

**BIG SKY RESORT AREA DISTRICT
11 LONE PEAK DRIVE NO. 204
BIG SKY, MONTANA**

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 4, 2025, 1:00 P.M.**

MEMBERS:

Kevin Germain	Chair
Sarah Blechta	Vice Chair
Grace Young	Secretary and Treasurer
John Zirkle	Director
Michelle Kendziorski	Director

STAFF:

Daniel Bierschwale	Executive Director
Jackie Haines	Director of Economic and Strategic Development
Kristin Drain	Finance and Compliance Manger
Tammy Estensen	Communications and Community Engagement Manager
Jenny Christensen	Deputy Director
Kim Beatty	Legal Counsel

Minutes taken by Bethany Young of Minutes Solutions Inc. from a recording

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 1:00 p.m.

2. PUBLIC COMMENT

There was no public comment regarding non-agenda items.

3. CONSENT AGENDA

On a motion made by Sarah Blechta, seconded by Michelle Kendziorski, it was resolved to approve the consent agenda as presented. Motion carried.

Grace Young reported that November 2024 collections were up 16% and interest through November 2024 exceeded the expected budget by \$75,000. It was noted that 220 businesses still need to renew their registrations. It was explained that dues, property taxes, and professional fees exceeded the budget due to timing of invoices.

4. NEW BUSINESS

4.1 Madison Valley Hospital District vs. Big Sky Resort Area District Lawsuit

On a motion made by John Zirkle, seconded by Grace Young, it was resolved to designate Sarah Blechta as the Board representative to work with Counsel on the Madison Valley Hospital District lawsuit. Motion carried.

Daniel Bierschwale read the statement prepared by Kim Beatty in response to the lawsuit brought by the Madison Valley Hospital District. The Board encouraged comments from the community on the matter.

5. OLD BUSINESS

5.1 Subcommittee Updates

5.1.1 Legislative Action

Jackie Haines reported that Representative Walsh sponsored House Bill 162, seeking to add workforce and community housing to the allowable spending of the 1% infrastructure tax. It passed the House committee and chamber with 80% approval. It was read into the Senate on February 3, 2025.

Jackie Haines stated that Senate Bill 260 targets school and hospital service districts. It seeks to allow alteration of service district boundaries based on geographic accessibility. She explained the process that would be required for voters to join a new or existing district of the same type. The Board emphasized that the bill is not meant to avoid taxes but to alter service district boundaries to align with current communities, unraveling decades-old boundaries preventing geographical access to services. The Board is currently soliciting the community's written comments or spoken testimony in support of the bill, which is expected to be opposed.

The floor was opened for public comments and questions.

Meg O'Leary requested an explanation of the expected opposition.

5.1.2 Property and Facilities

Kristin Drain reported that the subcommittee is awaiting a third engineering proposal for the site at the corner property before making a recommendation to the Board. She noted that the three tenants on the corner property are covering the maintenance and utility expenses for the property. She reported that a bench is being built as a tribute to Steve Johnson, accompanied by signage providing educational information on the river and fly tying. Kristin Drain outlined various maintenance projects that have been completed. She announced that the committee is determining how best to make the spaces available to the community.

Tammy Estensen reported that the RAISE grant is now a BUILD grant requesting federal funds for the US 191/MT 64 intersection improvement project. She encouraged voters' letters of support for the intersection grant in addition to letters of support provided by the Governor and four Montana Congressmen.

The floor was opened for public comments and questions.

Lizzie Peyton, Director of Community Sustainability for Big Sky SNO, mentioned that property on the roundabout could be a good opportunity for EV charging stations.

5.2 Local Governance Study Update

Dylan Pipinich, Land Planner with the WGM Group, presented an update on the project progress and timelines, the completion of the existing conditions report, the creation of a scenario toolkit, plans for a second public meeting, the launch of the community survey, and next steps. It was noted that the survey is designed to gather insights on which three options to evaluate in the final report, not to measure support for specific options. The online survey

closes on February 28, 2025. The Board encouraged the community to spend 10 to 15 minutes to complete the anonymous survey on the website.

5.3 Grow Wild Update

Jen Mohler, Executive Director of Grow Wild, shared the 2024 highlights and metrics from Grow Wild programs and activities. Abby Butler was introduced as the newly hired Conservation Program Coordinator. It was announced that Jen Mohler won the Outstanding Cooperative Weed Management Area Award at the 2024 Montana Weed Control Association Annual Conference.

5.4 Enforcement Procedure Updates

Kristin Drain explained the four additional enforcement actions added to the procedures document. The additional actions are targeted at businesses that have been late in filing three times in one year or have had a lawsuit filed twice in five years.

5.5 Resolution 2025-01R

On a motion made by Sarah Blechta, seconded by Michelle Kendziorski, it was resolved to approve Resolution 2025-01R with the addition of condition 2(h) stating that the Community Park Renovation Sponsor guarantees the artificial turf being used does not contain PFAs, as confirmed by an independent testing organization, and that the overall design shows no connection between the turf and nearby surface or ground water as demonstrated by a professionally engineered post-construction stormwater control plan showing how water runoff from the turf will be managed to prevent it from reaching water sources. Motion carried.

The Board added the condition based on public comment received. It was noted the Big Sky Community Organization (BSCO) has already committed to using an organic infill substance on the fields.

The floor was opened for public comments and questions.

Whitney Montgomery, CEO of the BSCO, thanked the Board and staff for the work being done. He reported that the BSCO has already spoken with a potential artificial turf manufacturer who can provide the Board with a sample report.

5.6 Resolution 2025-02R

On a motion made by Sarah Blechta, seconded by John Zirkle, it was resolved to approve Resolution 2025-02R as presented. Motion carried.

The Board explained that Kim Beatty and Courtney Ellis, Bond Counsel with Dorsey and Whitney, determined the language for the five ballot items, allowing the separation of ballot items by project, not the 1% and 3% funding sources. The Board thanked the public for their comments and Counsel for aligning the ballot measures by project, allowing voters to support the Cold Smoke and Community Park renovation projects separately. On February 3, 2025, the County approved the ballot language as presented in the resolution.

The floor was opened for public comments and questions.

Jenny Christensen shared a written public comment received, requesting the separation of projects on the ballot.

David O'Connor, Executive Director of the Big Sky Community Housing Trust, thanked the Board and expressed full support for whatever strategy makes sense. He stated that it was a no-brainer to access