran in the Fergus County Argus, "Dan McKay visits the oil fields ... Presumably from this report the industrious Dan is becoming interested in oil. Our guess is otherwise, however. Having just completed the creation of Banner county ... we believe that Dan is looking around for other spoils..."[33] The new tactic of petition and election, where the residents present a petition to the county commissioners for approval and then to a vote by residents was adopted. From April 1922 to June 1924, eastern Fergus County presented the county commissioners with three petitions for separation. The first two petitions never made it to a vote. Finally, in June of 1924, the commissioners set a date for a vote on the split. On November 4, 1924 residents of eastern Fergus County voted to separate from the larger county. The new county government began operation on February 22, 1925.[34]

Excitement and pride exuded from Winnett during those first few years as it served as the new county seat. However, by the eve of the Great Depression trouble had already stuck its foot in the door. The common problems faced by new counties everywhere also existed in the newly formed Petroleum County. New governments, their courthouses and employees cost money. In addition, Petroleum County, in its fervor to show its legitimacy, invested heavily in new roads and fell deeply into debt. During the boom times, property tax hikes covered many costs, but during the busts, counties seized lands for delinquent taxes and Petroleum County, just as many others, devoured its own property owners in the years following its creation.[35]

The 1930s and the Great Depression gave way to World War II and more prosperous years. The local government in Petroleum County continued to struggle, however. The debt it accrued by building roads and other services during the 1920s multiplied during the Depression. The decrease in privately owned property led to a drop off in property tax operating revenue for the county. At the start of the 1940s, the county asked Roland R. Renne, president of Montana State College (now Montana State University), to investigate another form of government for the struggling region. He suggested the county manager form and the county adopted it in 1942. Petroleum is the only county in Montana that operates under a county manager form of government.

A County Manager

The county manager form of government revolves around a manager appointed by the county commissioners. The manager, in turn, appoints positions that otherwise are elected under other government structures. Offices and duties are condensed to limit the number of personnel and to

[33] *Fergus County Argus*, April 8, 1921 in Hassing, p. 92.
[34] Hassing, p. 68-92.
[35] Malone, p. 252, and Hassing, p. 180.

save money. The duties of the County Superintendent of Schools and the assessor had already been combined in 1938, as had the duties of the public administrator and coroner, which were placed under the responsibilities of the sheriff. In 1946, after adoption of the county manager plan, the manager assumed the responsibilities of the superintendent of schools and the assessor. Appointed positions, formerly elected, included the clerk and recorder, auditor, assessor, treasurer, superintendent of schools, and surveyor.

The county manager plan reduced expenditures as well as debt. In the first year under the county manager plan, the personnel costs for the county fell dramatically, resulting in considerable savings. Before, the county personnel consisted of three county commissioners and thirteen officials who made a combined $14,283 per year. Afterwards, the three commissioners remained, but the county operated under the direction of just five employees being paid a total of $7,690 per year. At the time of adoption of the county manager plan, the county had $20,706 in outstanding warrants and $40,000 bonded indebtedness. By 1946, the bond debt had been paid off and the county had only $131 in outstanding warrants.[36]

History of the Winnett Block

Mr. Winnett signed the deed on land that included where the Winnett Block would eventually be built August 8, 1892, although the deed was not filed until June 13, 1895.[37] Beginning in 1914, with the Milwaukee Land Company sale of town lots, the town of Winnett grew quickly. Mr. Winnett timed the construction of his commercial building with the arrival of the Chicago, Milwaukee, and St. Paul Railroad and the symbol of stability it brought with it. Construction of the Winnett Block finished just after the arrival of the first train to Winnett in 1917.

The Winnett Block provided much needed commercial space in the growing business area. Eastern European stonemasons were employed to construct the Winnett Block under the guidance of Mr. Winnett.[38] The sandstone was quarried from Eagle Point, the point at the west end of the Rimrocks above town, which consists of the Upper Cretaceous Eagle Sandstone. The sandstone blocks contain numerous burrows and traces from ancient organisms. Lumber was transported by wagon from Grass Range.

---

[36] Harold G. Halcrow, Department of Agricultural Economics and Rural Sociology, *County Manager Government in Montana*, Montana State College Agricultural Experiment Station, Bozeman, MT, September 1949, and Gail Shaw and Sandy Hanson, "Factual History of Petroleum County," Petroleum County History Files, vertical file, *Winnett*.

[37] Petroleum County Deeds and Records, Book 20, Page 116, Winnett, MT.

[38] Three different sources each report that the stonemasons were Croatian, Slovakian, and Russian, respectively.

Three businesses shared the first floor; these divisions are visible in historic photographsand supported by the Sanborn Fire Insurance Maps. The First State Bank, the *Winnett Times* print shop and the Montana Lumber and Hardware Company occupied the first floor. The basement housed a restaurant and the third floor contained business offices. Various reports claim that the basement also housed a place of ill repute during the 1920s oil boom. In 1921, Mr. Teagarden moved the printing of the *Oil Fields Bulletin*, Montana's first oil journal, from Lewistown to the Winnett Block into rooms previously occupied by Attorney Geis.[39]

Mr. Winnett sold the building to Benjamin Lepper in 1928 who remodeled it into a courthouse and leased it to Petroleum County for $200 a month. At this time, the façade received its first changes (see 1950's photo). The county received the option to buy for $31,000 with lease money applied to the price. Gunda Lewis, a child during the 1930s, recalled that during the Depression the basement of the building stored goods before they were distributed. Other occupants included the WPA (Works Program Administration) who operated a relief office here, and a library. The Petroleum County Attorney occupied an office on the second floor. Holding the position from 1943-67, George Ore was the last Petroleum County Attorney; his name is still printed on his office door. With Ore's resignation, Petroleum County began using the services of the Fergus County Attorney. The County purchased the building in 1942, after the passing of Mr. Lepper, and it continues to serve them today.[40]

The main floor of the Winnett Block has housed county government offices and a courtroom since 1928. The courtroom is completely contained in the center of the middle floor with entrances at the back (south), left and right (west and east) sides, and at the front right (northeast) corner.

Lorriane Bauer, Petroluem County Manager contracted with the firm of John Valach and Son in 1979 to remodel the basement. John Valach had helped to construct other masonry buildings in Winnett during the 1910s and '20s. John's son, Frank Valach, performed most of the work for over three years from 1979-1982. When work began, the center of the building was sinking and the floors sloped toward the middle due to failing support posts in the basement. For many years, the basement had been used for storage and was full of ashes, coal, old furnace parts and other discarded items. Remains of cubicles built out of 2x6 posts and with walls filled with sawdust still existed from the oil boom days. Before work could begin to fix the variety of issues, access to the basement was created. Workers cut an opening in the foundation wall on the north side of the building and built a ramp on which they drove a skid steer full of loads of debris. The cubicles were

[39] Petroleum County Public Library, p. 626; Petroleum County Deeds and Records; Jim Dullenty "Petroleum Co. Courthouse is an important building with colorful history." *Lewistown News Argus*, 2007.

[40] Petroleum County Public Library, p. 626; Jim Dullenty "Petroleum Co. Courthouse is an important building with colorful history." *Lewistown News Argus*, 2007.

also removed. At that time, jail cells existed on the east side of the floor. These were removed and later a portable cell was placed in the northeast corner. A kitchen and two bathrooms were added and an elevator was installed at the north wall. Valach stabilized the building by pouring two four foot wide parallel footings of reinforced concrete at the basement floor level. He jacked the floor joists to the proper height and installed new posts and glulam beams the length of the building. They determined that a high water table and water leaking into the basement caused the disrepair and so they installed two automatic sump pumps and poured a new concrete floor. The existing fireplace was reworked and used to provide a flue for a new brick fireplace. Salvaged "Slater" bricks from the Walter Winnett house were incorporated into the mantle. Valach also worked to waterproof the west wall and constructed a new sidewalk.[41] The basement is currently used as a public meeting area and utilized mainly by the Winnett Senior Citizens.

The Courthouse has remained largely unchanged since the 1979 remodel. In the 1990's minor exterior restoration work was performed by Frank Valach's son, Robert.[42]

Architectural Significance

The style of the Winnett Block is considered Western Commercial, a style that differs somewhat from the Commercial style. According to Marcus Whiffen, the Commercial style is often "five to sixteen stories with straight fronts, flat roofs, and level skylines. The character of the façade derives from the fenestration, to which any ornament – often there is none – is altogether subordinate. The pattern is entirely regular. The windows are rectangular, very large, and variously divided... bay windows are often employed. The total area of glass normally exceeds that of the brick or other structural material.... A cornice of moderate projection is the commonest upper termination of the façade, though many have been removed in the interests of safety."[43]

The Western Commercial style is typically less than five stories, built of brick masonry with numerous windows stacked in columns, and is capped by a flat roof and a cornice, parapet, and/or simple corbelling. A building of this style typically rests on a raised foundation, is mostly without ornament, and has a more utilitarian appearance. The Winnett Block, as discussed in Section 7, displays nearly all of these stylistic elements. The architectural significance and integrity of the Winnett Block renders it eligible for listing on the National Register of Historic Places under Criterion C.

---

[41] Frank Valach, Interview by Laura Nowlin, December 22, 2008, Frank Valach home, Lewistown, MT.
[42] Ibid
[43] Marcus Whiffen, *American Architecture Since 1780*, (Cambridge, Massachusetts: The MIT Press, Revised Edition 1993): 183.

Conclusion

The Winnett Block, now known as the Petroleum County Courthouse, was constructed as an anchor of the community and today stands as one of the last landmark buildings in Winnett. The Winnett Block is eligible for the National Register of Historic Places under Criterion A for its many associations with the development of the town of Winnett and Petroleum County, under Criterion B for its association with Mr. Winnett, and under Criterion C for its unique architectural style in the town.

Completed in 1917, the Winnett Block stood during the height of growth and homestead activity in Winnett in the late 1910s, during the height of the oil boom in the early 1920s, and during the devastating years of drought and depression in the late 1920s and 1930s. As a business block, the building represents the growth of the surrounding community and the importance of commerce to the area. The Winnett Block is the last remaining building to be associated with Mr. Walter Winnett, the founding father of Winnett, in Petroleum County. As a county courthouse, the building represents Petroleum County's fight to separate from Fergus County; it has served as the local house of government since 1928 and as the only building housing a county manager form of government in Montana since 1942. As a stone building in the Western Commercial Style, the building is unique in the small town of Winnett, which contains no other stone buildings or buildings the size of the Winnett Block.

BIBLIOGRAPHY

Dullenty, Jim. "Petroleum Co. Courthouse is an important building with colorful history." *Lewistown News Argus*, 2007.

Fergus County Argus, March 1920, in Hassing, Joanne Marie. "The Creation of Petroleum County: A Case Study in 'County Busting.'" Master's Thesis. University of Montana. 1964, p. 56.

Fergus County Argus, April 8, 1921 in Hassing, p. 92.

Halcrow, Harold G. Department of Agricultural Economics and Rural Sociology, *County Manager Government in Montana*, Montana State College Agricultural Experiment Station, Bozeman, MT, September 1949.

Hassing, Joanne Marie. "The Creation of Petroleum County: A Case Study in 'County Busting.'" Master's Thesis. University of Montana. 1964.

Holmes, Krys. *Montana: Stories of the Land*. Montana Historical Society Press: Helena, MT. 2008.

Malone, Michael P. and Roeder, Richard B. *Montana: A History of Two Centuries*. University of Washington Press: Seattle and London. 1976.

Nowlin, Laura. *Historic Preservation in Deep Rural Places: A Historic Resources Study of Petroleum County, Montana*. University of Oregon Master's Thesis. June 2008.

Petroleum County Public Library. *Pages of Time: A History of Petroleum County*. Lewistown, Montana: New-Argus Printing, 1990.

Petroleum County Deeds and Records. Book 20, Page 116. Winnett, MT.

Shaw, Gail and Sandy Hanson, "Factual History of Petroleum County," Petroleum County History Files, vertical file, *Winnett*.

"The Life of W.J. Winnett: Winnett, MT," Petroleum County Library, vertical family file, *Winnett, Walter J.*,

Valach, Frank. Interview by Laura Nowlin, December 22, 2008. Frank Valach home, Lewistown, MT. Written correspondence. 23 March 2009.

"Winnett, Founder of Oil Metropolis, Talks of Time When He Was With Sioux and in Confidence of Sitting Bull," *The Fergus County Argus*, Montana Historical Society Research Library, vertical file, *Winnett*, c. 1920.

Winnett Times, November 4, 1921, in Hassing, Joanne Marie. "The Creation of Petroleum County: A Case Study in 'County Busting.'" Master's Thesis. University of Montana. 1964, p. 39.

Winnett Times, August 12, 1921 in Hassing, Joanne Marie. "The Creation of Petroleum County: A Case Study in 'County Busting.'" Master's Thesis. University of Montana. 1964, p. 136.

APPENDIX E

EDR DATABASE REPORT

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087

Inquiry Number: 6956288.2s
April 26, 2022

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	37
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-10
Physical Setting Source Map Findings	A-12
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

302 EAST MAIN STREET
WINNETT, MT 59087

COORDINATES

Latitude (North):	47.0043730 - 47ˆ 0' 15.74''
Longitude (West):	108.3488930 - 108ˆ 20' 56.01''
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	701536.8
UTM Y (Meters):	5208843.0
Elevation:	2951 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	15033024 WINNETT NORTH, MT
Version Date:	2020
South Map:	15007784 WINNETT SOUTH, MT
Version Date:	2020

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150719
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
302 EAST MAIN STREET
WINNETT, MT 59087

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	PETROLEUM COUNTY	WHEELER ST & LEPPER	LUST, UST	Higher	387, 0.073, NW
2	B AND D SERVICE MAIN	117 E MAIN ST	LUST	Higher	525, 0.099, WNW
A3	SOUTH BROADWAY STREE		DEL SHWS, REM RPROGRAM, WQA	Higher	617, 0.117, West
4	WEOWNA OIL REFINERY	EAST OF WINNETT TOWN	SEMS-ARCHIVE	Higher	725, 0.137, WSW
A5	KOZY KORNER	1 SOUTH BROADWAY	UST	Higher	821, 0.155, WSW
A6	KOZY KORNER	1 S BROADWAY AVENUE	US BROWNFIELDS, FINDS	Higher	821, 0.155, WSW
A7	KOZY KORNER	1 SOUTH BROADWAY	LUST	Higher	821, 0.155, WSW
B8	MDOT 53 3501 WINNETT	BROADWAY AVE & RAILR	LUST	Higher	908, 0.172, NW
B9	MDOT 53 3501 WINNETT	BROADWAY AVE & RAILR	UST	Higher	908, 0.172, NW
C10	WINNETT TIRE	115 N BROADWAY	LUST	Higher	990, 0.188, SW
C11	WINNETT TIRE	115 N BROADWAY	UST	Higher	990, 0.188, SW
C12	B AND D SERVICE HWY	203 N BROADWAY AVE	LUST	Higher	1070, 0.203, SW
C13	B AND D SERVICE HWY	203 N BROADWAY AVE	UST	Higher	1070, 0.203, SW
C14	WINNETT SCHOOL DIST	205 S BROADWAY AVE	LUST	Higher	1076, 0.204, SW
C15	WINNETT SCHOOL DIST	205 S BROADWAY AVE	UST	Higher	1076, 0.204, SW
C16	WINNETT SCHOOL DIST	205 S BROADWAY AVE	UST	Higher	1076, 0.204, SW
C17	WINNETT SCHOOL DIST	205 S BROADWAY AVE	LUST	Higher	1076, 0.204, SW
18	WEOWNA OIL REFINERY	1/4 MILE E OF TOWN	SHWS, DEL SHWS, REM RPROGRAM	Lower	1669, 0.316, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

EXECUTIVE SUMMARY

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ---------- Solid Waste Management Facilities List

Lists of state and tribal leaking storage tanks

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Above Ground Storage Tanks
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ---------- Response Action List

Lists of state and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup & Redevelopment Act Registry

Lists of state and tribal brownfield sites

BROWNFIELDS ---------- Brownfields Site Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ---------- Recycling Facilities
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
CDL ---------- Clandestine Drug Labs
HIST CDL ---------- Clandestine Drug Lab Listing
US CDL ---------- National Clandestine Laboratory Register
PFAS ---------- PFOA & PFOS Site Listing

Local Land Records

LIENS 2 ---------- CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ---------- Hazardous Materials Information Reporting System
SPILLS ---------- Hazardous Material Spills Report

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Emissions Inventory Listing
ASBESTOS	ASBESTOS
COAL ASH	Coal Ash Disposal Site Listing
DRYCLEANERS	Drycleaner Facility Listing
Financial Assurance	Financial Assurance Information Listing
REM RPROGRAM	Remediation Response Site Database
UIC	UIC Wells Listing
MINES	Abandoned and Inactive Mines Database
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---------- Recovered Government Archive State Hazardous Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/25/2022 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WEOWNA OIL REFINERY Site ID: 0800452 EPA Id: MTD980953590	EAST OF WINNETT TOWN	WSW 1/8 - 1/4 (0.137 mi.)	4	10

EXECUTIVE SUMMARY

Lists of state- and tribal (Superfund) equivalent sites

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Quality's Non-NPL Sites for Montana.

A review of the SHWS list, as provided by EDR, and dated 08/02/2021 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WEOWNA OIL REFINERY	***1/4 MILE E OF TOWN***	***ENE 1/4 - 1/2 (0.316 mi.)***	***18***	***35***

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank List for Montana.

A review of the LUST list, as provided by EDR, and dated 12/01/2021 has revealed that there are 8 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PETROLEUM COUNTY Facility Id: 26171	***WHEELER ST & LEPPER***	***NW 0 - 1/8 (0.073 mi.)***	***1***	***8***
B AND D SERVICE MAIN Facility Id: 26183	117 E MAIN ST	WNW 0 - 1/8 (0.099 mi.)	2	8
KOZY KORNER Facility Id: 32341	1 SOUTH BROADWAY	WSW 1/8 - 1/4 (0.155 mi.)	A7	31
MDOT 53 3501 WINNETT Facility Id: 26178	BROADWAY AVE & RAILR	NW 1/8 - 1/4 (0.172 mi.)	B8	32
WINNETT TIRE Facility Id: 26168	115 N BROADWAY	SW 1/8 - 1/4 (0.188 mi.)	C10	32
B AND D SERVICE HWY Facility Id: 30570	203 N BROADWAY AVE	SW 1/8 - 1/4 (0.203 mi.)	C12	33
WINNETT SCHOOL DIST Facility Id: 26169	205 S BROADWAY AVE	SW 1/8 - 1/4 (0.204 mi.)	C14	34
WINNETT SCHOOL DIST Facility Id: 26172	205 S BROADWAY AVE	SW 1/8 - 1/4 (0.204 mi.)	C17	35

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Statewide UST List.

A review of the UST list, as provided by EDR, has revealed that there are 7 UST sites within

approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PETROLEUM COUNTY	***WHEELER ST & LEPPER***	***NW 0 - 1/8 (0.073 mi.)***	***1***	***8***
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: CLOSE Facility Id: 26171				
KOZY KORNER	1 SOUTH BROADWAY	WSW 1/8 - 1/4 (0.155 mi.)	A5	11
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: CLOSE Facility Id: 32341				
MDOT 53 3501 WINNETT	BROADWAY AVE & RAILR	NW 1/8 - 1/4 (0.172 mi.)	B9	32
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: CLOSE Facility Id: 26178				
WINNETT TIRE	115 N BROADWAY	SW 1/8 - 1/4 (0.188 mi.)	C11	33
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: OPEN Facility Id: 26168				
B AND D SERVICE HWY	203 N BROADWAY AVE	SW 1/8 - 1/4 (0.203 mi.)	C13	33
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: OPEN Facility Id: 30570				
WINNETT SCHOOL DIST	205 S BROADWAY AVE	SW 1/8 - 1/4 (0.204 mi.)	C15	34
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: CLOSE Facility Id: 26169				
WINNETT SCHOOL DIST	205 S BROADWAY AVE	SW 1/8 - 1/4 (0.204 mi.)	C16	34
Database: UST, Date of Government Version: 01/19/2022 Open or Closed?: CLOSE Facility Id: 26172				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 02/23/2022 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KOZY KORNER	***1 S BROADWAY AVENUE***	***WSW 1/8 - 1/4 (0.155 mi.)***	***A6***	***11***
ACRES property ID: 240031 Cleanup Completion Date: -				

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

DEL SHWS: A list of sites that have been delisted from the CECRA Priority List.

A review of the DEL SHWS list, as provided by EDR, and dated 08/02/2021 has revealed that there are 2 DEL SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOUTH BROADWAY STREE		*W 0 - 1/8 (0.117 mi.)*	*A3*	*9*

Lower Elevation	Address	Direction / Distance	Map ID	Page
WEOWNA OIL REFINERY	*1/4 MILE E OF TOWN*	*ENE 1/4 - 1/2 (0.316 mi.)*	*18*	*35*

Other Ascertainable Records

WQA: Sites regulated under the Montana Water Quality Act (WQA) are addressed by the Groundwater Remediation Program. These sites typically require long-term soil, surface water, and/or groundwater remediation and and monitoring. This program addresses sites that are not addressed by the Leaking Underground Storage Tank Program, CECRA Program, Permitting and Compliance Division, or other state authorities.

A review of the WQA list, as provided by EDR, and dated 08/02/2021 has revealed that there is 1 WQA site within approximately 0.5 miles of the target property.

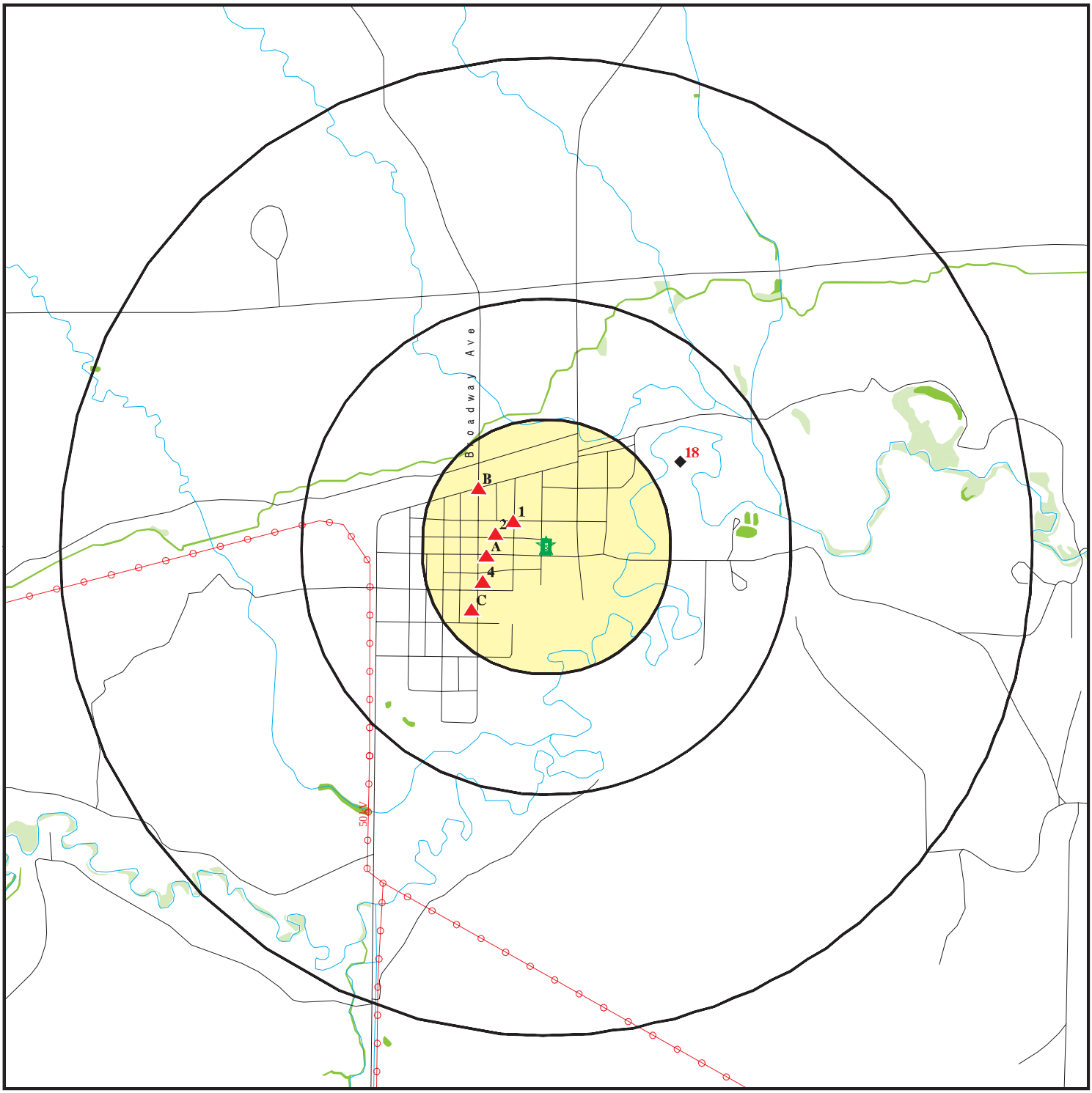
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SOUTH BROADWAY STREE		*W 0 - 1/8 (0.117 mi.)*	*A3*	*9*

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
PETROLEUM COUNTY COMMUNITY CENTER	FINDS
PETROLEUM COUNTY COMMUNITY CENTER	US BROWNFIELDS

OVERVIEW MAP - 6956288.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

National Wetland Inventory

State Wetlands

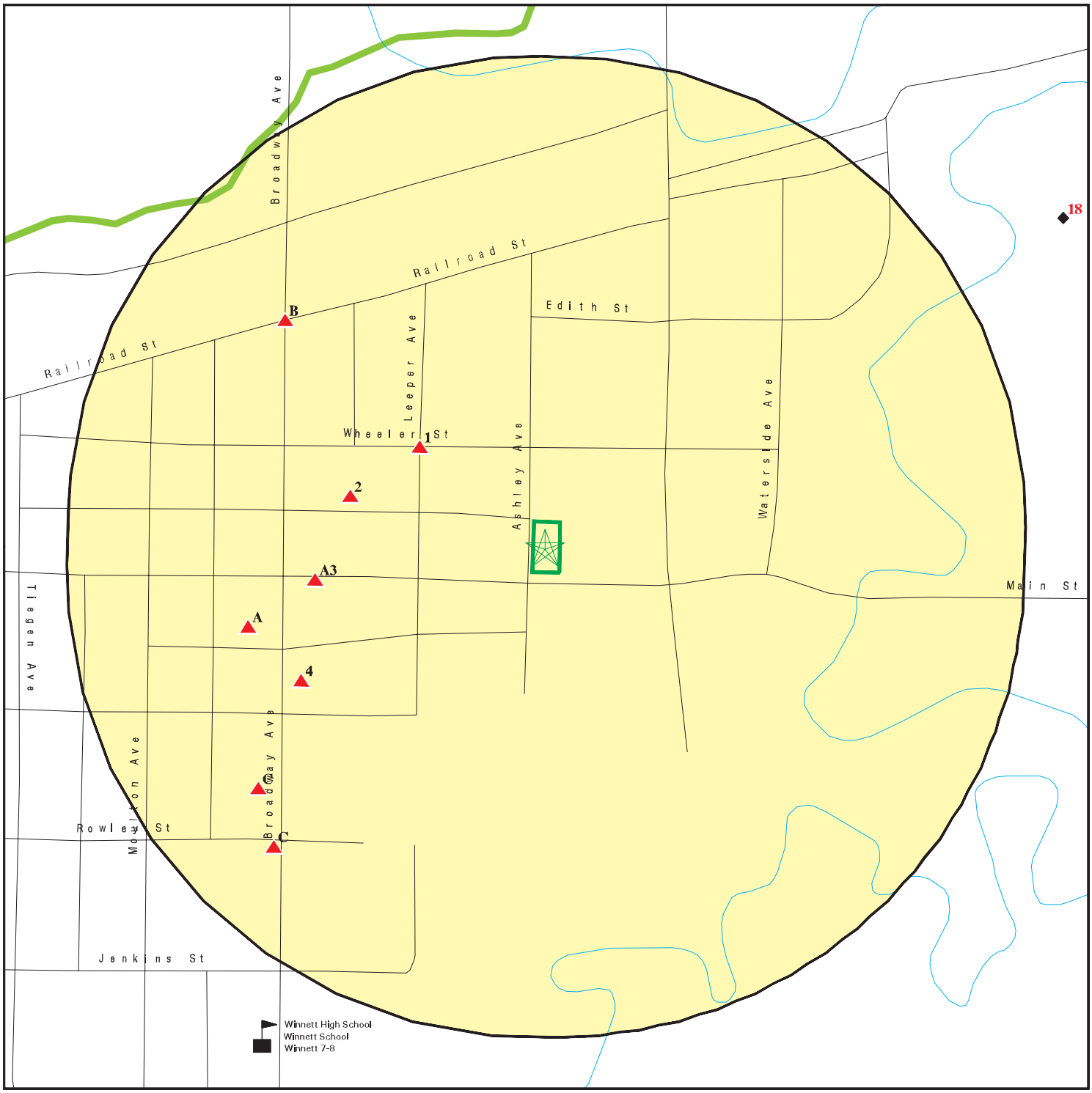
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Petroleum County Courthouse	CLIENT:	Tetra Tech EM, Inc.
ADDRESS:	302 East Main Street Winnett MT 59087	CONTACT:	Amanda Dones
		INQUIRY #:	6956288.2s
LAT/LONG:	47.004373 / 108.348893	DATE:	April 26, 2022 3:11 pm

Copyright © 2022 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 6956288.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Petroleum County Courthouse	CLIENT:	Tetra Tech EM, Inc.
ADDRESS:	302 East Main Street Winnett MT 59087	CONTACT:	Amanda Dones
		INQUIRY #:	6956288.2s
LAT/LONG:	47.004373 / 108.348893	DATE:	April 26, 2022 3:14 pm

Copyright © 2022 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
SHWS	1.000		0	0	1	0	NR	1
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		2	6	0	NR	NR	8

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	6	NR	NR	NR	7
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	1	0	NR	NR	1
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
HIST CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		1	0	1	0	NR	2
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
REM RPROGRAM	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WQA	0.500		1	0	0	NR	NR	1
MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	5	14	2	0	0	21

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
NW
< 1/8
0.073 mi.
387 ft.

PETROLEUM COUNTY — **LUST** **U001877382**
WHEELER ST & LEPPER AVE — **UST** **N/A**
WINNETT, MT

Relative:
Higher

Actual:
2955 ft.

LUST:

Name:	PETROLEUM COUNTY
Address:	WHEELER ST & LEPPER AVE
City,State,Zip:	WINNETT, MT
Facility ID:	26171
Legacy Facility Code:	35-00676
Federally Regulated:	Federal
Release ID:	803
Date of Release:	07/02/1991
Date Resolved:	02/24/2000
Facility Status:	Resolved

UST:

Name:	PETROLEUM COUNTY
Address:	WHEELER ST & LEPPER AVE
City:	WINNETT
Facility ID:	26171
Active Tanks:	0
Inactive Tanks:	2
Open/Closed?:	CLOSE
Closed Tanks:	0
Alt FAC Code:	35-00676

2
WNW
< 1/8
0.099 mi.
525 ft.

B AND D SERVICE MAIN STREET — **LUST** **U001877375**
117 E MAIN ST — **N/A**
WINNETT, MT

Relative:
Higher

Actual:
2955 ft.

LUST:

Name:	B AND D SERVICE MAIN STREET
Address:	117 E MAIN ST
City,State,Zip:	WINNETT, MT
Facility ID:	26183
Legacy Facility Code:	35-05551
Federally Regulated:	Unknown
Release ID:	3881
Date of Release:	01/03/2000
Date Resolved:	Not reported
Facility Status:	Confirmed

Name:	B AND D SERVICE MAIN STREET
Address:	117 E MAIN ST
City,State,Zip:	WINNETT, MT
Facility ID:	26183
Legacy Facility Code:	35-05551
Federally Regulated:	Federal
Release ID:	905
Date of Release:	09/19/1991
Date Resolved:	Not reported
Facility Status:	Confirmed

A3 **SOUTH BROADWAY STREET, WINNETT** **DEL SHWS** **S111099266**
West **REM RPROGRAM** **N/A**
< 1/8 **WINNETT, MT** **WQA**
0.117 mi.
617 ft. **Site 1 of 4 in cluster A**

Relative: Higher

Actual: 2955 ft.

DELETED HWS:

Name:	SOUTH BROADWAY STREET, WINNETT
Address:	Not reported
City,State,Zip:	WINNETT, MT
Site:	SBSW
Program:	WQA
Ranking Code:	REF
Delisted Date:	8/6/1997
Retrived Date:	12/20/2018
Program Date:	Not reported
Listed:	8/2/1994
Referred Date:	8/6/1997
Latitude:	Not reported
Longitude:	Not reported

REM RPROGRAM:

Site ID:	SBSW
Lat/Long:	47.00412 / -108.35151
Program:	WQA
Alias Names:	Not reported
Operation:	Not reported
Location:	Not reported
Township:	14N
Range:	27E
P Section:	6
LL Coment:	updated by L Alvey based on file info. 1-20-16
Delisted Date:	08/06/1997
Petition Date:	Not reported
Agreement Date:	Not reported
Name:	MDEQ STAFF
Phone Work:	(406) 444-6444
EMail:	Not reported
Retrieve Date Site Summary:	12/20/2018
Site Summary:	Not reported

Detail As Of March 2013:

Start Date:	08/02/1994
End Date:	01/01/1900
Report Date:	Not reported
Description:	Notice Letter - Historic petroleum - Entire Site
Purpose:	Inspections conducted, soil samples collected. 08-06-97 PRS handled.

Program:

Program:	WQA
Program Date:	Not reported
Listed Date:	08/02/1994
DeListed Date:	08/06/1997
State Rank:	Referred to another program
Referred:	08/06/1997

SOUTH BROADWAY STREET, WINNETT (Continued) **S111099266**

MT WQA:

Name:	SOUTH BROADWAY STREET, WINNETT
Address:	Not reported
City,State,Zip:	WINNETT, MT
Site:	SBSW
Alternate Name:	Not reported
Latitude:	47.00412
Longitude:	-108.35151
Facility Code:	Not reported
Program:	WQA
Ranking:	Not reported

---

4 **WEOWNA OIL REFINERY** **SEMS-ARCHIVE** **1003877493**
WSW **EAST OF WINNETT TOWN LIMITS** **MTD980953590**
1/8-1/4 **WINNETT, MT 59087**
0.137 mi.
725 ft.

Relative:
Higher

Actual:
2954 ft.

SEMS Archive:

Site ID:	0800452
EPA ID:	MTD980953590
Name:	WEOWNA OIL REFINERY
Address:	EAST OF WINNETT TOWN LIMITS
Address 2:	Not reported
City,State,Zip:	WINNETT, MT 59087
Cong District:	02
FIPS Code:	30069
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	08
Site ID:	0800452
EPA ID:	MTD980953590
Site Name:	WEOWNA OIL REFINERY
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-03-24 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	08
Site ID:	0800452
EPA ID:	MTD980953590
Site Name:	WEOWNA OIL REFINERY
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1985-01-25 06:00:00

WEOWNA OIL REFINERY (Continued) **1003877493**

Finish Date:	1985-01-25 06:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800452
EPA ID:	MTD980953590
Site Name:	WEOWNA OIL REFINERY
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-03-24 05:00:00
Qual:	N
Current Action Lead:	St Perf

A5 **KOZY KORNER** **UST** **U004339616**
WSW **1 SOUTH BROADWAY** **N/A**
1/8-1/4 **WINNETT, MT**
0.155 mi.
821 ft. **Site 2 of 4 in cluster A**

Relative: **Higher**
Actual: **2955 ft.**

UST:

Name:	KOZY KORNER
Address:	1 SOUTH BROADWAY
City:	WINNETT
Facility ID:	32341
Active Tanks:	0
Inactive Tanks:	3
Open/Closed?:	CLOSE
Closed Tanks:	0
Alt FAC Code:	60-15341

A6 **KOZY KORNER** **US BROWNFIELDS** **1025961788**
WSW **1 S BROADWAY AVENUE** **FINDS** **N/A**
1/8-1/4 **WINNETT, MT 59087**
0.155 mi.
821 ft. **Site 3 of 4 in cluster A**

Relative: **Higher**
Actual: **2955 ft.**

US BROWNFIELDS:

Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-

KOZY KORNER (Continued) **1025961788**

Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96856201
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-

KOZY KORNER (Continued) **1025961788**

Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-

KOZY KORNER (Continued) **1025961788**

Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96856201
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U

KOZY KORNER (Continued) **1025961788**

IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-

KOZY KORNER (Continued) **1025961788**

mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-

KOZY KORNER (Continued) **1025961788**

Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	25297
Assessment Funding Source:	State DEQ
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	State/Tribal Funding (non-section 128(a))
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	96856201
Start Date:	5/20/2019
Ownership Entity:	Private
Completion Date:	7/1/2019
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y

KOZY KORNER (Continued) **1025961788**

Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89

KOZY KORNER (Continued) **1025961788**

Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	State DEQ
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	State/Tribal Funding (non-section 128(a))
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase II Environmental Assessment
Accomplishment Count:	N
Cooperative Agreement Number:	96856201
Start Date:	7/1/2019
Ownership Entity:	Private
Completion Date:	1/15/2020
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-

KOZY KORNER (Continued) **1025961788**

State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-

KOZY KORNER (Continued) **1025961788**

Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-

KOZY KORNER (Continued) **1025961788**

Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96856201
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-

KOZY KORNER (Continued) **1025961788**

VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER

KOZY KORNER (Continued) **1025961788**

Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	3802
Assessment Funding Source:	EPA
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	US EPA - Brownfields Assessment Cooperative Agreement
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	Phase I Environmental Assessment
Accomplishment Count:	Y
Cooperative Agreement Number:	96856201
Start Date:	5/20/2019
Ownership Entity:	Private
Completion Date:	7/1/2019
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-

KOZY KORNER (Continued) **1025961788**

Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-

KOZY KORNER (Continued) **1025961788**

No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105
Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	-

KOZY KORNER (Continued) **1025961788**

Accomplishment Count:	-
Cooperative Agreement Number:	96856201
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-

KOZY KORNER (Continued) **1025961788**

Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-
Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08
Name:	KOZY KORNER
Address:	1 S BROADWAY AVENUE
City,State,Zip:	WINNETT, MT 59087
Recipient Name:	Snowy Mountain Development Corporation
Grant Type:	Assessment
Property Number:	55-2374-06-2-09-10-0000
Parcel size:	0.24
Latitude:	47.0039105

KOZY KORNER (Continued) **1025961788**

Longitude:	-108.352267
HCM Label:	-
Map Scale:	-
Point of Reference:	-
Highlights:	Former Use: This property was a former gas station. It also served as a bar, caf and former retail store.
Datum:	-
Acres Property ID:	240031
IC Data Access:	-
Start Date:	-
Redev Completition Date:	-
Completed Date:	-
Acres Cleaned Up:	-
Cleanup Funding:	-
Cleanup Funding Source:	-
Assessment Funding:	-
Assessment Funding Source:	-
Redevelopment Funding:	-
Redev. Funding Source:	-
Redev. Funding Entity Name:	-
Redevelopment Start Date:	-
Assessment Funding Entity:	-
Cleanup Funding Entity:	-
Grant Type:	Petroleum
Accomplishment Type:	-
Accomplishment Count:	-
Cooperative Agreement Number:	96856201
Start Date:	-
Ownership Entity:	Private
Completion Date:	-
Current Owner:	Anna Ellen Wood
Did Owner Change:	N
Cleanup Required:	Y
Video Available:	-
Photo Available:	-
Institutional Controls Required:	U
IC Category Proprietary Controls:	-
IC Cat. Info. Devices:	-
IC Cat. Gov. Controls:	-
IC Cat. Enforcement Permit Tools:	-
IC in place date:	-
IC in place:	-
State/tribal program date:	-
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controled substance found:	-
Controled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	-
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-

KOZY KORNER (Continued) **1025961788**

Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contams found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	-
Future use greenspace acreage:	-
Future use residential acreage:	-
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-
SVOCs cleaned up:	-
Unknown clean up:	-
Arsenic contaminant found:	-
Cadmium contaminant found:	-
Chromium contaminant found:	-
Copper contaminant found:	-
Iron contaminant found:	-
Mercury contaminant found:	-
Nickel contaminant found:	-
No contaminant found:	-
Pesticides contaminant found:	-
Selenium contaminant found:	-
SVOCs contaminant found:	-
Unknown contaminant found:	-
Future Use: Multistory	-
Media affected Bluiding Material:	-

KOZY KORNER (Continued) **1025961788**

Media affected indoor air:	-
Building material media cleaned up:	-
Indoor air media cleaned up:	-
Unknown media cleaned up:	-
Past Use: Multistory	-
Property Description:	This property was a former gas station. It also served as a bar, caf and former retail store.
Below Poverty Number:	24
Below Poverty Percent:	12.9
Meidan Income:	2327
Meidan Income Number:	89
Meidan Income Percent:	47.85
Vacant Housing Number:	31
Vacant Housing Percent:	27.56
Unemployed Number:	2
Unemployed Percent:	1.08

FINDS:
Registry ID: 110070570257

Click Here:

Environmental Interest/Information System:
US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A7 **KOZY KORNER** **LUST** **S126088945**
WSW **1 SOUTH BROADWAY** **N/A**
1/8-1/4 **WINNETT, MT**
0.155 mi.
821 ft. **Site 4 of 4 in cluster A**

Relative:
Higher

Actual:
2955 ft.

LUST:

Name:	KOZY KORNER
Address:	1 SOUTH BROADWAY
City,State,Zip:	WINNETT, MT
Facility ID:	32341
Legacy Facility Code:	Not reported
Federally Regulated:	Federal
Release ID:	5380
Date of Release:	10/30/2019
Date Resolved:	Not reported
Facility Status:	Confirmed

B8 **MDOT 53 3501 WINNETT SITE** **LUST** **S126088652**
NW **BROADWAY AVE & RAILROAD ST** **N/A**
1/8-1/4 **WINNETT, MT**
0.172 mi.
908 ft. **Site 1 of 2 in cluster B**

Relative: LUST:
Higher

Actual:
2962 ft.

Name:	MDOT 53 3501 WINNETT SITE
Address:	BROADWAY AVE & RAILROAD ST
City,State,Zip:	WINNETT, MT
Facility ID:	26178
Legacy Facility Code:	35-04066
Federally Regulated:	Federal
Release ID:	1008
Date of Release:	11/18/1991
Date Resolved:	01/13/2006
Facility Status:	Resolved

B9 **MDOT 53 3501 WINNETT SITE** **UST** **U001877381**
NW **BROADWAY AVE & RAILROAD ST** **N/A**
1/8-1/4 **WINNETT, MT**
0.172 mi.
908 ft. **Site 2 of 2 in cluster B**

Relative: UST:
Higher

Actual:
2962 ft.

Name:	MDOT 53 3501 WINNETT SITE
Address:	BROADWAY AVE & RAILROAD ST
City:	WINNETT
Facility ID:	26178
Active Tanks:	0
Inactive Tanks:	4
Open/Closed?:	CLOSE
Closed Tanks:	0
Alt FAC Code:	35-04066

C10 **WINNETT TIRE** **LUST** **S126088651**
SW **115 N BROADWAY** **N/A**
1/8-1/4 **WINNETT, MT**
0.188 mi.
990 ft. **Site 1 of 8 in cluster C**

Relative: LUST:
Higher

Actual:
2954 ft.

Name:	WINNETT TIRE
Address:	115 N BROADWAY
City,State,Zip:	WINNETT, MT
Facility ID:	26168
Legacy Facility Code:	35-00536
Federally Regulated:	Federal
Release ID:	3694
Date of Release:	03/25/1999
Date Resolved:	Not reported
Facility Status:	Confirmed

C11 **WINNETT TIRE** **UST** **U003579775**
SW **115 N BROADWAY** **N/A**
1/8-1/4 **WINNETT, MT**
0.188 mi.
990 ft. **Site 2 of 8 in cluster C**

Relative: UST:
Higher

Actual:
2954 ft.

Name:	WINNETT TIRE
Address:	115 N BROADWAY
City:	WINNETT
Facility ID:	26168
Active Tanks:	4
Inactive Tanks:	2
Open/Closed?:	OPEN
Closed Tanks:	0
Alt FAC Code:	35-00536

C12 **B AND D SERVICE HWY 244** **LUST** **U003986144**
SW **203 N BROADWAY AVE** **N/A**
1/8-1/4 **WINNETT, MT**
0.203 mi.
1070 ft. **Site 3 of 8 in cluster C**

Relative: LUST:
Higher

Actual:
2952 ft.

Name:	B AND D SERVICE HWY 244
Address:	203 N BROADWAY AVE
City,State,Zip:	WINNETT, MT
Facility ID:	30570
Legacy Facility Code:	56-13897
Federally Regulated:	Unknown
Release ID:	3672
Date of Release:	02/22/1999
Date Resolved:	04/09/1999
Facility Status:	Resolved

C13 **B AND D SERVICE HWY 244** **UST** **U004339536**
SW **203 N BROADWAY AVE** **N/A**
1/8-1/4 **WINNETT, MT**
0.203 mi.
1070 ft. **Site 4 of 8 in cluster C**

Relative: UST:
Higher

Actual:
2952 ft.

Name:	B AND D SERVICE HWY 244
Address:	203 N BROADWAY AVE
City:	WINNETT
Facility ID:	30570
Active Tanks:	2
Inactive Tanks:	4
Open/Closed?:	OPEN
Closed Tanks:	0
Alt FAC Code:	56-13897

C14
SW
1/8-1/4
0.204 mi.
1076 ft.

WINNETT SCHOOL DIST 1 A
205 S BROADWAY AVE
WINNETT, MT

Site 5 of 8 in cluster C

Relative:
Higher

Actual:
2952 ft.

LUST **S128183086**
N/A

LUST:

Name:	WINNETT SCHOOL DIST 1 A
Address:	205 S BROADWAY AVE
City,State,Zip:	WINNETT, MT
Facility ID:	26169
Legacy Facility Code:	35-00651
Federally Regulated:	Unknown
Release ID:	1221
Date of Release:	06/02/1992
Date Resolved:	07/28/1992
Facility Status:	Resolved

C15
SW
1/8-1/4
0.204 mi.
1076 ft.

WINNETT SCHOOL DIST 1 A
205 S BROADWAY AVE
WINNETT, MT

Site 6 of 8 in cluster C

Relative:
Higher

Actual:
2952 ft.

UST **U004338057**
N/A

UST:

Name:	WINNETT SCHOOL DIST 1 A
Address:	205 S BROADWAY AVE
City:	WINNETT
Facility ID:	26169
Active Tanks:	0
Inactive Tanks:	2
Open/Closed?:	CLOSE
Closed Tanks:	0
Alt FAC Code:	35-00651

C16
SW
1/8-1/4
0.204 mi.
1076 ft.

WINNETT SCHOOL DIST 1 B
205 S BROADWAY AVE
WINNETT, MT

Site 7 of 8 in cluster C

Relative:
Higher

Actual:
2952 ft.

UST **U004338059**
N/A

UST:

Name:	WINNETT SCHOOL DIST 1 B
Address:	205 S BROADWAY AVE
City:	WINNETT
Facility ID:	26172
Active Tanks:	0
Inactive Tanks:	1
Open/Closed?:	CLOSE
Closed Tanks:	0
Alt FAC Code:	35-00677

C17
SW
1/8-1/4
0.204 mi.
1076 ft.

WINNETT SCHOOL DIST 1 B
205 S BROADWAY AVE
WINNETT, MT

Site 8 of 8 in cluster C

LUST **S128183087**
N/A

Relative:
Higher

Actual:
2952 ft.

LUST:

Name:	WINNETT SCHOOL DIST 1 B
Address:	205 S BROADWAY AVE
City,State,Zip:	WINNETT, MT
Facility ID:	26172
Legacy Facility Code:	35-00677
Federally Regulated:	Federal
Release ID:	2821
Date of Release:	11/29/1995
Date Resolved:	09/10/1998
Facility Status:	Resolved

18
ENE
1/4-1/2
0.316 mi.
1669 ft.

WEOWNA OIL REFINERY
1/4 MILE E OF TOWN
WINNETT, MT

SHWS **S109546029**
DEL SHWS **N/A**
REM RPROGRAM

Relative:
Lower

Actual:
2942 ft.

SHWS:

Name:	WEOWNA OIL REFINERY
Address:	1/4 MILE E OF TOWN
City,State,Zip:	WINNETT, MT
Site:	WEOW
Program:	CECRA
Alias Names:	Not reported
Ranking:	Low priority
Facility Code:	31551
Other Interest:	Not reported
Latitude:	47.006932
Longitude:	-108.34300

DELETED HWS:

Name:	WEOWNA OIL REFINERY
Address:	1/4 MILE E OF TOWN
City,State,Zip:	WINNETT, MT
Site:	WEOW
Program:	CERCLA
Ranking Code:	Not reported
Delisted Date:	3/24/1987
Retrived Date:	12/20/2018
Program Date:	1/25/1985
Listed:	1/25/1985
Referred Date:	3/24/1987
Latitude:	Not reported
Longitude:	Not reported

REM RPROGRAM:

Site ID:	WEOW
Lat/Long:	47.006932 / -108.34300
Program:	CECRA
Alias Names:	Not reported
Operation:	Operated from 1921 to 1940s
Location:	1/4 mile E of town

WEOWNA OIL REFINERY (Continued) **S109546029**

Township:	14N
Range:	27E
P Section:	6
LL Coment:	Lat/long checked 6/3/2015 by B. Hammer using satellite view
Delisted Date:	Not reported
Petition Date:	Not reported
Agreement Date:	Not reported
Name:	MDEQ STAFF
Phone Work:	(406) 444-6444
EMail:	Not reported
Retrieve Date Site Summary:	12/20/2018
Site Summary:	January 10, 1995 Weowna Oil Refinery Winnett Site Summary Weowna Oil Refinery, one-fourth mile east of Winnett, is an abandoned, approximately one acre oil refinery which operated from 1921 to the 1940s. Waste disposal practices at the facilit

Detail As Of March 2013:

Start Date:	01/25/1985
End Date:	01/25/1985
Report Date:	Not reported
Description:	CERCLA Discovery - CERCLA Discovery - Entire Site
Purpose:	To evaluate the extent of contamination at the site, potential pathways and receptors, and the sites potential for inclusion on the NPL.

Program:

Program:	CECRA
Program Date:	05/22/1989
Listed Date:	01/01/1989
DeListed Date:	Not reported
State Rank:	Low priority
Referred:	Not reported

Program:	CERCLA
Program Date:	01/25/1985
Listed Date:	01/25/1985
DeListed Date:	03/24/1987
State Rank:	Not reported
Referred:	03/24/1987

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WINNETT	1027025807	PETROLEUM COUNTY COMMUNITY CENTER	102 E. MAIN STREET	59087	FINDS
WINNETT	1026464397	PETROLEUM COUNTY COMMUNITY CENTER	102 E. MAIN STREET	59087	US BROWNFIELDS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/16/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 84

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/19/2021
Date Data Arrived at EDR: 11/19/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/19/2021
Date Data Arrived at EDR: 11/19/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/01/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 9

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/22/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

SHWS: CECRA (Non-NPL) Priority Sites List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 09/15/2021
Number of Days to Update: 14

Source: Department of Environmental Quality
Telephone: 406-444-1420
Last EDR Contact: 03/01/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Management Facilities List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/12/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 08/10/2021
Number of Days to Update: 27

Source: Department of Environmental Quality
Telephone: 406-444-5294
Last EDR Contact: 03/07/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank List for Montana

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 01/05/2022
Date Made Active in Reports: 03/24/2022
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 406-444-5970
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

UNREG UST: Non Regulated UST Facility Listing
Unregulated tanks

Date of Government Version: 12/20/2018
Date Data Arrived at EDR: 03/06/2019
Date Made Active in Reports: 05/13/2019
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: 406-444-3840
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

UST: Statewide UST Underground Storage Tank List
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/19/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 81

Source: Department of Environmental Quality
Telephone: 406-444-5970
Last EDR Contact: 04/07/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

AST: Above Ground Storage Tanks
A listing of AST site locations that have applied for assistance from the fund. The Board and the Petroleum Tank Release Cleanup Fund (Fund) were established by the 1989 Montana Legislature to provide adequate financial resources and effective procedures through which tank owners and operators may undertake, and be reimbursed for, cleanup of petroleum contamination and payment to third parties for damages caused by releases from petroleum storage tanks; to assist tank owners and operators in meeting financial assurance requirements under state and federal law governing operation of petroleum storage tanks; to assist in protecting public health and safety and the environment by providing cleanup of petroleum tank releases; and to provide tank owners with incentives to improve petroleum storage tank facilities in order to minimize the likelihood of accidental releases.

Date of Government Version: 11/01/2021
Date Data Arrived at EDR: 11/04/2021
Date Made Active in Reports: 01/27/2022
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 406-841-5092
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Response Action List
Response Action Sites that have institutional controls in place.

Date of Government Version: 06/12/2020
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 06/29/2021
Number of Days to Update: 81

Source: Department of Environmental Quality
Telephone: 406-444-2544
Last EDR Contact: 03/03/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

VCP: Voluntary Cleanup & Redevelopment Act Registry
Sites involved in the Voluntary Cleanup & Redevelopment program.

Date of Government Version: 12/20/2018
Date Data Arrived at EDR: 03/06/2019
Date Made Active in Reports: 05/13/2019
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: 406-444-1420
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Site Listing
The Environmental Protection Agency (EPA) defines brownfields as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 12/20/2018
Date Data Arrived at EDR: 03/06/2019
Date Made Active in Reports: 05/13/2019
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: 406-841-5070
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/15/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 09/29/2021
Date Data Arrived at EDR: 10/11/2021
Date Made Active in Reports: 01/06/2022
Number of Days to Update: 87

Source: Department of Environmental Quality
Telephone: 406-841-5200
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 11/16/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs
Clandestine drug lab locations.

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 12/01/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 83
Source: Department of Environmental Quality
Telephone: 406-444-2544
Last EDR Contact: 03/01/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

HIST CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab locations. This listing includes fields and records that the CDL listing does not. It is no longer updated by the state.

Date of Government Version: 07/05/2006
Date Data Arrived at EDR: 10/24/2006
Date Made Active in Reports: 11/07/2006
Number of Days to Update: 14
Source: Department of Environmental Quality
Telephone: 406-444-5286
Last EDR Contact: 01/02/2008
Next Scheduled EDR Contact: 03/31/2008
Data Release Frequency: No Update Planned

DEL SHWS: Delisted List of CECRA Sites
A list of sites that have been delisted from the CECRA Priority List.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 09/15/2021
Number of Days to Update: 14
Source: Department of Environmental Quality
Telephone: 406-444-1420
Last EDR Contact: 03/01/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/16/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Quarterly

PFAS: PFOA & PFOS Site Listing

Perfluorinated Compounds (PFCs) are a very large group (more than 3000) of human-made chemicals that contain at least one fluorine atom. The family of PFCs has widely differing physical, chemical and biological properties, but are principally known for their ability to impart stain/water resistant properties to products. PFCs are used in automotive, electronics, firefighting and construction industries.

Date of Government Version: 09/20/2021
Date Data Arrived at EDR: 12/13/2021
Date Made Active in Reports: 03/02/2022
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 406-444-6697
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Varies

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/15/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 84

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

SPILLS: Hazardous Material Spills Report

Reported spills or hazardous material spills or releases

Date of Government Version: 11/05/2021
Date Data Arrived at EDR: 11/09/2021
Date Made Active in Reports: 01/31/2022
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 406-431-0014
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/26/2021
Date Data Arrived at EDR: 11/16/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 84

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/15/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2021
Date Data Arrived at EDR: 12/17/2021
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/01/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/03/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/18/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/19/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/12/2021
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/04/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/28/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/08/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/03/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/02/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/14/2021
Date Data Arrived at EDR: 12/15/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 85

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/04/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 95

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 01/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/22/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 78

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Quarterly

AIRS: Emissions Inventory Listing

Emissions inventory information.

Date of Government Version: 12/15/2021
Date Data Arrived at EDR: 01/06/2022
Date Made Active in Reports: 03/24/2022
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 406-444-2742
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Annually

ASBESTOS: Asbestos Notification Listing
Asbestos notification sites

Date of Government Version: 01/04/2022
Date Data Arrived at EDR: 01/05/2022
Date Made Active in Reports: 03/24/2022
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 406-444-6762
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 11/04/2020
Date Data Arrived at EDR: 11/13/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 63

Source: Department of Environmental Quality
Telephone: 406-444-1808
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner facilities
A listing of drycleaner facility locations.

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/10/2020
Date Made Active in Reports: 12/03/2020
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 406-841-5251
Last EDR Contact: 03/07/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: No Update Planned

Financial Assurance: Financial Assurance Information Listing
Financial Assurance information.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 06/02/2021
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 406-444-2876
Last EDR Contact: 03/07/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Annually

FIN ASSURANCE 2: Financial Assurance Information Listing
Information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/20/2021
Date Data Arrived at EDR: 10/13/2021
Date Made Active in Reports: 01/06/2022
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 406-444-6762
Last EDR Contact: 03/07/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

REM RPROGRAM: Remediation Response Site Database
A listing of sites included in the Remediation Response Site Database.

Date of Government Version: 12/20/2018
Date Data Arrived at EDR: 03/06/2019
Date Made Active in Reports: 05/13/2019
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: 406-444-0474
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

UIC: UIC Wells Listing

The Montana Board of Oil & Gas Conservation (MBOGC) was delegated Primacy over the Class II Underground Injection Control (UIC) Program in Montana effective November 19, 1996. The program was previously implemented directly by the United States Environmental Protection Agency (EPA) Region VIII office in Denver, Colorado.

Date of Government Version: 12/16/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/02/2022
Number of Days to Update: 76

Source: Departmnet of Natural Resources & Conservation
Telephone: 406-656-0040
Last EDR Contact: 03/23/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

WQA: WQA Site Ranking List

Sites regulated under the Montana Water Quality Act (WQA) are addressed by the Groundwater Remediation Program. These sites typically require long-term soil, surface water, and/or groundwater remediation and monitoring. This program addresses sites that are not addressed by the Leaking Underground Storage Tank Program, CECRA Program, Permitting and Compliance Division, or other state authorities.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 09/15/2021
Number of Days to Update: 14

Source: Department of Environmental Quality
Telephone: 406-841-5062
Last EDR Contact: 03/01/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

ABANDONED MINES: Abandoned and Inactive Mines Database

Mine locations and attributes from the Montana Bureau of Mines and Geology (MBMG) Abandoned and Inactive Mines database. This data was compiled by MBMG using the U.S. Bureau of Mines MILS database as a basis. The information was updated during the USDA Forest Service (Region 1) and U.S. Bureau of Land Management mine inventory (conducted from 1992 to 2002). The coordinates and legal descriptions come from sources of varying accuracy. The attributes included here are a subset of those available from the MBMG database.

Date of Government Version: 06/03/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/21/2020
Number of Days to Update: 79

Source: Bureau of Mines and Geology
Telephone: 406-496-4606
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Montana.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/08/2014
Number of Days to Update: 191

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Montana.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Facility List
Source: Department of Public Health & Human Services
Telephone: 406-444-1742

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland and Riparian Framework
Source: Natural Heritage Program
Telephone: 406-444-0915

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

Â© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PETROLEUM COUNTY COURTHOUSE
302 EAST MAIN STREET
WINNETT, MT 59087

TARGET PROPERTY COORDINATES

Latitude (North):	47.004373 - 47ˆ 0’ 15.74’’
Longitude (West):	108.348893 - 108ˆ 20’ 56.01’’
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	701536.8
UTM Y (Meters):	5208843.0
Elevation:	2951 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	15033024 WINNETT NORTH, MT
Version Date:	2020
South Map:	15007784 WINNETT SOUTH, MT
Version Date:	2020

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

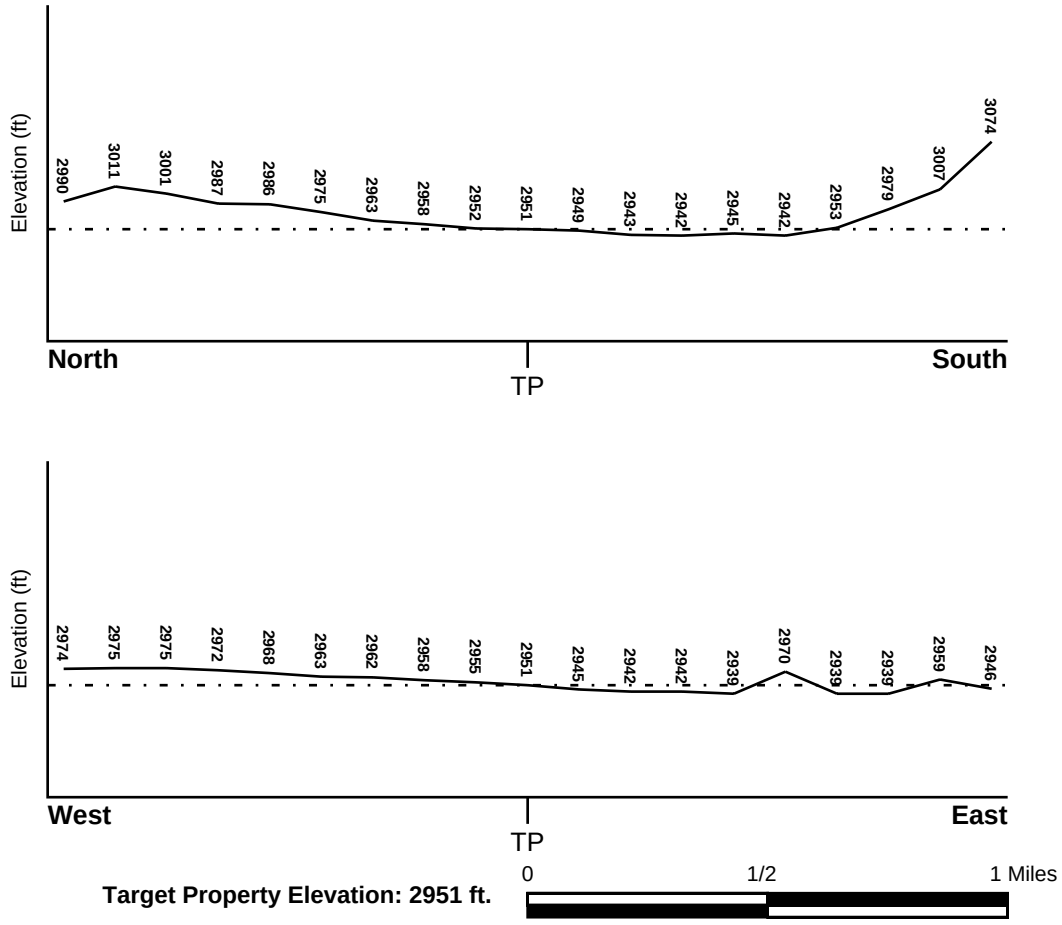
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
Not Reported	

Additional Panels in search area:	FEMA Source Type
Not Reported	

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

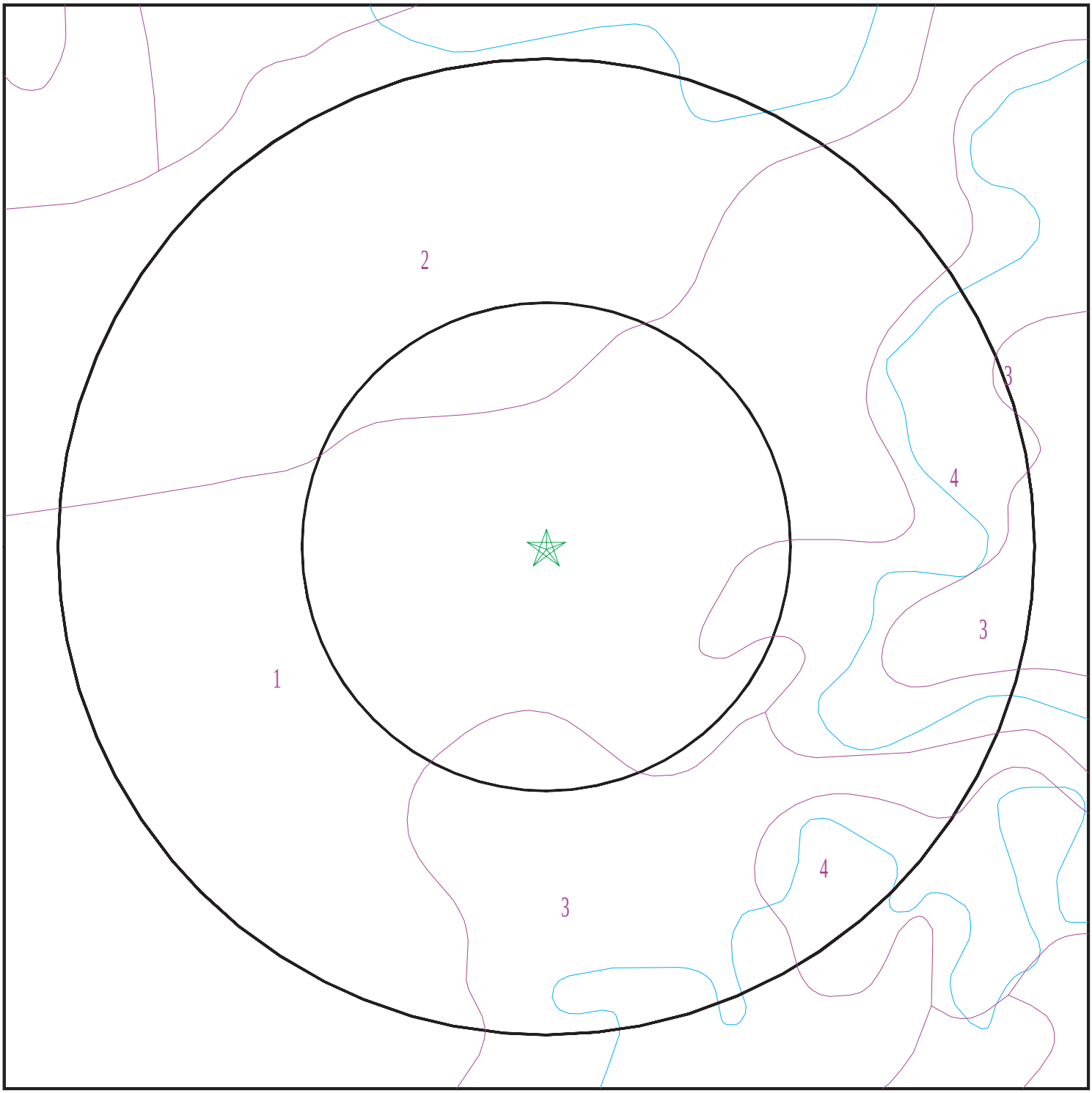
Era:	Mesozoic
System:	Cretaceous
Series:	Austin and Eagle Ford Groups
Code:	uK2 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6956288.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Petroleum County Courthouse	CLIENT:	Tetra Tech EM, Inc.
ADDRESS:	302 East Main Street Winnett MT 59087	CONTACT:	Amanda Dones
LAT/LONG:	47.004373 / 108.348893	INQUIRY #:	6956288.2s
		DATE:	April 26, 2022 3:15 pm

Copyright © 2022 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: GERDRUM

Soil Surface Texture:
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 9 Min: 7.9
2	5 inches	14 inches		Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 9 Min: 7.9
3	14 inches	59 inches		Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 9 Min: 7.9

Soil Map ID: 2

Soil Component Name: KOBAR

Soil Surface Texture:
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9
2	5 inches	16 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9
3	16 inches	59 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9

Soil Map ID: 3

Soil Component Name: HARLEM

Soil Surface Texture:

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4
2	3 inches	59 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: HARLEM

Soil Surface Texture:

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4
2	3 inches	59 inches		Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F38	MT0000364	1/8 - 1/4 Mile SW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	MTG700000167387	0 - 1/8 Mile WSW
A2	MTG700000167388	0 - 1/8 Mile WSW
A3	MTG700000128789	0 - 1/8 Mile ESE
A4	MTG700000128788	0 - 1/8 Mile ESE
A5	MTG700000128787	0 - 1/8 Mile ESE
A6	MTG700000128791	0 - 1/8 Mile ESE
A7	MTG700000128790	0 - 1/8 Mile ESE
A8	MTG700000254843	0 - 1/8 Mile SSW
9	MTG700000167339	0 - 1/8 Mile SSW
B10	MTG700000044556	0 - 1/8 Mile ENE
B11	MTG700000044557	0 - 1/8 Mile ENE
B12	MTG700000044558	0 - 1/8 Mile ENE
B13	MTG700000044552	0 - 1/8 Mile ENE
B14	MTG700000044553	0 - 1/8 Mile ENE
B15	MTG700000044555	0 - 1/8 Mile ENE
B16	MTG700000044559	0 - 1/8 Mile ENE
B17	MTG700000128784	0 - 1/8 Mile ENE
B18	MTG700000128785	0 - 1/8 Mile ENE
B19	MTG700000128786	0 - 1/8 Mile ENE
B20	MTG700000103553	0 - 1/8 Mile ENE
B21	MTG700000103554	0 - 1/8 Mile ENE
B22	MTG700000103555	0 - 1/8 Mile ENE
C23	MTG700000141892	1/8 - 1/4 Mile NNE
C24	MTG700000044561	1/8 - 1/4 Mile NNE
C25	MTG700000143382	1/8 - 1/4 Mile NNE
C26	MTG700000141893	1/8 - 1/4 Mile NNE
D27	MTG700000238912	1/8 - 1/4 Mile WNW
C28	MTG700000250234	1/8 - 1/4 Mile NNE
E29	MTG700000263287	1/8 - 1/4 Mile West
E30	MTG700000263288	1/8 - 1/4 Mile WSW
D31	MTG700000167384	1/8 - 1/4 Mile WNW
D32	MTG700000167383	1/8 - 1/4 Mile WNW
D33	MTG700000167386	1/8 - 1/4 Mile WNW
D34	MTG700000167385	1/8 - 1/4 Mile WNW
D35	MTG700000238889	1/8 - 1/4 Mile WNW
D36	MTG700000238890	1/8 - 1/4 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

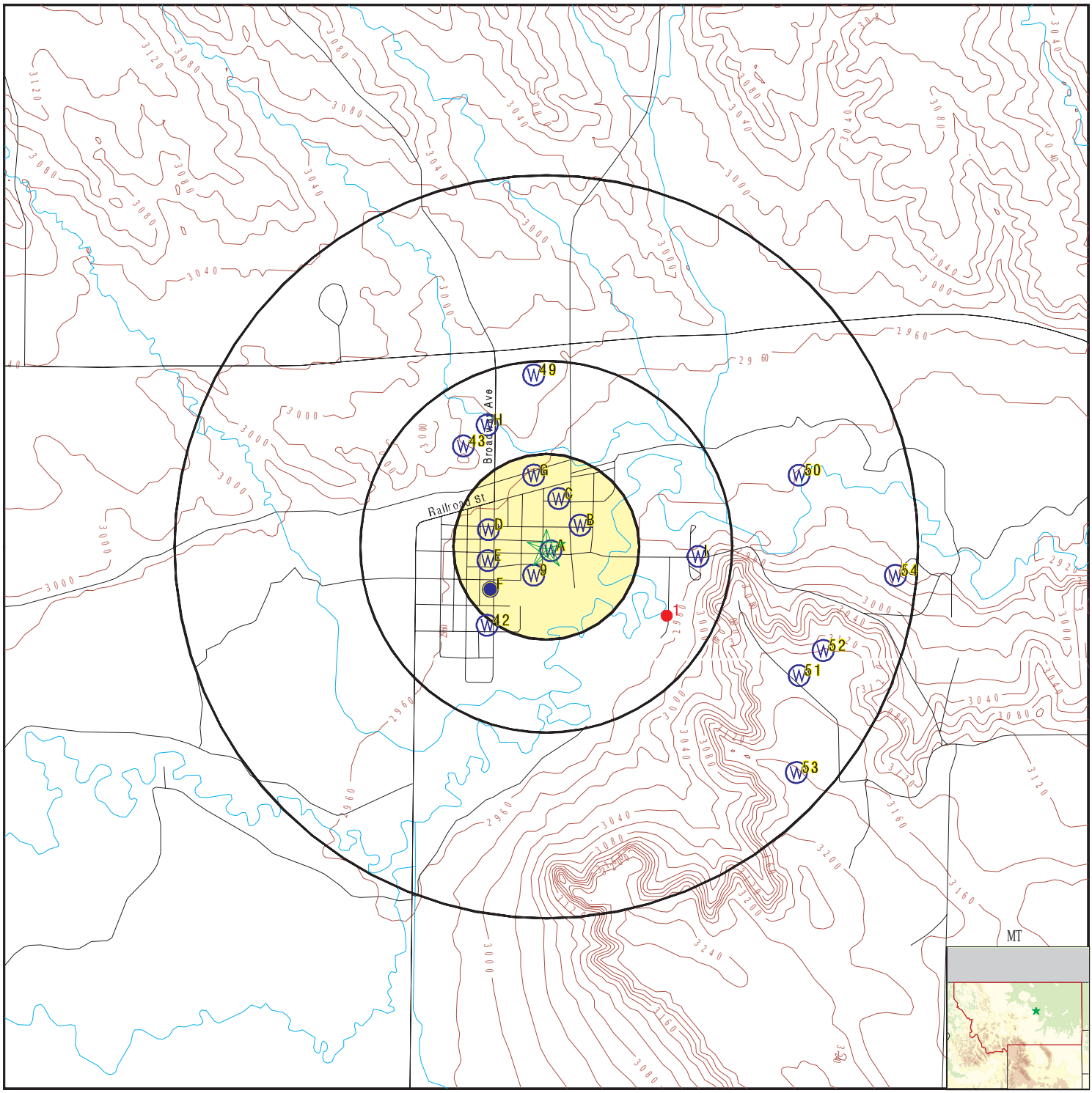
MAP ID	WELL ID	LOCATION FROM TP
E37	MTG700000263289	1/8 - 1/4 Mile West
F39	MTG700000011072	1/8 - 1/4 Mile SW
G40	MTG700000158035	1/8 - 1/4 Mile North
G41	MTG700000158037	1/8 - 1/4 Mile North
42	MTG700000044562	1/4 - 1/2 Mile SW
43	MTG700000167342	1/4 - 1/2 Mile NW
H44	MTG700000041973	1/4 - 1/2 Mile NNW
H45	MTG700000044560	1/4 - 1/2 Mile NNW
I46	MTG700000044554	1/4 - 1/2 Mile East
I47	MTD600000002156	1/4 - 1/2 Mile East
I48	MTD600000002655	1/4 - 1/2 Mile East
49	MTG700000129987	1/4 - 1/2 Mile North
50	MTG700000044547	1/2 - 1 Mile ENE
51	MTG700000044549	1/2 - 1 Mile ESE
52	MTG700000044550	1/2 - 1 Mile ESE
53	MTG700000235326	1/2 - 1 Mile SE
54	MTG700000044548	1/2 - 1 Mile East

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	MTOG40000019626	1/4 - 1/2 Mile ESE

PHYSICAL SETTING SOURCE MAP - 6956288.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME:	Petroleum County Courthouse	CLIENT:	Tetra Tech EM, Inc.
ADDRESS:	302 East Main Street Winnett MT 59087	CONTACT:	Amanda Dones
		INQUIRY #:	6956288.2s
LAT/LONG:	47.004373 / 108.348893	DATE:	April 26, 2022 3:14 pm

Copyright © 2022 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
WSW
0 - 1/8 Mile
Higher

MT WELLS **MTG700000167387**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194199	Site Name:	B AND D GAS STATION*201481
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	25	Non-Pumping Depth to Water:	0
Completion Date:	03-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	10
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194199&reqby=M&		

A2
WSW
0 - 1/8 Mile
Higher

MT WELLS **MTG700000167388**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194200	Site Name:	B AND D GAS STATION*201482
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	25	Non-Pumping Depth to Water:	0
Completion Date:	03-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	10
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194200&reqby=M&		

A3
ESE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000128789**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129617	Site Name:	MONTANA PETROLEUM SUPPLY * WELL #
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	35	Non-Pumping Depth to Water:	0
Completion Date:	13-DEC-91	Drill Method:	ROTARY
Drilling Company:	FOUR STAR DRILLING	Driller Name:	DAVID WARD
Driller License Type:	WWC	Driller License #:	240

Driller File #:	Not Reported	Verified Tag:	090371
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129617&reqby=M&		

A4
ESE **MT WELLS** **MTG700000128788**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129616	Site Name:	MONTANA PETROLEUM SUPPLY * WELL #
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	35	Non-Pumping Depth to Water:	0
Completion Date:	26-DEC-91	Drill Method:	ROTARY
Drilling Company:	FOUR STAR DRILLING	Driller Name:	DAVID WARD
Driller License Type:	MWC	Driller License #:	240
Driller File #:	Not Reported	Verified Tag:	090370
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129616&reqby=M&		

A5
ESE **MT WELLS** **MTG700000128787**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129615	Site Name:	MONTANA PETROLEUM SUPPLY * WELL #
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	30	Non-Pumping Depth to Water:	0
Completion Date:	27-DEC-91	Drill Method:	ROTARY
Drilling Company:	FOUR STAR DRILLING	Driller Name:	DAVID WARD
Driller License Type:	WWC	Driller License #:	240
Driller File #:	Not Reported	Verified Tag:	090369
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	25	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129615&reqby=M&		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A6
ESE **MT WELLS** **MTG700000128791**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129619	Site Name:	MONTANA PETROLEUM SUPPLY * WELL #
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	25	Non-Pumping Depth to Water:	0
Completion Date:	30-DEC-91	Drill Method:	ROTARY
Drilling Company:	FOUR STAR DRILLING	Driller Name:	DAVID WARD
Driller License Type:	WWC	Driller License #:	240
Driller File #:	Not Reported	Verified Tag:	090372
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129619&reqby=M&		

A7
ESE **MT WELLS** **MTG700000128790**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129618	Site Name:	MONTANA PETROLEUM SUPPLY * WELL #
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	30	Non-Pumping Depth to Water:	0
Completion Date:	27-DEC-91	Drill Method:	ROTARY
Drilling Company:	FOUR STAR DRILLING	Driller Name:	DAVID WARD
Driller License Type:	WWC	Driller License #:	240
Driller File #:	Not Reported	Verified Tag:	090372
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129618&reqby=M&		

A8
SSW **MT WELLS** **MTG700000254843**
0 - 1/8 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	288626	Site Name:	MONTANA PETROLEUM SUPPLY
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	25	Non-Pumping Depth to Water:	12
Completion Date:	Not Reported	Drill Method:	DRILLED
Drilling Company:	Not Reported	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	Not Reported
Abandoned:	YES	Date Abandoned:	02-AUG-16

Well Status:	ABANDONED	Flowing:	Not Reported
Depth Water Enters:	0	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=288626&reqby=M&		

9
SSW **MT WELLS** **MTG700000167339**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194150	Site Name:	B AND D GAS STATION *201480
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	25	Non-Pumping Depth to Water:	0
Completion Date:	03-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	10
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194150&reqby=M&		

B10
ENE **MT WELLS** **MTG700000044556**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25993	Site Name:	BARBEE MARTIN J.
DNRC Water Right:	29292	Well Type:	WELL
Total Depth:	30	Non-Pumping Depth to Water:	16
Completion Date:	29-JUL-80	Drill Method:	ROTARY
Drilling Company:	Not Reported	Driller Name:	B. M. MUNSON
Driller License Type:	WWC	Driller License #:	26
Driller File #:	Not Reported	Verified Tag:	032883
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	16	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC
Yield (GPM):	8.00 (PUMP)	Pumping Water Level (ft):	20.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25993&reqby=M&		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B11
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000044557**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25994	Site Name:	BELSTAD HAROLD
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	29	Non-Pumping Depth to Water:	22
Completion Date:	09-JUL-79	Drill Method:	ROTARY
Drilling Company:	Not Reported	Driller Name:	B. M. MUNSON
Driller License Type:	WWC	Driller License #:	26
Driller File #:	Not Reported	Verified Tag:	024442
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	14	Aquifer:	211EGLE
Priority:	1	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC
Yield (GPM):	10.00 (PUMP)	Pumping Water Level (ft):	22.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25994&reqby=M&		

B12
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000044558**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25995	Site Name:	BEVIS BETTY
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	30	Non-Pumping Depth to Water:	20
Completion Date:	19-JUL-79	Drill Method:	ROTARY
Drilling Company:	Not Reported	Driller Name:	B. M. MUNSON
Driller License Type:	WWC	Driller License #:	26
Driller File #:	Not Reported	Verified Tag:	024443
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	18	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC
Yield (GPM):	10.00 (PUMP)	Pumping Water Level (ft):	20.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25995&reqby=M&		

B13
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000044552**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25989	Site Name:	LENGEMANN HENRY G & EVA O
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	24	Non-Pumping Depth to Water:	13
Completion Date:	01-MAY-54	Drill Method:	ROTARY
Drilling Company:	PHILLIPS	Driller Name:	EARL PHILLIPS
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	032881
Abandoned:	Not Reported	Date Abandoned:	Not Reported

Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	15	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	10.00 (OTHER)	Pumping Water Level (ft):	11.00 (OTHER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25989&reqby=M&		

B14
ENE **MT WELLS** **MTG700000044553**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25990	Site Name:	TRIPP RICHARD
DNRC Water Right:	25919	Well Type:	WELL
Total Depth:	37	Non-Pumping Depth to Water:	20
Completion Date:	14-JUL-79	Drill Method:	ROTARY
Drilling Company:	MUNSON DRILLING CO.	Driller Name:	B. M. MUNSON
Driller License Type:	WWC	Driller License #:	26
Driller File #:	Not Reported	Verified Tag:	032882
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	17	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC
Yield (GPM):	4.00 (PUMP)	Pumping Water Level (ft):	25.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25990&reqby=M&		

B15
ENE **MT WELLS** **MTG700000044555**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25992	Site Name:	SOIL CONS. SERVICE
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	2529	Non-Pumping Depth to Water:	1853
Completion Date:	09-OCT-39	Drill Method:	Not Reported
Drilling Company:	GEO ASKIN	Driller Name:	ASKIN
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	Not Reported
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	YES
Depth Water Enters:	1940	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	PUBLIC WATER SUPPLY
Yield (GPM):	25.00 (OTHER)	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25992&reqby=M&		

B16
ENE **MT WELLS** **MTG700000044559**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25996	Site Name:	GALLICKSON DONALD #1

DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	40	Non-Pumping Depth to Water:	40
Completion Date:	01-JAN-55	Drill Method:	Not Reported
Drilling Company:	Not Reported	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	032884
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	0	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC, IRRIGATION
Yield (GPM):	8.00 (OTHER)	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25996&reqby=M&		

B17
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000128784**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129612	Site Name:	PETROLEUM COUNTY SHOP * MW-1
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	19.2	Non-Pumping Depth to Water:	0
Completion Date:	10-AUG-91	Drill Method:	AIR ROTARY
Drilling Company:	DEBUFF DRILLING	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	090367
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	7.5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129612&reqby=M&		

B18
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000128785**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129613	Site Name:	PETROLEUM COUNTY SHOP * MW-2
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	19	Non-Pumping Depth to Water:	0
Completion Date:	10-AUG-91	Drill Method:	AIR ROTARY
Drilling Company:	DEBUFF DRILLING	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	090368
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	7	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129613&reqby=M&		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B19
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000128786**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	129614	Site Name:	PETROLEUM COUNTY SHOP * MW-3
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	19.5	Non-Pumping Depth to Water:	0
Completion Date:	10-AUG-91	Drill Method:	AIR ROTARY
Drilling Company:	DEBUFF DRILLING	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	090369
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	7.5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=129614&reqby=M&		

B20
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000103553**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	125355	Site Name:	MDOH * MAINTENANCE SHOP SITE*MW-1
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	16	Non-Pumping Depth to Water:	7.6
Completion Date:	13-AUG-91	Drill Method:	Not Reported
Drilling Company:	BOLAND DRILLING	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	084440
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	6	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=125355&reqby=M&		

B21
ENE
0 - 1/8 Mile
Lower

MT WELLS **MTG700000103554**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	125356	Site Name:	MDOH * MAINTENANCE SHOP SITE*MW-2
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	16	Non-Pumping Depth to Water:	7.4
Completion Date:	13-AUG-91	Drill Method:	Not Reported
Drilling Company:	BOLAND DRILLING	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	084441
Abandoned:	Not Reported	Date Abandoned:	Not Reported

Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	6	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=125356&reqby=M&		

B22
ENE **MT WELLS** **MTG700000103555**
0 - 1/8 Mile
Lower

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	125357	Site Name:	MDOH * MAINTENANCE SHOP SITE*MW-3
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	16	Non-Pumping Depth to Water:	5.3
Completion Date:	13-AUG-91	Drill Method:	Not Reported
Drilling Company:	BOLAND DRILLING	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	084442
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	6	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=125357&reqby=M&		

C23
NNE **MT WELLS** **MTG700000141892**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	149059	Site Name:	KNUTSON CI
DNRC Water Right:	93880	Well Type:	WELL
Total Depth:	40	Non-Pumping Depth to Water:	14
Completion Date:	23-MAR-95	Drill Method:	ROTARY/DRIVEN
Drilling Company:	DEBUFF DRILLING	Driller Name:	MARK SMITH
Driller License Type:	WWD	Driller License #:	33
Driller File #:	Not Reported	Verified Tag:	110571
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	24	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	15.00 (PUMP)	Pumping Water Level (ft):	20.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=149059&reqby=M&		

C24
NNE **MT WELLS** **MTG700000044561**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25998	Site Name:	GALLICKSON DONALD #2

DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	40	Non-Pumping Depth to Water:	40
Completion Date:	01-JAN-55	Drill Method:	Not Reported
Drilling Company:	Not Reported	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	032885
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	0	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC, IRRIGATION
Yield (GPM):	8.00 (OTHER)	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25998&reqby=M&		

C25
NNE **MT WELLS** **MTG700000143382**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	156914	Site Name:	PIERCE TRUCK & EQUIPMENT
DNRC Water Right:	96826	Well Type:	WELL
Total Depth:	30	Non-Pumping Depth to Water:	15
Completion Date:	22-MAR-95	Drill Method:	ROTARY
Drilling Company:	DEBUFF DRILLING	Driller Name:	MARK SMITH
Driller License Type:	WWD	Driller License #:	33
Driller File #:	Not Reported	Verified Tag:	118336
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	22	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	15.00 (PUMP)	Pumping Water Level (ft):	19.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=156914&reqby=M&		

C26
NNE **MT WELLS** **MTG700000141893**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	149060	Site Name:	WELTER VIOLA
DNRC Water Right:	93882	Well Type:	WELL
Total Depth:	30	Non-Pumping Depth to Water:	14
Completion Date:	22-MAR-95	Drill Method:	ROTARY & DRIVEN
Drilling Company:	DEBUFF DRILLING	Driller Name:	MARK SMITH
Driller License Type:	WWD	Driller License #:	33
Driller File #:	Not Reported	Verified Tag:	110572
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	22	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	15.00 (PUMP)	Pumping Water Level (ft):	20.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=149060&reqby=M&		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D27
WNW
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000238912**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	304543	Site Name:	WINNETT TIRE
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	20	Non-Pumping Depth to Water:	13
Completion Date:	05-NOV-19	Drill Method:	DIRECT PUSH
Drilling Company:	OLYMPUS TECHNICAL SERVICES		
Driller Name:	SPENSER KUHN	Driller License Type:	MWC
Driller License #:	747	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	5
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=304543&reqby=M&		

C28
NNE
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000250234**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	249445	Site Name:	GERSHMEL GARY
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	80	Non-Pumping Depth to Water:	32
Completion Date:	29-SEP-08	Drill Method:	ROTARY
Drilling Company:	CENTRAL DRILLING INC	Driller Name:	MARK A. SMITH
Driller License Type:	WWC	Driller License #:	581
Driller File #:	Not Reported	Verified Tag:	Not Reported
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	60	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC, IRRIGATION
Yield (GPM):	1.50 (AIR)	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=249445&reqby=M&		

E29
West
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000263287**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	303992	Site Name:	WOOD, ELLEN
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	20	Non-Pumping Depth to Water:	10
Completion Date:	11-NOV-19	Drill Method:	HOLLOWSTEM AUGER
Drilling Company:	HAZ TECH DRILLING INC	Driller Name:	PAUL E. BRAY
Driller License Type:	MWC	Driller License #:	435
Driller File #:	Not Reported	Verified Tag:	Not Reported

Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=303992&reqby=M&		

E30
WSW **MT WELLS** **MTG700000263288**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	303993	Site Name:	WOOD, ELLEN
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	20	Non-Pumping Depth to Water:	10
Completion Date:	11-NOV-19	Drill Method:	HOLLOWSTEM AUGER
Drilling Company:	HAZ TECH DRILLING INC	Driller Name:	PAUL E. BRAY
Driller License Type:	MWC	Driller License #:	435
Driller File #:	Not Reported	Verified Tag:	Not Reported
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=303993&reqby=M&		

D31
WNW **MT WELLS** **MTG700000167384**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194196	Site Name:	WINNETT TIRE*201485
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	22	Non-Pumping Depth to Water:	0
Completion Date:	04-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	7
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194196&reqby=M&		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D32
WNW
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000167383**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194195	Site Name:	WINNETT TIRE*201484
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	22	Non-Pumping Depth to Water:	0
Completion Date:	04-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	7
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194195&reqby=M&		

D33
WNW
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000167386**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194198	Site Name:	WINNETT TIRE*201487
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	22	Non-Pumping Depth to Water:	0
Completion Date:	04-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	7
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194198&reqby=M&		

D34
WNW
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000167385**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194197	Site Name:	WINNETT TIRE
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	22	Non-Pumping Depth to Water:	0
Completion Date:	04-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC

Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	7
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194197&reqby=M&		

D35
WNW **MT WELLS** **MTG700000238889**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	304438	Site Name:	WINNETT TIRE
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	20	Non-Pumping Depth to Water:	13
Completion Date:	04-NOV-19	Drill Method:	DIRECT PUSH
Drilling Company:	OLYMPUS TECHNICAL SERVICES		
Driller Name:	SPENSER KUHN	Driller License Type:	MWC
Driller License #:	747	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	5
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=304438&reqby=M&		

D36
WNW **MT WELLS** **MTG700000238890**
1/8 - 1/4 Mile
Higher

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	304439	Site Name:	WINNETT TIRE
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	20	Non-Pumping Depth to Water:	12.6
Completion Date:	05-NOV-19	Drill Method:	DIRECT PUSH
Drilling Company:	OLYMPUS TECHNICAL SERVICES		
Driller Name:	SPENSER KUHN	Driller License Type:	MWC
Driller License #:	747	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	5
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=304439&reqby=M&		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E37
West
1/8 - 1/4 Mile
Higher | **MT WELLS** | **MTG700000263289**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	303994	Site Name:	WOOD, ELLEN
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	20	Non-Pumping Depth to Water:	10
Completion Date:	12-NOV-19	Drill Method:	HOLLOWSTEM AUGER
Drilling Company:	HAZ TECH DRILLING INC	Driller Name:	PAUL E. BRAY
Driller License Type:	MWC	Driller License #:	435
Driller File #:	Not Reported	Verified Tag:	Not Reported
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	5	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	MONITORING
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=303994&reqby=M&		

F38
SW
1/8 - 1/4 Mile
Higher | **FRDS PWS** | **MT0000364**

Epa region:	08	State:	MT
Pwsid:	MT0000364	Pwsname:	WINNETT TOWN OF
Cityserved:	Not Reported	Stateserved:	MT
Zipserved:	Not Reported	Fipscounty:	30069
Status:	Active	Retpopsrvd:	187
Pwssvcconn:	112	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Local_Govt
Contact:	MESERVE, MARY	Contactorgname:	MESERVE, MARY
Contactphone:	406-429-5451	Contactaddress1:	PO BOX 225
Contactaddress2:	Not Reported	Contactcity:	WINNETT
Contactstate:	MT	Contactzip:	59087
Pwsactivitycode:	A		
Pwsid:	MT0000364	Facid:	2937
Facname:	TREATMENT PLANT FOR WELLS 1 2		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	corrosion control	Trtprocess:	inhibitor, polyphosphate
Factypecode:	TP		
Pwsid:	MT0000364	Facid:	2937
Facname:	TREATMENT PLANT FOR WELLS 1 2		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	disinfection	Trtprocess:	gaseous chlorination, post
Factypecode:	TP		
PWS ID:	MT0000364	PWS name:	WINNETT TOWN OF
Address:	Not Reported	Care of:	PO BOX 225
City:	WINNETT	State:	MT
Zip:	59087	Owner:	WINNETT TOWN OF
Source code:	Ground water	Population:	188
PWS ID:	MT0000364	PWS type:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

PWS name:	Not Reported	PWS address:	Not Reported
PWS city:	Not Reported	PWS state:	Not Reported
PWS zip:	Not Reported	PWS name:	WINNETT TOWN OF
PWS type code:	C	Retail population served:	187
Contact:	MESERVE, MARY	Contact address:	PO BOX 225
Contact address:	WINNETT	Contact city:	MT
Contact state:	59	Contact zip:	406-429-54
Contact telephone:	Not Reported		
County:	PETROLEUM	Source:	Ground water
Treatment Objective:	DISINFECTION	Process:	GASEOUS CHLORINATION, POST
Population:	188		
PWS ID:	MT0000364	Activity status:	Active
Date system activated:	Not Reported	Date system deactivated:	Not Reported
Retail population:	00000180	System name:	WINNETT TOWN OF
System address:	PO BOX 225	System city:	WINNETT
System state:	MT	System zip:	59087
Population served:	101 - 500 Persons	Treatment:	Treated
Latitude:	470010	Longitude:	1082105
Violation id:	1309505	Orig code:	S
State:	MT	Violation Year:	2004
Contamination code:	2950	Contamination Name:	TTHM
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2004
Cmp edt:	12/31/2004		
Violation id:	1309605	Orig code:	S
State:	MT	Violation Year:	2004
Contamination code:	2456	Contamination Name:	Total Haloacetic Acids (HAA5)
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2004
Cmp edt:	12/31/2004		
Violation id:	1309807	Orig code:	S
State:	MT	Violation Year:	2006
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2006
Cmp edt:	Not Reported		
Violation id:	1310108	Orig code:	S
State:	MT	Violation Year:	2008
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2008
Cmp edt:	Not Reported		
Violation id:	1310910	Orig code:	S
State:	MT	Violation Year:	2010
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule

Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2010
Cmp edt:	Not Reported		

Violation id:	1310913	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	3014	Contamination Name:	E. COLI
Violation code:	34	Violation name:	Monitoring, Source Water (GWR)
Rule code:	140	Rule name:	GWR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	10/01/2011
Cmp edt:	Not Reported		

Violation id:	1310914	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	3014	Contamination Name:	E. COLI
Violation code:	34	Violation name:	Monitoring, Source Water (GWR)
Rule code:	140	Rule name:	GWR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	10/01/2011
Cmp edt:	Not Reported		

Violation id:	1310915	Orig code:	S
State:	MT	Violation Year:	2012
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2012
Cmp edt:	Not Reported		

Violation id:	1310916	Orig code:	S
State:	MT	Violation Year:	2012
Contamination code:	1038	Contamination Name:	Nitrate-Nitrite
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	331	Rule name:	Nitrates
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2012
Cmp edt:	12/31/2012		

Violation id:	1310917	Orig code:	S
State:	MT	Violation Year:	2012
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	72	Violation name:	CCR Inadequate Reporting
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	10/01/2012
Cmp edt:	Not Reported		

Violation id:	1310918	Orig code:	S
State:	MT	Violation Year:	2013
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	66	Violation name:	Lead Consumer Notice
Rule code:	350	Rule name:	LCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2013
Cmp edt:	Not Reported		

Violation id:	1310919	Orig code:	S
State:	MT	Violation Year:	2013

Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2013
Cmp edt:	Not Reported		

Violation id:	1310921	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	1010	Contamination Name:	Barium
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	333	Rule name:	Other IOC
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2011
Cmp edt:	12/31/2013		

Violation id:	1310922	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	1015	Contamination Name:	Cadmium
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	333	Rule name:	Other IOC
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2011
Cmp edt:	12/31/2013		

Violation id:	1310923	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	1020	Contamination Name:	Chromium
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	333	Rule name:	Other IOC
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2011
Cmp edt:	12/31/2013		

Violation id:	1310924	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	1025	Contamination Name:	Fluoride
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	333	Rule name:	Other IOC
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2011
Cmp edt:	12/31/2013		

Violation id:	1310925	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	1035	Contamination Name:	Mercury
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	333	Rule name:	Other IOC
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2011
Cmp edt:	12/31/2013		

Violation id:	1310926	Orig code:	S
State:	MT	Violation Year:	2011
Contamination code:	1045	Contamination Name:	Selenium
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	333	Rule name:	Other IOC
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2011
Cmp edt:	12/31/2013		

Violation id:	95400	Orig code:	S

State:	MT	Violation Year:	1997
Contamination code:	5000	Contamination Name:	Lead and Copper Rule
Violation code:	52	Violation name:	Follow-up Or Routine LCR Tap M/R
Rule code:	350	Rule name:	LCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/1997
Cmp edt:	Not Reported		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9403109	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	LEAD & COPPER RULE
Violation type:	Initial Tap Sampling for Pb and Cu		
Violation start date:	070193	Violation end date:	123193
Violation period (months):	006	Violation awareness date:	Not Reported
Major violator:	Not Reported	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9405791	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	LEAD & COPPER RULE
Violation type:	Initial Tap Sampling for Pb and Cu		
Violation start date:	010194	Violation end date:	063094
Violation period (months):	006	Violation awareness date:	Not Reported
Major violator:	Not Reported	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

Violation ID:	1227299	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	05/15/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	1309396	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	05/15/2009
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	1309505	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	02/24/2005
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal

Violation ID:	1309505	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	04/04/2006
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	1309505	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	02/24/2005
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	1309605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	02/24/2005
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID:	1309605	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	04/04/2006
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	1309605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	02/24/2005

Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1309807	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/05/2007
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1309807	Orig Code:	S
Enforcemnt FY:	2009	Enforcement Action:	10/22/2008
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1309807	Orig Code:	S
Enforcemnt FY:	2008	Enforcement Action:	09/02/2008
Enforcement Detail:	St No addtl Formal Action needed		
Enforcement Category:	Informal		
Violation ID:	1309807	Orig Code:	S
Enforcemnt FY:	2008	Enforcement Action:	09/24/2008
Enforcement Detail:	St No addtl Formal Action needed		
Enforcement Category:	Informal		
Violation ID:	1310108	Orig Code:	S
Enforcemnt FY:	2008	Enforcement Action:	08/17/2008
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310108	Orig Code:	S
Enforcemnt FY:	2008	Enforcement Action:	08/25/2008
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310108	Orig Code:	S
Enforcemnt FY:	2008	Enforcement Action:	08/17/2008
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1310910	Orig Code:	S
Enforcemnt FY:	2010	Enforcement Action:	07/29/2010
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310910	Orig Code:	S
Enforcemnt FY:	2010	Enforcement Action:	08/07/2010
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310910	Orig Code:	S
Enforcemnt FY:	2010	Enforcement Action:	08/07/2010
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1310913	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	12/14/2011
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1310913	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	12/14/2011
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310913	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	06/06/2013
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310914	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	12/14/2011

Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1310914	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	06/06/2013
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310914	Orig Code:	S
Enforcemnt FY:	2012	Enforcement Action:	12/14/2011
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310916	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	01/18/2013
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310916	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	01/18/2013
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1310916	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	01/10/2013
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310917	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	11/14/2012
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310918	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	01/14/2013
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310918	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	01/14/2013
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310919	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	07/16/2013
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310919	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	08/16/2013
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1310921	Orig Code:	S
Enforcemnt FY:	2014	Enforcement Action:	01/24/2014
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1310921	Orig Code:	S
Enforcemnt FY:	2014	Enforcement Action:	01/24/2014
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310922	Orig Code:	S
Enforcemnt FY:	2014	Enforcement Action:	01/24/2014
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1310922	Orig Code:	S

Enforcemnt FY: 2014
Enforcement Detail: St Public Notif requested
Enforcement Action: 01/24/2014
Enforcement Category: Informal

Violation ID: 1310923
Enforcemnt FY: 2014
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal
Orig Code: S
Enforcement Action: 01/24/2014

Violation ID: 1310923
Enforcemnt FY: 2014
Enforcement Detail: St Public Notif requested
Orig Code: S
Enforcement Action: 01/24/2014
Enforcement Category: Informal

Violation ID: 1310924
Enforcemnt FY: 2014
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal
Orig Code: S
Enforcement Action: 01/24/2014

Violation ID: 1310924
Enforcemnt FY: 2014
Enforcement Detail: St Public Notif requested
Orig Code: S
Enforcement Action: 01/24/2014
Enforcement Category: Informal

Violation ID: 1310925
Enforcemnt FY: 2014
Enforcement Detail: St Public Notif requested
Orig Code: S
Enforcement Action: 01/24/2014
Enforcement Category: Informal

Violation ID: 1310925
Enforcemnt FY: 2014
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal
Orig Code: S
Enforcement Action: 01/24/2014

Violation ID: 1310926
Enforcemnt FY: 2014
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal
Orig Code: S
Enforcement Action: 01/24/2014

Violation ID: 1310926
Enforcemnt FY: 2014
Enforcement Detail: St Public Notif requested
Orig Code: S
Enforcement Action: 01/24/2014
Enforcement Category: Informal

Violation ID: 95400
Enforcemnt FY: 2001
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal
Orig Code: S
Enforcement Action: 12/31/2000

Violation ID: 95400
Enforcemnt FY: 2004
Enforcement Detail: St Compliance achieved
Orig Code: S
Enforcement Action: 02/18/2004
Enforcement Category: Resolving

Violation ID: 95400
Enforcemnt FY: 2001
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal
Orig Code: S
Enforcement Action: 12/31/2000

PWS name: WINNETT TOWN OF
PWS type code: C
Contaminant: TTHM
Compliance start date: 1/1/2004 0:00:00
Enforcement date: 2/24/2005 0:00:00
Violation measurement: Not Reported
Population served: 187
Violation ID: 1309505
Violation type: 27
Compliance end date: 12/31/2004 0:00:00
Enforcement action: State Violation/Reminder Notice

PWS name: WINNETT TOWN OF
PWS type code: C
Population served: 187
Violation ID: 1309505

Contaminant: TTHM
Violation type: 27
Compliance start date: 1/1/2004 0:00:00
Compliance end date: 12/31/2004 0:00:00
Enforcement date: 2/24/2005 0:00:00
Enforcement action: State Public Notif Requested
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309505
Contaminant: TTHM
Violation type: 27
Compliance start date: 1/1/2004 0:00:00
Compliance end date: 12/31/2004 0:00:00
Enforcement date: 4/4/2006 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309605
Contaminant: 2456
Violation type: 27
Compliance start date: 1/1/2004 0:00:00
Compliance end date: 12/31/2004 0:00:00
Enforcement date: 2/24/2005 0:00:00
Enforcement action: State Violation/Reminder Notice
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309605
Contaminant: 2456
Violation type: 27
Compliance start date: 1/1/2004 0:00:00
Compliance end date: 12/31/2004 0:00:00
Enforcement date: 2/24/2005 0:00:00
Enforcement action: State Public Notif Requested
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309605
Contaminant: 2456
Violation type: 27
Compliance start date: 1/1/2004 0:00:00
Compliance end date: 12/31/2004 0:00:00
Enforcement date: 4/4/2006 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309807
Contaminant: 7000
Violation type: 71
Compliance start date: 7/1/2006 0:00:00
Compliance end date: 10/22/2008 0:00:00
Enforcement date: 10/22/2008 0:00:00
Enforcement action: State Compliance Achieved
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309807
Contaminant: 7000
Violation type: 71
Compliance start date: 7/1/2006 0:00:00
Compliance end date: 10/22/2008 0:00:00
Enforcement date: 2/5/2007 0:00:00
Enforcement action: State Violation/Reminder Notice
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309807
Contaminant: 7000
Violation type: 71
Compliance start date: 7/1/2006 0:00:00
Compliance end date: 10/22/2008 0:00:00
Enforcement date: 9/2/2008 0:00:00
Enforcement action: State No Additional Formal Action Needed
Violation measurement: Not Reported

PWS name: WINNETT TOWN OF
Population served: 187
PWS type code: C
Violation ID: 1309807
Contaminant: 7000
Violation type: 71
Compliance start date: 7/1/2006 0:00:00
Compliance end date: 10/22/2008 0:00:00
Enforcement date: 9/24/2008 0:00:00
Enforcement action: State No Additional Formal Action Needed
Violation measurement: Not Reported

PWS name:	WINNETT TOWN OF	Population served:	187
PWS type code:	C	Violation ID:	1310108
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2008 0:00:00	Compliance end date:	8/25/2008 0:00:00
Enforcement date:	8/17/2008 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	Not Reported		

PWS name:	WINNETT TOWN OF	Population served:	187
PWS type code:	C	Violation ID:	1310108
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2008 0:00:00	Compliance end date:	8/25/2008 0:00:00
Enforcement date:	8/17/2008 0:00:00	Enforcement action:	State Public Notif Requested
Violation measurement:	Not Reported		

PWS name:	WINNETT TOWN OF	Population served:	187
PWS type code:	C	Violation ID:	1310108
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2008 0:00:00	Compliance end date:	8/25/2008 0:00:00
Enforcement date:	8/25/2008 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		

PWS name:	WINNETT TOWN OF	Population served:	187
PWS type code:	C	Violation ID:	95400
Contaminant:	LEAD & COPPER RULE	Violation type:	Follow-up and Routine Tap Sampling
Compliance start date:	1/1/1997 0:00:00	Compliance end date:	2/18/2004 0:00:00
Enforcement date:	12/31/2000 0:00:00	Enforcement action:	State Violation/Reminder Notice
Violation measurement:	Not Reported		

PWS name:	WINNETT TOWN OF	Population served:	187
PWS type code:	C	Violation ID:	95400
Contaminant:	LEAD & COPPER RULE	Violation type:	Follow-up and Routine Tap Sampling
Compliance start date:	1/1/1997 0:00:00	Compliance end date:	2/18/2004 0:00:00
Enforcement date:	2/18/2004 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		

F39
SW
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000011072**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	132759	Site Name:	TOWN OF WINNETT
DNRC Water Right:	55980	Well Type:	WELL
Total Depth:	2151	Non-Pumping Depth to Water:	0
Completion Date:	13-NOV-83	Drill Method:	ROTARY
Drilling Company:	EXPLORA CONTRACTORS, INC.	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	064519
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	YES
Depth Water Enters:	1815	Aquifer:	217KOTN
Priority:	1	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	PUBLIC WATER SUPPLY
Yield (GPM):	24.00 (PUMP)	Pumping Water Level (ft):	693.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=132759&reqby=M&		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G40
North
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000158035**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	160474	Site Name:	MT HIGHWAY DEPT * FILE # 6411
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	11.5	Non-Pumping Depth to Water:	0
Completion Date:	03-OCT-96	Drill Method:	AUGER
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	122106	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	1.5
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	UNKNOWN	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=160474&reqby=M&		

G41
North
1/8 - 1/4 Mile
Higher

MT WELLS **MTG700000158037**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	160476	Site Name:	MT HIGHWAY DEPT * FILE # 6412
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	11.5	Non-Pumping Depth to Water:	0
Completion Date:	03-OCT-96	Drill Method:	AUGER
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	122107	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	1.5
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	Not Reported	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=160476&reqby=M&		

42
SW
1/4 - 1/2 Mile
Higher

MT WELLS **MTG700000044562**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25999	Site Name:	MERTEN VELMA
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	33	Non-Pumping Depth to Water:	18
Completion Date:	15-AUG-55	Drill Method:	ROTARY
Drilling Company:	HIMES	Driller Name:	DALE HIMES
Driller License Type:	Not Reported	Driller License #:	0

Driller File #:	Not Reported	Verified Tag:	032887
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	16	Aquifer:	110ALVM
Priority:	1	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	10.00 (OTHER)	Pumping Water Level (ft):	18.00 (OTHER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25999&reqby=M&		

43
NW
1/4 - 1/2 Mile
Higher

MT WELLS **MTG700000167342**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	194153	Site Name:	WINNETT TIRE*201483
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	22	Non-Pumping Depth to Water:	0
Completion Date:	04-DEC-01	Drill Method:	Not Reported
Drilling Company:	HANSEN ENVIRONMENTAL DRILLING		
Driller Name:	STEPHEN HANSEN	Driller License Type:	MWC
Driller License #:	230	Driller File #:	Not Reported
Verified Tag:	Not Reported	Abandoned:	Not Reported
Date Abandoned:	Not Reported	Well Status:	NEW WELL
Flowing:	Not Reported	Depth Water Enters:	7
Aquifer:	Not Reported	Priority:	0
Well Use:	Not Reported	Well Use Priority:	0
Water Uses:	MONITORING	Yield (GPM):	Not Reported
Pumping Water Level (ft):	Not Reported		
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=194153&reqby=M&		

H44
NNW
1/4 - 1/2 Mile
Higher

MT WELLS **MTG700000041973**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25962	Site Name:	ORE GEORGE D
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	31	Non-Pumping Depth to Water:	18
Completion Date:	23-FEB-54	Drill Method:	ROTARY (SMALL)
Drilling Company:	PHILLIPS	Driller Name:	EARL PHILLIPS
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	032857
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	25	Aquifer:	110ALVM
Priority:	1	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	2.00 (OTHER)	Pumping Water Level (ft):	18.00 (OTHER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25962&reqby=M&		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H45
NNW
1/4 - 1/2 Mile
Higher

MT WELLS **MTG700000044560**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25997	Site Name:	GLATZ R.G.
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	24	Non-Pumping Depth to Water:	10
Completion Date:	01-JUL-52	Drill Method:	Not Reported
Drilling Company:	Not Reported	Driller Name:	Not Reported
Driller License Type:	Not Reported	Driller License #:	0
Driller File #:	Not Reported	Verified Tag:	032886
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	24	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION
Yield (GPM):	Not Reported	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25997&reqby=M&		

I46
East
1/4 - 1/2 Mile
Lower

MT WELLS **MTG700000044554**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25991	Site Name:	TOWN OF WINNETT -WELL 1
DNRC Water Right:	125936	Well Type:	WELL
Total Depth:	2153	Non-Pumping Depth to Water:	524
Completion Date:	27-OCT-72	Drill Method:	ROTARY
Drilling Company:	MUNSON DRILLING CO.	Driller Name:	B. M. MUNSON
Driller License Type:	WWC	Driller License #:	26
Driller File #:	Not Reported	Verified Tag:	094786
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	1870	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	PUBLIC WATER SUPPLY
Yield (GPM):	15.00 (PUMP)	Pumping Water Level (ft):	524.00 (PUMP)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25991&reqby=M&		

I47
East
1/4 - 1/2 Mile
Lower

MT WELLS **MTD600000002156**

Database:	Montana Public Water Supply Well Location (DEQ)		
PWS ID:	MT0000364	Primary Name:	WINNETT TOWN OF
Water Class:	Community	Well Status:	Active
Water Source:	Old North Well #1	Source Status:	Active

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I48
East
1/4 - 1/2 Mile
Higher

MT WELLS **MTD600000002655**

Database:	Montana Public Water Supply Well Location (DEQ)		
PWS ID:	MT0000364	Primary Name:	WINNETT TOWN OF
Water Class:	Community	Well Status:	Active
Water Source:	New SW Well #2	Source Status:	Active

49
North
1/4 - 1/2 Mile
Higher

MT WELLS **MTG700000129987**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	127800	Site Name:	JENSEN JACK
DNRC Water Right:	Not Reported	Well Type:	WELL
Total Depth:	50	Non-Pumping Depth to Water:	15
Completion Date:	28-DEC-91	Drill Method:	ROTARY
Drilling Company:	FOUR STAR DRILLING	Driller Name:	DAVID WARD
Driller License Type:	WWC	Driller License #:	520
Driller File #:	Not Reported	Verified Tag:	088751
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	25	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	IRRIGATION, STOCKWATER
Yield (GPM):	5.00 (AIR)	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=127800&reqby=M&		

50
ENE
1/2 - 1 Mile
Lower

MT WELLS **MTG700000044547**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25984	Site Name:	AG AND LIVESTOCK
DNRC Water Right:	26873	Well Type:	WELL
Total Depth:	23	Non-Pumping Depth to Water:	6
Completion Date:	04-DEC-79	Drill Method:	CABLE
Drilling Company:	HUNT DRILLING	Driller Name:	MERLE E. HUNT
Driller License Type:	WWC	Driller License #:	207
Driller File #:	Not Reported	Verified Tag:	032876
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	8	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	STOCKWATER
Yield (GPM):	30.00 (BAILER)	Pumping Water Level (ft):	6.00 (BAILER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25984&reqby=M&		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

51
ESE
1/2 - 1 Mile
Higher

MT WELLS **MTG700000044549**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25986	Site Name:	AG LAND & LIVESTOCK
DNRC Water Right:	26877	Well Type:	WELL
Total Depth:	22	Non-Pumping Depth to Water:	10
Completion Date:	03-DEC-79	Drill Method:	CABLE
Drilling Company:	HUNT DRILLING	Driller Name:	MERLE E. HUNT
Driller License Type:	WWC	Driller License #:	207
Driller File #:	Not Reported	Verified Tag:	032877
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	7	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	STOCKWATER
Yield (GPM):	10.00 (BAILER)	Pumping Water Level (ft):	19.00 (BAILER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25986&reqby=M&		

52
ESE
1/2 - 1 Mile
Higher

MT WELLS **MTG700000044550**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25987	Site Name:	AG LAND & LIVESTOCK
DNRC Water Right:	26876	Well Type:	WELL
Total Depth:	27	Non-Pumping Depth to Water:	15
Completion Date:	07-DEC-79	Drill Method:	CABLE
Drilling Company:	HUNT DRILLING	Driller Name:	MERLE E. HUNT
Driller License Type:	WWC	Driller License #:	207
Driller File #:	Not Reported	Verified Tag:	032879
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	12	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	STOCKWATER
Yield (GPM):	6.00 (BAILER)	Pumping Water Level (ft):	20.00 (BAILER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25987&reqby=M&		

53
SE
1/2 - 1 Mile
Higher

MT WELLS **MTG700000235326**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	276079	Site Name:	KNUTSON, RUSSELL AND LUANN
DNRC Water Right:	30120343	Well Type:	WELL
Total Depth:	160	Non-Pumping Depth to Water:	89
Completion Date:	14-SEP-13	Drill Method:	ROTARY
Drilling Company:	GORDON DRILLING INC	Driller Name:	JAMES A. GORDON
Driller License Type:	WWC	Driller License #:	428
Driller File #:	Not Reported	Verified Tag:	Not Reported
Abandoned:	Not Reported	Date Abandoned:	Not Reported

Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	90	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	DOMESTIC, STOCKWATER
Yield (GPM):	3.00 (AIR)	Pumping Water Level (ft):	Not Reported
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=276079&reqby=M&		

54
East
1/2 - 1 Mile
Lower

MT WELLS **MTG700000044548**

Database:	Montana Groundwater Information Center Water Well Data (GWIC) Database		
GWIC ID:	25985	Site Name:	AG LAND & LIVESTOCK
DNRC Water Right:	26875	Well Type:	WELL
Total Depth:	24	Non-Pumping Depth to Water:	7
Completion Date:	05-DEC-79	Drill Method:	CABLE
Drilling Company:	HUNT DRILLING	Driller Name:	MERLE E. HUNT
Driller License Type:	WWC	Driller License #:	207
Driller File #:	Not Reported	Verified Tag:	032878
Abandoned:	Not Reported	Date Abandoned:	Not Reported
Well Status:	NEW WELL	Flowing:	Not Reported
Depth Water Enters:	10	Aquifer:	Not Reported
Priority:	0	Well Use:	Not Reported
Well Use Priority:	0	Water Uses:	STOCKWATER
Yield (GPM):	20.00 (BAILER)	Pumping Water Level (ft):	9.00 (BAILER)
Report URL:	http://mbmggwic.mtech.edu/sqlserver/v11/reports/SiteSummary.asp?gwicid=25985&reqby=M&		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
ESE **OIL_GAS** **MTOG40000019626**
1/4 - 1/2 Mile

API #:	25069050720000	Company Name:	Winnett Drlg Co
Well Name:	S C S-DEPT OF 1	Well Status:	Water Well, Released
Well Type:	Dry Hole	Date Completed:	12/01/1929
Field Name:	Rattlesnake Butte	Total Depth:	2529

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: MT Radon

Radon Test Results

Total Meas	Mean	Geom mean	Median	Std Dev	Max	% Sites>4 pCi/L	% Sites>10 pCi/L
3	5.0	3.7	4.3	4.0	9.3	67	0

Federal EPA Radon Zone for PETROLEUM County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 59087

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.800 pCi/L	50%	50%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	9.300 pCi/L	0%	100%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland and Riparian Framework
Source: Natural Heritage Program
Telephone: 406-444-0915

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Montana Public Water Supply Well Locations
Source: Department of Environmental Quality
Telephone: 406-444-3744

Montana Groundwater Information Center Water Well Data
Source: Bureau of Mines and Geology
Telephone: 406-444-5358

OTHER STATE DATABASE INFORMATION

Montana Oil/Gas Wells Database
Source: Montana Board of Oil and Gas
Telephone: 406-656-0040

RADON

State Database: MT Radon
Source: Department of Environmental Quality
Telephone: 406-444-6768
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

Â© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087

Inquiry Number: 6956288.11
April 26, 2022

The EDR Property Tax Map Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

NO COVERAGE

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087

Inquiry Number: 6956288.2s
May 12, 2022

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	**ES1**
Primary Map	**2**
Secondary Map	**3**
Map Findings	**4**
Record Sources and Currency	**GR-1**

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANYSUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES.ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this report "AS IS". Any analyses, estimates, ratings, or risk codes provided in this report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Lists of Federal NPL (Superfund) sites	1.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Lists of Federal CERCLA sites with NFRAP	0.5	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	0.5	0	0	0
Lists of Federal RCRA generators	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	property	0	-	-
Lists of state- and tribal (Superfund) equivalent sites	1.0	0	0	0
Lists of state- and tribal hazardous waste facilities	not searched	-	-	-
Lists of state and tribal landfills and solid waste disposal facilities	0.5	0	0	0
Lists of state and tribal leaking storage tanks	0.5	0	2	1
Lists of state and tribal registered storage tanks	0.25	0	1	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
Lists of state and tribal voluntary cleanup sites	0.5	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	not searched	-	-	-
Local Land Records	property	0	-	-
Records of Emergency Release Reports	property	0	-	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

PETROLEUM COUNTY COURTHOUSE
302 EAST MAIN STREET
WINNETT, MT 59087

COORDINATES

Latitude (North):	47.004373 - 47° 0′ 15.737915″
Longitude (West):	108.348893 - 108° 20′ 56.011963″
Elevation:	2951 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
PETROLEUM COUNTY UST: UST LUST: LUST	WHEELER ST & LEPPER AVE	<1/10 NW	▲ 1	8
B AND D SERVICE MAIN STREET LUST: LUST	117 E MAIN ST	<1/10 WNW	▲ 2	9
MDOT 53 3501 WINNETT SITE LUST: LUST	BROADWAY AVE & RAILROAD ST	1/10 - 1/3 NW	▲ 3	9

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

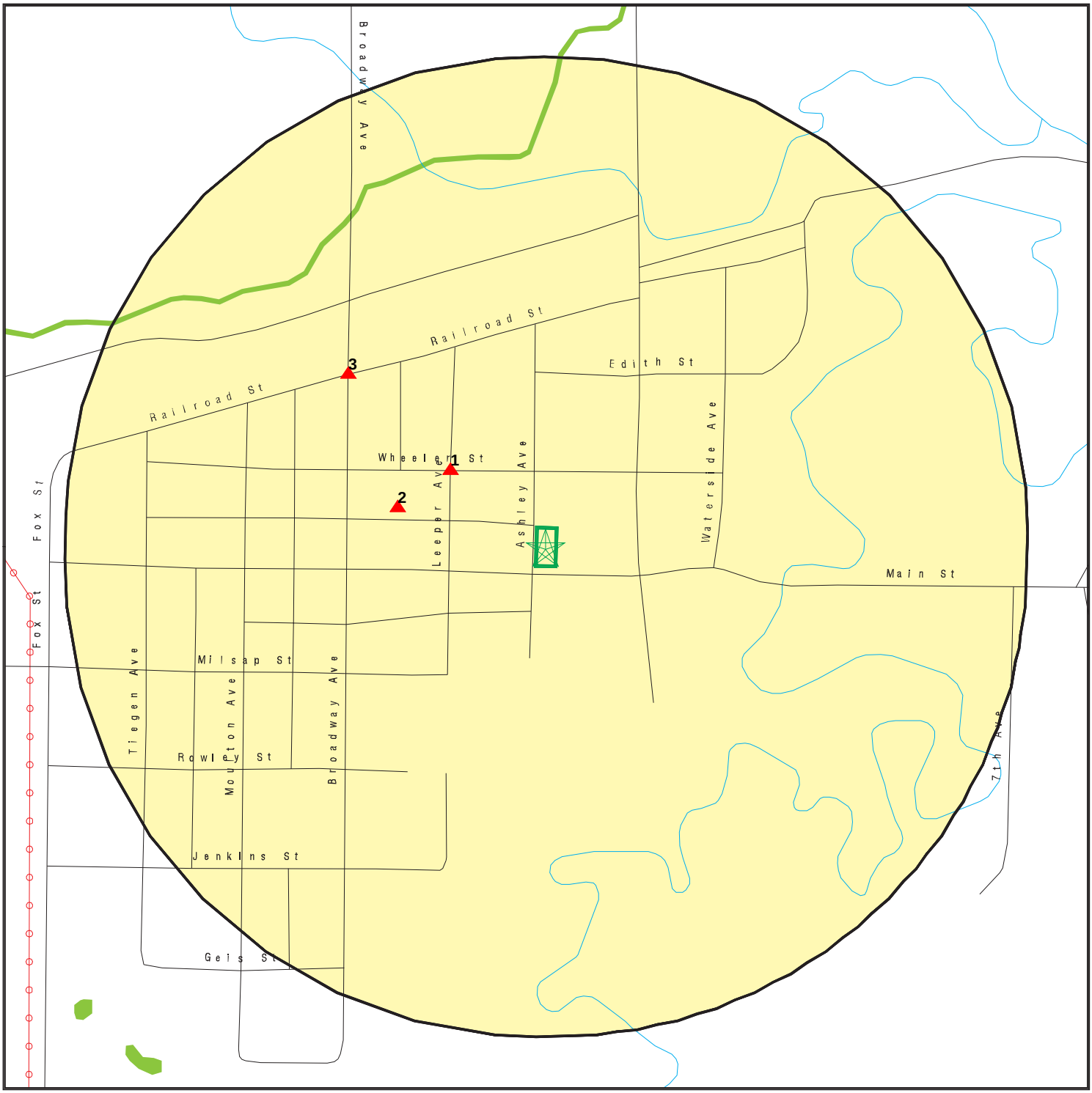
EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page
Not Reported				

PRIMARY MAP - 6956288.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 300 1/3 Miles

Indian Reservations BIA

Power transmission lines

National Wetland Inventory

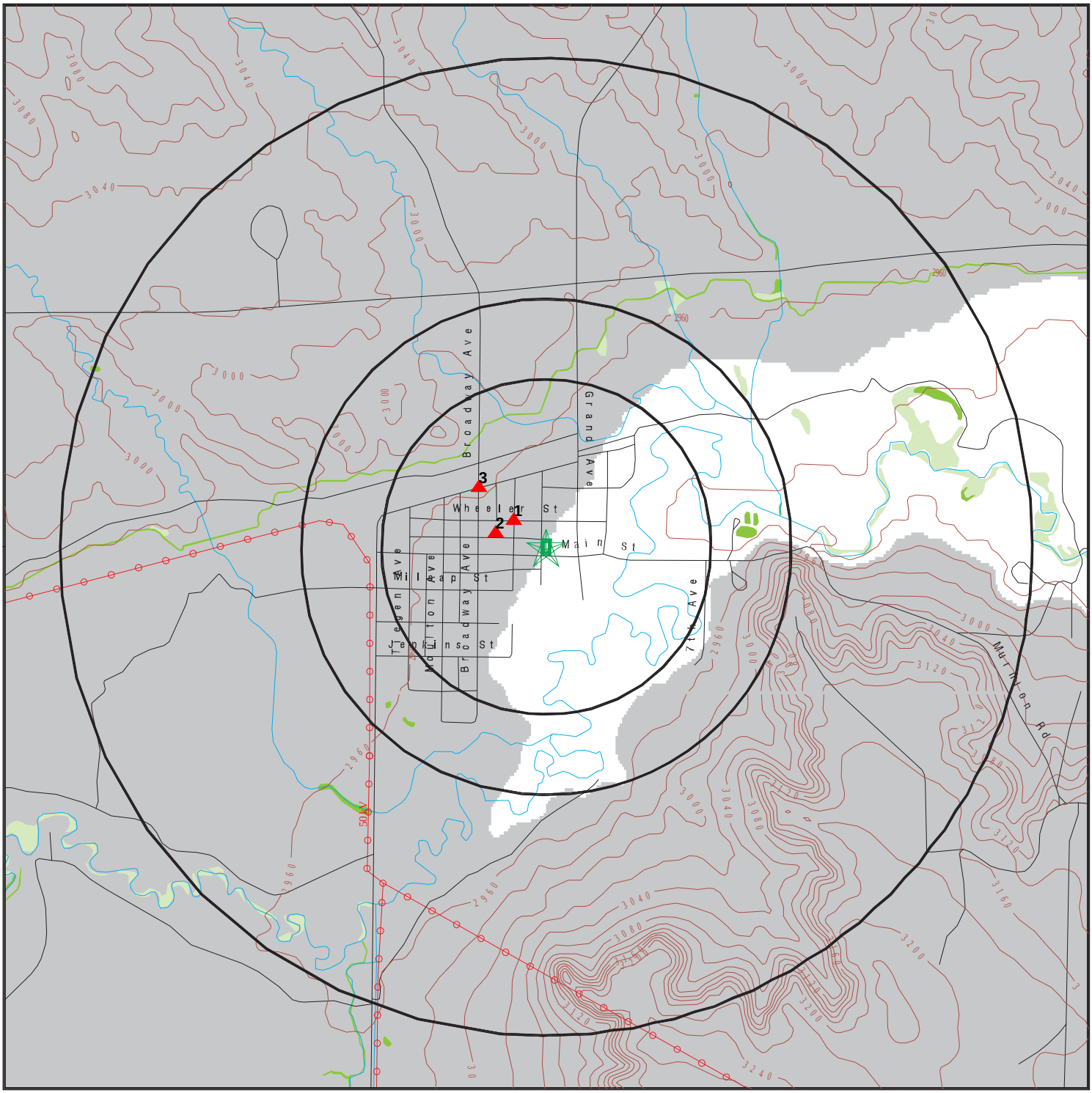
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Petroleum County Courthouse	CLIENT:	Tetra Tech EM, Inc.
ADDRESS:	302 East Main Street Winnett MT 59087	CONTACT:	Amanda Dones
		INQUIRY #:	6956288.2s
LAT/LONG:	47.004373 / 108.348893	DATE:	April 26, 2022 3:12 pm

Copyright © 2022 EDR, Inc. © 2015 TomTom Rel. 2015.

SECONDARY MAP - 6956288.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/3 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Petroleum County Courthouse	CLIENT:	Tetra Tech EM, Inc.
ADDRESS:	302 East Main Street Winnett MT 59087	CONTACT:	Amanda Dones
		INQUIRY #:	6956288.2s
LAT/LONG:	47.004373 / 108.348893	DATE:	April 26, 2022 3:10 pm

Copyright © 2022 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**		EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:
Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

PETROLEUM COUNTY WHEELER ST & LEPPER AVE, WINNETT, MT,			EDR SITE ID NUMBER U001877382
▲ 1	NW <1/10	(387 ft. / 0.073 mi.)	Lists of state and tribal leaking storage tanks Lists of state and tribal registered storage tanks
	4 ft. Higher Elevation	2955 ft. Above Sea Level	

Worksheet:

LUST: Lists of state and tribal leaking storage tanks

Name:	PETROLEUM COUNTY
Address:	WHEELER ST & LEPPER AVE
City,State,Zip:	WINNETT, MT
Facility ID:	26171
Legacy Facility Code:	35-00676
Federally Regulated:	Federal
Release ID:	803
Date of Release:	07/02/1991
Date Resolved:	02/24/2000
Facility Status:	Resolved

UST: Lists of state and tribal registered storage tanks

Name:	PETROLEUM COUNTY
Address:	WHEELER ST & LEPPER AVE
City:	WINNETT
Facility ID:	26171
Active Tanks:	0
Inactive Tanks:	2
Open/Closed?:	CLOSE
Closed Tanks:	0
Alt FAC Code:	35-00676

B AND D SERVICE MAIN STREET 117 E MAIN ST, WINNETT, MT,			U001877375
▲ 2	WNW <1/10	(525 ft. / 0.099 mi.)	Lists of state and tribal leaking storage tanks
	4 ft. Higher Elevation	2955 ft. Above Sea Level	

Worksheet:

LUST: Lists of state and tribal leaking storage tanks

Name:	B AND D SERVICE MAIN STREET
Address:	117 E MAIN ST
City,State,Zip:	WINNETT, MT
Facility ID:	26183
Legacy Facility Code:	35-05551
Federally Regulated:	Unknown
Release ID:	3881
Date of Release:	01/03/2000
Date Resolved:	Not Reported
Facility Status:	Confirmed

Name:	B AND D SERVICE MAIN STREET
Address:	117 E MAIN ST
City,State,Zip:	WINNETT, MT
Facility ID:	26183
Legacy Facility Code:	35-05551
Federally Regulated:	Federal
Release ID:	905
Date of Release:	09/19/1991
Date Resolved:	Not Reported
Facility Status:	Confirmed

MDOT 53 3501 WINNETT SITE BROADWAY AVE & RAILROAD ST, WINNETT, MT,			S126088652
▲ 3	NW 1/10 - 1/3	(908 ft. / 0.172 mi.)	Lists of state and tribal leaking storage tanks
	11 ft. Higher Elevation	2962 ft. Above Sea Level	

Worksheet:

LUST: Lists of state and tribal leaking storage tanks

Name:	MDOT 53 3501 WINNETT SITE
Address:	BROADWAY AVE & RAILROAD ST
City,State,Zip:	WINNETT, MT
Facility ID:	26178
Legacy Facility Code:	35-04066
Federally Regulated:	Federal
Release ID:	1008
Date of Release:	11/18/1991
Date Resolved:	01/13/2006
Facility Status:	Resolved

MDOT 53 3501 WINNETT SITE, BROADWAY AVE & RAILROAD ST, WINNETT, MT (Continued)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	01/25/2022	02/03/2022	02/22/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	01/25/2022	02/03/2022	02/22/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	01/25/2022	02/03/2022	02/22/2022
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	02/28/2022	03/02/2022	03/17/2022
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	11/15/2021	11/16/2021	02/08/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	11/19/2021	11/19/2021	02/14/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	11/19/2021	11/19/2021	02/14/2022
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/31/2021	03/01/2022	03/10/2022
State and tribal - equivalent NPL						
MT	SHWS	CECRA (Non-NPL) Priority Sites List	Department of Environmental Quality	08/02/2021	09/01/2021	09/15/2021
State and tribal landfill / solid waste disposal						
MT	SWF/LF	Solid Waste Management Facilities List	Department of Environmental Quality	07/12/2021	07/14/2021	08/10/2021
State and tribal leaking storage tank lists						
MT	LUST	Leaking Underground Storage Tank List for Montana	Department of Environmental Quality	12/01/2021	01/05/2022	03/24/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal registered storage tank lists						
MT	UST	Statewide UST Underground Storage Tank List	Department of Environmental Quality	01/19/2022	01/20/2022	04/11/2022
MT	UNREG UST	Non Regulated UST Facility Listing	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	AST	Above Ground Storage Tanks	Department of Environmental Quality	11/01/2021	11/04/2021	01/27/2022
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/14/2021	11/15/2021	02/08/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
State and tribal institutional control / engineering control registries						
MT	INST CONTROL	Response Action List	Department of Environmental Quality	06/12/2020	04/09/2021	06/29/2021
State and tribal voluntary cleanup sites						
MT	VCP	Voluntary Cleanup & Redevelopment Act Registry	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
State and tribal Brownfields sites						
MT	BROWNFIELDS	Brownfields Site Listing	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2021	01/14/2022	03/25/2022
US	ROD	Records Of Decision	EPA	01/25/2022	02/03/2022	02/22/2022
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	01/25/2022	02/03/2022	02/22/2022
MT	DEL SHWS	Delisted List of CECRA Sites	Department of Environmental Quality	08/02/2021	09/01/2021	09/15/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
MT	SWRCY	Recycling Facilities	Department of Environmental Quality	09/29/2021	10/11/2021	01/06/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	11/16/2021	11/18/2021	02/08/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/13/2021	12/17/2021	03/17/2022
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/25/2022	02/03/2022	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	01/25/2022	02/03/2022	02/22/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/25/2022	02/03/2022	02/22/2022
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/15/2021	12/16/2021	03/10/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	11/16/2021	11/18/2021	02/08/2022
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	10/26/2021	11/16/2021	02/08/2022
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	03/21/2022	03/22/2022	03/25/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/02/2021	11/22/2021	02/14/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	01/25/2022	02/03/2022	02/25/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	01/19/2022	01/19/2022	04/11/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	01/20/2022	01/20/2022	03/25/2022
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/29/2021	08/24/2021	11/19/2021
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	11/04/2021	11/22/2021	02/25/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	10/20/2021	11/05/2021	11/12/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2019	03/02/2022	03/25/2022
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/14/2021	12/15/2021	03/10/2022
MT	AIRS	Emissions Inventory Listing	Department of Environmental Quality	12/15/2021	01/06/2022	03/24/2022
MT	ASBESTOS	Asbestos Notification Listing	Department of Environmental Quality	01/04/2022	01/05/2022	03/24/2022
MT	CDL	Clandestine Drug Labs	Department of Environmental Quality	11/30/2021	12/01/2021	02/22/2022
MT	COAL ASH	Coal Ash Disposal Site Listing	Department of Environmental Quality	11/04/2020	11/13/2020	01/15/2021
MT	DRYCLEANERS	Drycleaner facilities	Department of Environmental Quality	09/08/2020	09/10/2020	12/03/2020
MT	Financial Assurance	Financial Assurance Information Listing	Department of Environmental Quality	01/19/2021	03/11/2021	06/02/2021
MT	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Quality	02/20/2021	10/13/2021	01/06/2022
MT	HIST CDL	Clandestine Drug Lab Listing	Department of Environmental Quality	07/05/2006	10/24/2006	11/07/2006
MT	REM RPROGRAM	Remediation Response Site Database	Department of Environmental Quality	12/20/2018	03/06/2019	05/13/2019
MT	SPILLS	Hazardous Material Spills Report	Department of Environmental Quality	11/05/2021	11/09/2021	01/31/2022
MT	UIC	UIC Wells Listing	Departmnet of Natural Resources & Conservatio	12/16/2021	12/16/2021	03/02/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
MT	WQA	WQA Site Ranking List	Department of Environmental Quality	08/02/2021	09/01/2021	09/15/2021
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/01/2022	01/04/2022	01/10/2022
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/15/2021	11/15/2021	02/01/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
MT	PFAS	PFOA & PFOS Site Listing	Department of Environmental Quality	09/20/2021	12/13/2021	03/02/2022
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022
MT	ABANDONED MINES	Abandoned and Inactive Mines Database	Bureau of Mines and Geology	06/03/2020	06/03/2020	08/21/2020

HISTORICAL USE RECORDS

US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
MT	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Quality		07/01/2013	01/08/2014
MT	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality		07/01/2013	01/03/2014

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX F

HISTORICAL USE DOCUMENTATION

APPENDIX F-1

HISTORICAL FIRE INSURANCE MAP REPORT

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087

Inquiry Number: 6956288.3
April 27, 2022

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/27/22

Site Name:

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087
EDR Inquiry # 6956288.3

Client Name:

Tetra Tech EM, Inc.
1955 Evergreen Blvd.
Duluth, GA 30096
Contact: Amanda Dones

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Tetra Tech EM, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 958F-42B9-93E4

PO # 2082-2204-12

Project Petroleum County Courthouse

Maps Provided:

1929
1922

Sanborn® Library search results

Certification #: 958F-42B9-93E4

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Tetra Tech EM, Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

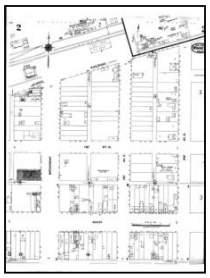
Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1929 Source Sheets



Volume 1, Sheet 2
1929

Volume 1, Sheet 3
1929

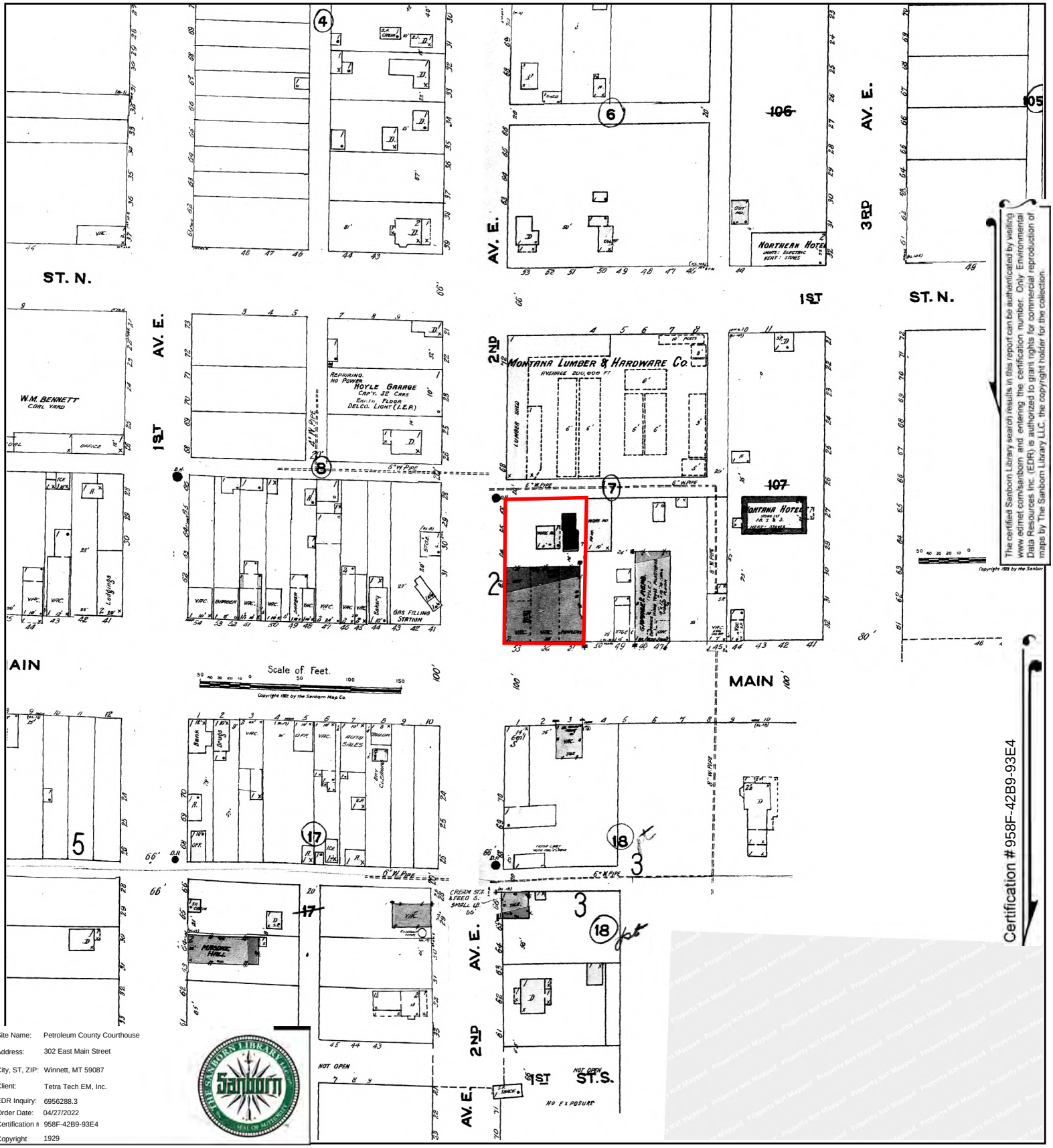
Volume 1, Sheet 5
1929

1922 Source Sheets

Volume 1, Sheet 2
1922

Volume 1, Sheet 3
1922

Volume 1, Sheet 5
1922

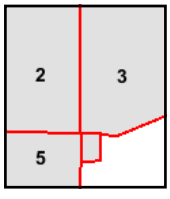


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #958F-42B9-93E4

Site Name:	Petroleum County Courthouse
Address:	302 East Main Street
City, ST, ZIP:	Winnett, MT 59087
Client:	Tetra Tech EM, Inc.
EDR Inquiry:	6956288.3
Order Date:	04/27/2022
Certification #:	958F-42B9-93E4
Copyright	1929

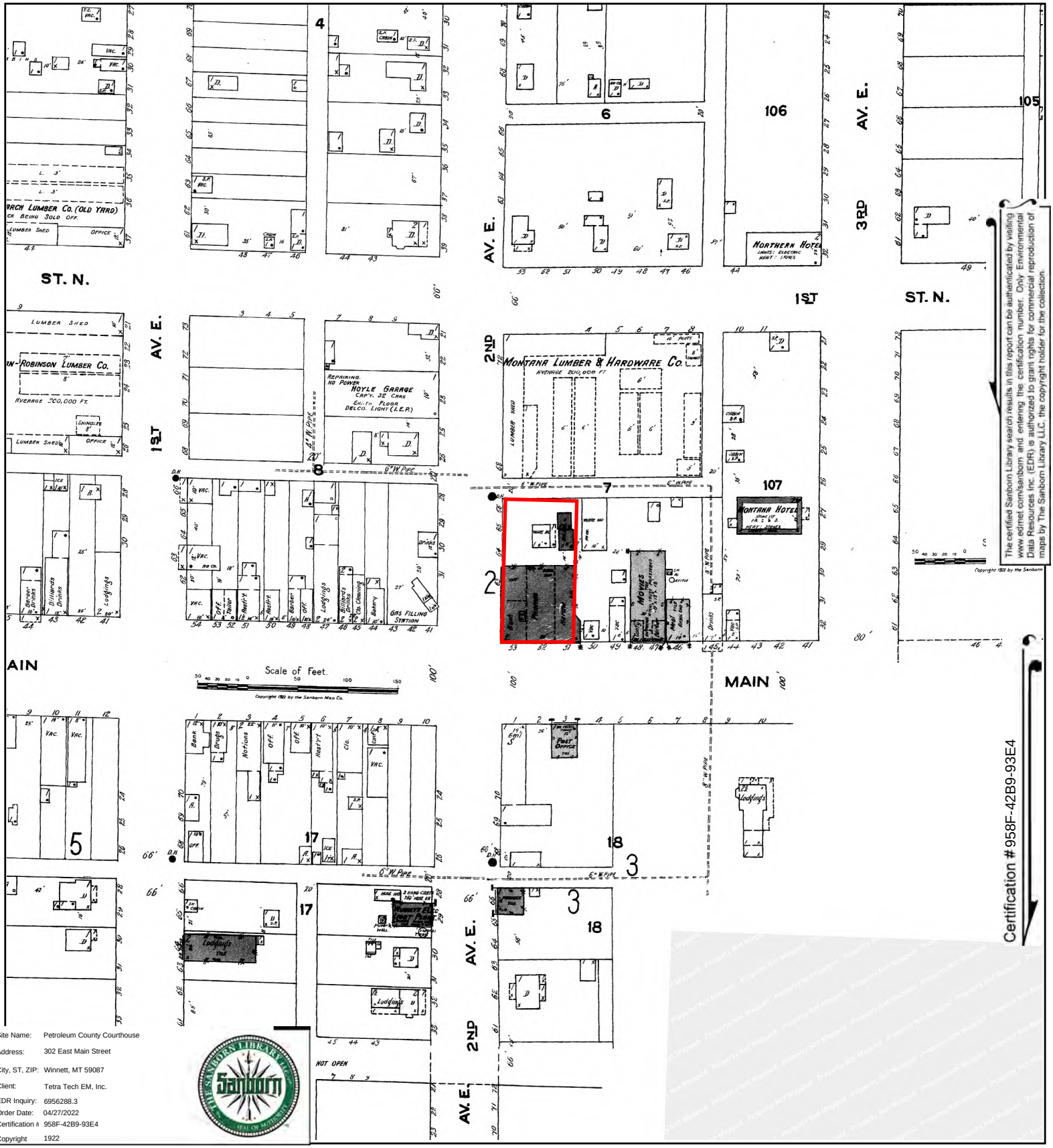
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 5
Volume 1, Sheet 3
Volume 1, Sheet 2

0 Feet 150 300 600

N

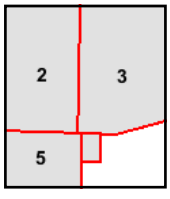


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Site Name:	Petroleum County Courthouse
Address:	302 East Main Street
City, ST, ZIP:	Winnett, MT 59087
Client:	Tetra Tech EM, Inc.
EDR Inquiry:	6956288.3
Order Date:	04/27/2022
Certification #:	958F-42B9-93E4
Copyright	1922

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 1, Sheet 5
Volume 1, Sheet 3
Volume 1, Sheet 2

N

APPENDIX F-2

HISTORICAL AERIAL PHOTOGRAPHS

Petroleum County Courthouse

302 East Main Street

Winnett, MT 59087

Inquiry Number: 6956288.8

April 27, 2022

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

04/27/22

Site Name:

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087
EDR Inquiry # 6956288.8

Client Name:

Tetra Tech EM, Inc.
1955 Evergreen Blvd.
Duluth, GA 30096
Contact: Amanda Dones

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1996	1"=500'	Acquisition Date: August 23, 1996	USGS/DOQQ
1982	1"=500'	Flight Date: September 07, 1982	USGS
1977	1"=500'	Flight Date: October 11, 1977	USGS
1953	1"=500'	Flight Date: September 21, 1953	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

INQUIRY #: 6956288.8
YEAR: 2017
= 500'
N
EDR

INQUIRY #: 6956288.8
YEAR: 2013
= 500'
N
EDR

INQUIRY #: 6956288.8
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 6956288.8
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 6956288.8
YEAR: 1996
= 500'
N
EDR

INQUIRY #: 6956288.8

YEAR: 1982

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.

INQUIRY #: 6956288.8

YEAR: 1977

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.

INQUIRY #: 6956288.8

YEAR: 1953

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.

APPENDIX F-3

HISTORICAL TOPOGRAPHIC MAPS

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087

Inquiry Number: 6956288.4
April 26, 2022

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

04/26/22

Site Name:

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087
EDR Inquiry # 6956288.4

Client Name:

Tetra Tech EM, Inc.
1955 Evergreen Blvd.
Duluth, GA 30096
Contact: Amanda Dones

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Tetra Tech EM, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 2082-2204-12

Project: Petroleum County Courthouse

Coordinates:

Latitude:	47.004373 47° 0' 16" North
Longitude:	-108.348893 -108° 20' 56" West
UTM Zone:	Zone 12 North
UTM X Meters:	701530.54
UTM Y Meters:	5209061.40
Elevation:	2950.78' above sea level

Maps Provided:

2020
2017
2014
1986

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2020 Source Sheets

Winnett North
2020
7.5-minute, 24000

Winnett South
2020
7.5-minute, 24000

Little Bear Lake
2020
7.5-minute, 24000

Yellow Water Reservoir
2020
7.5-minute, 24000

2017 Source Sheets

Winnett North
2017
7.5-minute, 24000

Winnett South
2017
7.5-minute, 24000

Little Bear Lake
2017
7.5-minute, 24000

Yellow Water Reservoir
2017
7.5-minute, 24000

2014 Source Sheets

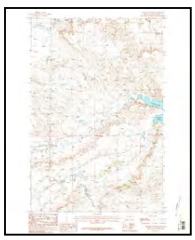
Winnett North
2014
7.5-minute, 24000

Winnett South
2014
7.5-minute, 24000

Little Bear Lake
2014
7.5-minute, 24000

Yellow Water Reservoir
2014
7.5-minute, 24000

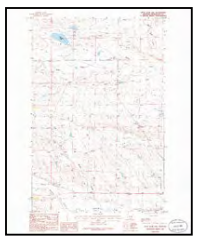
1986 Source Sheets



Winnett South
1986
7.5-minute, 24000
Aerial Photo Revised 1975

Yellow Water Reservoir
1986
7.5-minute, 24000
Aerial Photo Revised 1975

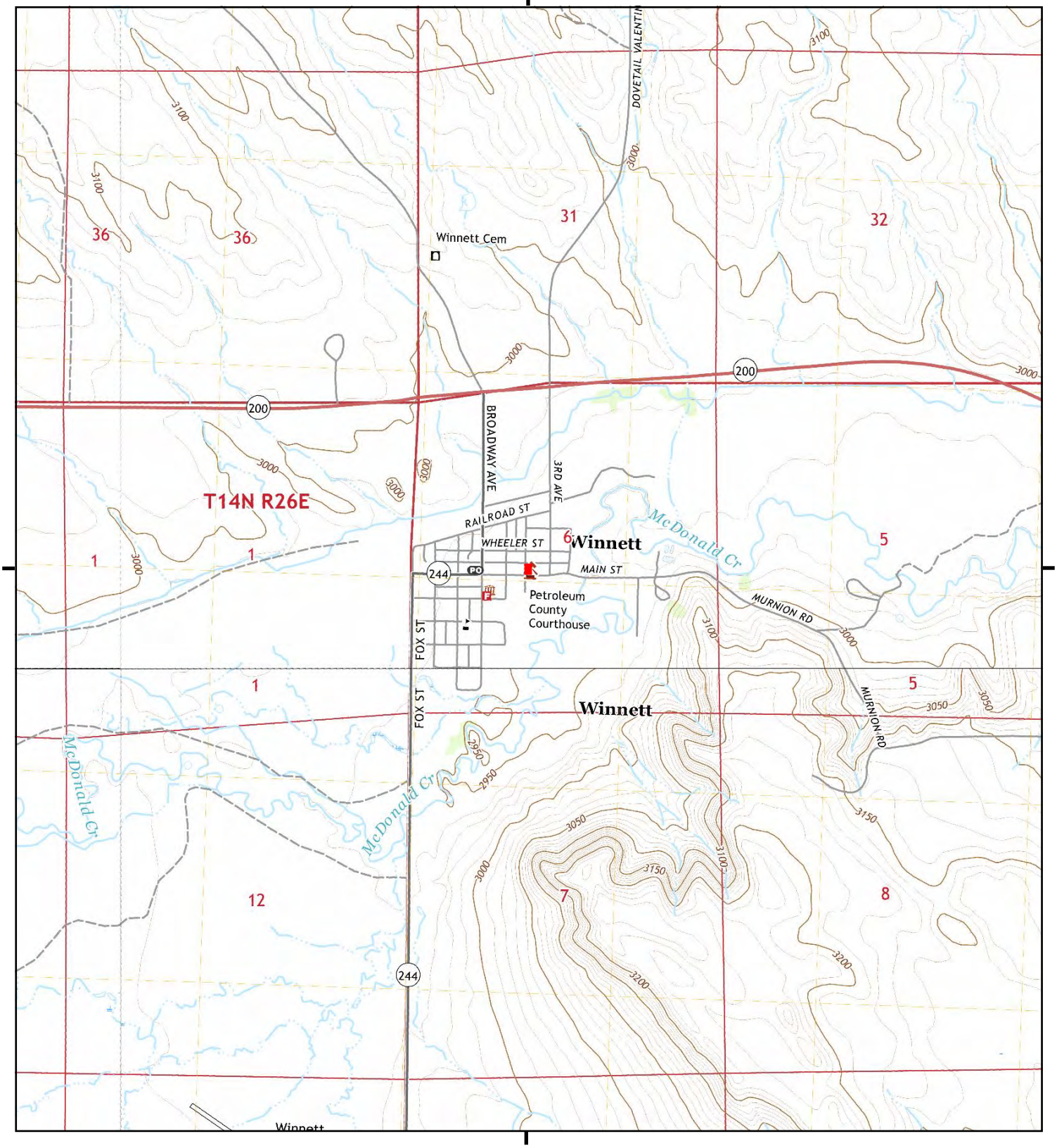
Winnett North
1986
7.5-minute, 24000
Aerial Photo Revised 1975



Little Bear Lake
1986
7.5-minute, 24000
Aerial Photo Revised 1975

Historical Topo Map

2020



This report includes information from the following map sheet(s).

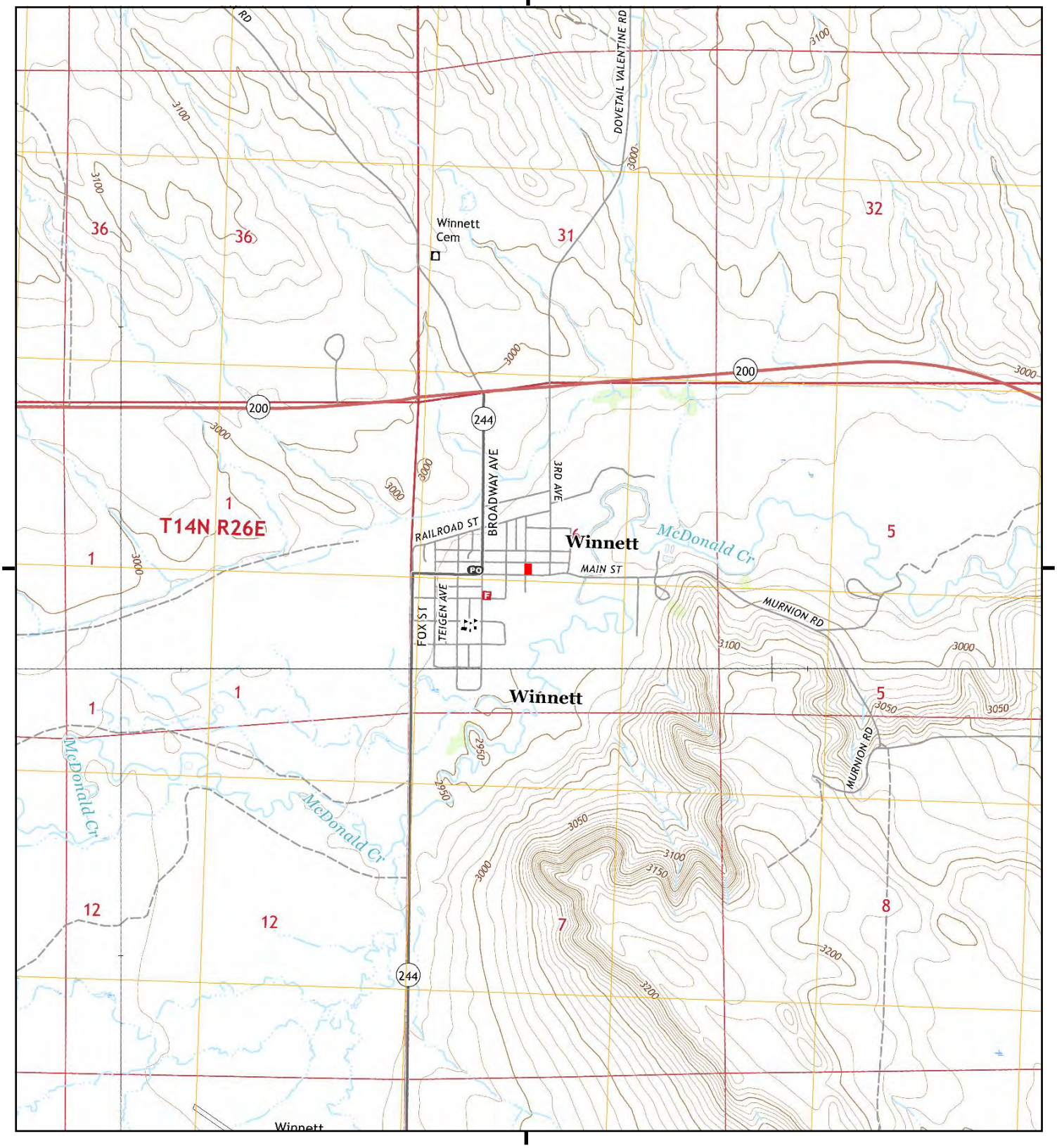
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Winnett North, 2020, 7.5-minute
S, Winnett South, 2020, 7.5-minute
SW, Yellow Water Reservoir, 2020, 7.5-minute
NW, Little Bear Lake, 2020, 7.5-minute

SITE NAME: Petroleum County Courthouse
ADDRESS: 302 East Main Street
Winnett, MT 59087
CLIENT: Tetra Tech EM, Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

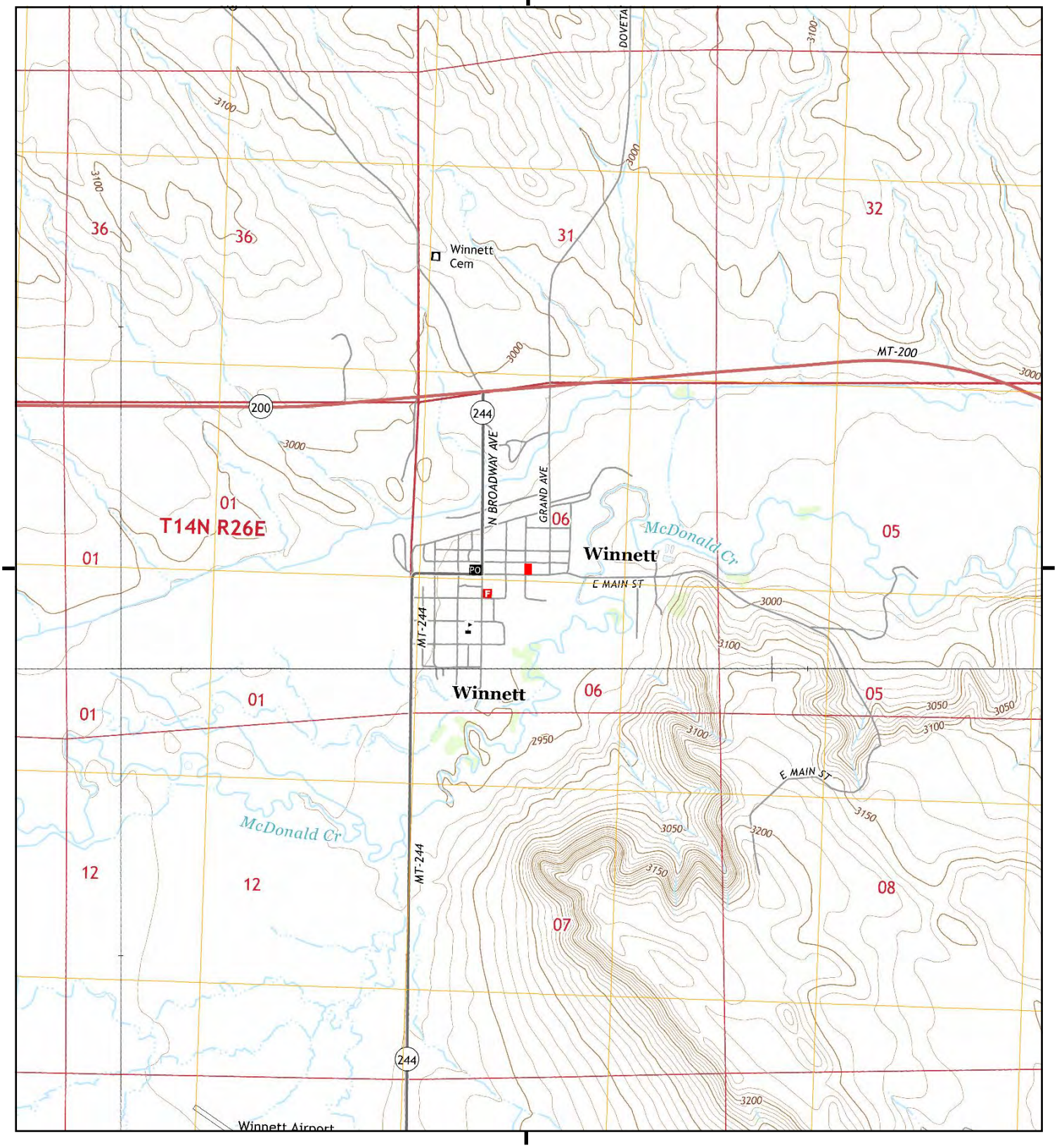
TP, Winnett North, 2017, 7.5-minute
S, Winnett South, 2017, 7.5-minute
SW, Yellow Water Reservoir, 2017, 7.5-minute
NW, Little Bear Lake, 2017, 7.5-minute

SITE NAME: Petroleum County Courthouse
ADDRESS: 302 East Main Street
Winnett, MT 59087
CLIENT: Tetra Tech EM, Inc.

N

Historical Topo Map

2014



This report includes information from the following map sheet(s).

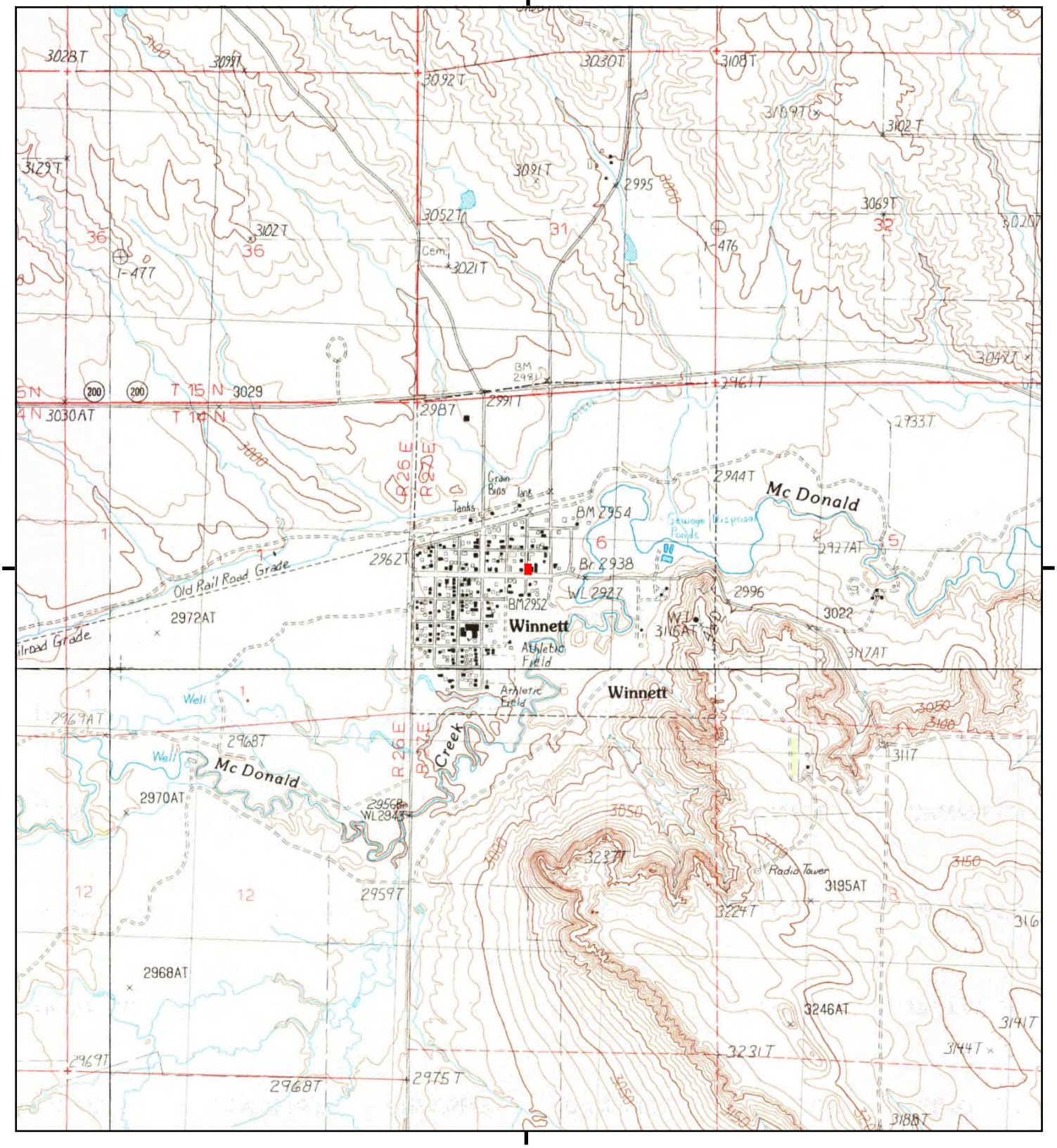
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Winnett North, 2014, 7.5-minute
S, Winnett South, 2014, 7.5-minute
SW, Yellow Water Reservoir, 2014, 7.5-minute
NW, Little Bear Lake, 2014, 7.5-minute

SITE NAME: Petroleum County Courthouse
ADDRESS: 302 East Main Street
Winnett, MT 59087
CLIENT: Tetra Tech EM, Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Winnett North, 1986, 7.5-minute
S, Winnett South, 1986, 7.5-minute
SW, Yellow Water Reservoir, 1986, 7.5-minute
NW, Little Bear Lake, 1986, 7.5-minute

SITE NAME: Petroleum County Courthouse
ADDRESS: 302 East Main Street
Winnett, MT 59087
CLIENT: Tetra Tech EM, Inc.

N

APPENDIX F-4

HISTORICAL CITY DIRECTORY SEARCH

Petroleum County Courthouse
302 East Main Street
Winnett, MT 59087

Inquiry Number: 6956288.5
April 27, 2022

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by
infoUSA®
Copyright©2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☐	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

302 East Main Street
Winnett, MT 59087

Year	*CD Image*	*Source*	
E MAIN			
2010	pg A3	EDR Digital Archive	
E MAIN ST			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A4	EDR Digital Archive	
2005	-	EDR Digital Archive	Street not listed in Source
2000	pg A5	EDR Digital Archive	
1995	-	EDR Digital Archive	Street not listed in Source
1992	-	EDR Digital Archive	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E MAIN ST 2017

105	GERSHMEL REAL ESTATE
	GERSHMELS GENERAL STORETRUSTWORTHY
108	HAPPY HEIFER
209	BREW & DO SALON

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E MAIN ST 2014

209 HAIR GARAGE THE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E MAIN 2010

105 BIG COUNTRY

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E MAIN ST 2010

16 NATURAL RESOURCES CONSERVATION
209 HAIR GARAGE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

E MAIN ST 2000

117 MCCONE ELECTRIC CO OP INCORPORATED WINNETT

APPENDIX G

RESUMES

Brock D. Jones
Geologist

EXPERIENCE SUMMARY

Brock Jones has 25 years of professional experience in multi-media environmental compliance with a strong focus on due diligence, subsurface investigations, risk assessment and remediation. In addition to these focal points Mr. Jones has a strong working knowledge of geotechnical/geophysical assessments, wetland delineation, asbestos, compliance auditing, and alternative energy and electric utility transmission line construction. Throughout his career Mr. Jones has promoted, trained and participated in all aspects of employee safety, serving as Safety Manager and safety liaison as required.

RELEVANT EXPERIENCE

SITE INVESTIGATION / REMEDIATION / COMPLIANCE

Access Coordinator, Dominion Energy Transmission (2019-2021). Mr. Jones provided field management for construction of 230kv and 500kv wreck and rebuild transmission line construction in the greater Blue Ridge region of Virginia. Application of Annual Specs and Standards ensured compliance with stakeholder interaction, access construction, rights-of-way delineation and applicable SWPP requirements.

Site Finding Specialist, Utility Scale Solar (2018-2019). Mr. Jones identified potential utility scale solar sites and completed risk analysis for development potential based on environmental and geologic attributes**.** Participated in development of 100MW property sold to regional utility and constructed by national EPC.

Project Manager (2004-2017). Mr. Jones provided project management to a multitude of commercial and industrial clients focused on due diligence, subsurface investigation, remediation of impacted soil/groundwater and associated risk assessment. Notable clients include; Liberty University, Appalachian Electric Power, Norfolk Southern, Virginia Department of Transportation, Babcock and Wilcox Nuclear Navy, Ericson, Inc. and GE.

Safety Manager (2008-2017). Implemented a company wide safety program. Provided training for task hazard analysis, OSHA 10, OSHA 30 and client specific requirements. Managed safety program and performed periodic field audits to document compliance with company standards.

FIELD ACTIVITIES

Drill Rig Operator/Field Technician. Operated HSA Drill Rig(s) and soil probes for geotechnical and environmental assessments. Installed and developed monitoring wells constructed and maintained remedial systems.

PUBLICATION(S),

- Jones, Brock, and Geoffrey Smith.1995. Development of a Soil Profile Index based on Chemical and Mineralogical Attributes of Soils from Mount Olympus Greece. GSA Abstracts with programs Vol. 27, No 1 pg. 58

EDUCATION

B.S., ENVIRONMENTAL GEOLOGY, OHIO UNIVERSITY, 1994

M.S. ENVIRONMENTAL GEOLOGY(Pending Thesis) OHIO UNIVERSTY, 1996

AREA OF EXPERTISE

PROJECT MANAGMENT

REMEDIATION

DUE DILIGENCE

BROWNFIELDS

SPECIAL PROJECTS

REGISTRATIONS/ AFFILIATIONS TRAINING/CERTIFICATIONS

40-HOUR HAZWOPER WITH 8-HOUR REFRESHERS

30-HOUR OSHA GENERAL INDUSTRY

10-HOUR OSHA GENERAL INDUSTRY

TASK HAZARD ANALYSIS

CPR/FIRST AID

VA ESIN 1870

OFFICE

HELENA, MT

YEARS OF EXPERIENCE

25

CONTACT

Brock.Jones@tetratech.com

Cell Phone 434-964-7256

TETRA TECH

Amanda Dones
Geologist

EXPERIENCE SUMMARY

As a geologist, Ms. Dones has supported multiple and various environmental projects for Tetra Tech across the nation. Specifically, Ms. Dones supports the EPA Region 4 under the Superfund Technical Assessment and Response Team (START) program, for which she has been performing environmental site assessments and emergency response and removal action support. In addition, Ms. Dones assists disaster recovery efforts such as the California wildfires, local and state government lead environmental assessments, and private sector environmental health and safety compliance assistance. As an asbestos inspector, Ms. Dones supports private and public sector projects across the country. While completing her geoscience degree, Ms. Dones served as laboratory assistant to the director of the geological department at Indiana University Southeast, a geological field team member, and conducted extensive efforts on academic research projects.

RELEVANT PROJECT EXPERIENCE

Site Assessments

Pre-Demolition Hazardous Materials Survey (Asbestos, Lead-based Paint, Household Hazardous Waste), 2018 to Present. Ms. Dones is part of a team of Tetra Tech scientists conducting hazardous materials surveys at active military bases throughout the United States in preparation for structural upgrade or demolition activies. Ms. Dones conducts the surveys, interprets sample results, and writes the survey reports. Surveys conducted and/or survey reports written to date include but are not limited to the following list:

- Eglin AFB, Starke, FL – Dormitories
- Wainwright AFB, Fairbanks, AK – Commissary
- Wright Patterson AFB, Dayton, OH – Building 50
- Florida ANG, Jacksonville, FL – Buildings 4210 and 4211
- Ft Leavenworth AFB, Leavenworth, KS – Buildings 46 and 95
- TAFB, Panama Beach, FL –Demolition Buildings 214, 131 and 138
- ILANG, Springfield IL, Building P19
- Grand Forks AFB, Grand Forks, ND – Building 203
- Springfield ANG, Springfield, OH – Buildings 119A and 119B
- PAFB, Brevard County, FL – Bldgs. 264, 265, 404, 429, 543, and 577

EDUCATION

B.A., Geosciences, Indiana University Southeast, 2017

AREAS OF EXPERTISE

- Environmental Site Assessments
- Multimedia Field Sampling
- Compliance Inspections
- Groundwater Monitoring
- Emergency Response

CERTIFICATIONS

- 40-hour Hazwoper training and updates
- ICS 100-200 & 700-800
- Asbestos Inspector Certification

CONTACT

Work – 502.569.9018

Cell – 502.714.4729

Amanda.dones@tetratech.com

OFFICE

Louisville, KY

YEARS OF EXPERIENCE

7

Groundwater Monitoring/Corrective Action Oversight, GE Appliance Park, Louisville, KY, 2017 to Present. As a part of a Tetra Tech project team, Ms. Dones is conducting groundwater monitoring actives at an industrial site in Louisville undergoing remediation. She is responsible for supporting site planning and health and safety, conducting groundwater sampling and monitoring, processing and shipping samples to an offsite laboratory for analysis, evaluating site and sample data, and preparing site reports.

Groundwater Monitoring, Clark-Floyd Landfill, Borden, IN, 2018 to Present. Ms. Dones is conducting groundwater monitoring actives at a landfill in Borden, Indiana. She is responsible for supporting site planning and health and safety, conducting groundwater sampling and monitoring, processing and shipping samples to an offsite laboratory for analysis.

TIP, 2Q19, Louisville, KY, 2018 to Present. Environmental Scientist for tenant environmental reviews for the TIP. Ms. Dones has inspected companies located in Kentucky to minimize potential adverse effects to the property that could result from the presence, use, handling, and storage of hazardous substances by the tenants. These facilities include commercial warehouses utilized by multiple tenants for offices, manufacturing, and distribution purposes.

Phase I Environmental Site Investigations, 2018 to Present. Ms. Dones has inspected over 20 properties located in the southeast with assessments, wetlands and endangered species evaluations, and historical reviews. These assessments include commercial and residential properties.

Phase II Environmental Site Investigations, 2018 to Present. Ms. Dones has been part of a team that conducted a Phase II site investigations at CSX in Ravenna, KY, Rich Ladder in Carrollton, KY, Butler Furniture in Carrollton, KY, 451 South Main Street in Henderson, KY, Lyman Mills in Lyman South Carolina, Mobley Brake in Erin, TN, and Madison Street Warehouses in Louisville, KY. The teams conducted soil, sediment, soil-gas, waste pile, surface water, and groundwater, asbestos and lead-based paint sampling.

SPCC Inspections and Spill Response Planning for Delta Airlines, 2017 to Present. Ms. Dones is part of the Tetra Tech team that is providing oil spill prevention and control compliance support to Delta Airlines at airport facilities across the United States. Work includes reviewing existing spill prevention and response plans, conducting site inspections, providing suggestions for improved operations and preparedness, and updating response plans in accordance with appropriate federal and state regulations. As part of this work, Ms. Dones has also participated in several tabletop and other exercises and drills to test these plans.

Field Geology/Research Projects. Ms. Dones conducted field, laboratory, and academic research on several projects. For example, she participated in field studies of Alaskan geology in Skagway, Juneau, and Ketchikan, including glaciers and their erosional features. She also studied mineralogical and chemical differences and the hydrothermal and geological aspects of Yellowstone and the Grand Tetons.

Project Management

Targeted Brownfields Assessments, EPA Region 4, 2020. Ms. Dones serves as the project manager for TBA sites including Madison Street Warehouses in Louisville, Kentucky which was a former cigar manufacturing facility; The Titan Tire site in Natchez, Mississippi which was a former tire manufacturing facility. As the project manager and field team leader, Ms. Dones oversees geophysical surveys of each property to identify utility lines and any underground objects, such as underground storage tanks. Ms. Dones conducts field activities, which include the installation of monitoring wells and soil, groundwater, soil gas, indoor air, and sediment sampling. Ms. Dones also serves as the sample processor and is responsible for maintaining sample custody until release to the laboratory. Once field activities are complete, Ms. Dones prepares the Phase II ESA reports, as well as the Analysis of Brownfields Cleanup

Alternatives (ABCA), which summarizes the costs and assumptions associated with different cleanup alternatives.

Emergency Response, EPA Region 4, 2021. Ms. Dones serves as project manager for two emergency response projects in Kentucky: Kentucky Tornado Response and Mayfield Consumer Products. Her duties influde the preparation of statements of work used when requesting bids from subcontrators. She estimates, monitors, and maintains budgets, creates reports and corresponds directly with the client, Federal, and State Agencies (U.S. EPA and KDEP). Ms. Dones also supervises field personnel and contractors.

Wildfire Response

Thomas Fire Incident, Field Assessment Team, California Wildfires (2018) Ms. Dones worked with Cal Recycle following the December 2017 wildfires. She assisted in the set up and staged Air particulate monitoring with High Flow and Low Flow filter sampling for Asbestos and heavy metals using Gilian GilAir Plus air monitoring pumps, Gilian AirCon2 Pumps, and DustTrak aerosol monitors, as well as confirmation soil sampling.

Camp Fire Incident, Field Assessment Team, California Wildfires (2019/2020) Ms. Dones worked as an Environmental Unit Leader with Cal Recycle following the November 2018 wildfires. She assisted the Asbestos Survey team in assessing and collecting samples from properties within the program. This included collecting data in iForm via a tablet as well as tech peer reviews and quality control of peer data. Ms. Dones has performed numerous off-site tasks including data validation and quality control for final documents.

Emergency Response

Hurricane Irma Response, Florida. Ms. Dones provided technical assistance to EPA Region 4 during its initial Hurricane Irma response efforts under the START program. She performed numerous site and facility damage assessments, identified areas of immediate environmental concern, and searched affected properties for sunken vessels and orphan containers possibly containing fuel oil, chemicals, or other hazardous materials.

On the secondary response to Hurricane Irma, Ms. Dones teamed with the USEPA, US Coast Guard, Florida Fish and Wildlife to document information in the removal of over two-thousand derelict and displaced vessels from Key Largo to Key West, Florida. The documentation process involved using a collection of ESRI applications through ArcGIS.

Hurricane Florence Response, North Carolina. Ms. Dones provided technical assistance to EPA Region 4 during its initial Hurricane Florence response efforts under the START program. She searched affected areas from orphan containers possibly containing fuel oil, chemicals, or other hazardous materials. She also helped plan for and prepare staging areas for orphan container removal activities.

Laboratory Assistant

Indiana University Southeast.

Ms. Dones served as laboratory assistant to the director of the geological department at Indiana University Southeast. Ms. Dones had various responsibilities including oversight of the classification and organization of the geology departments rock and mineral collection, assisting fellow students in the set up and use of the Scanning Electron Microscope for research projects, and aiding the professor in professional research projects presented at the Geological Society of America conference.

EMPLOYMENT HISTORY

Tetra Tech, Inc., Staff Geologist, 2017 to present
Indiana University Southeast, Laboratory Assistant, 2015 to 2017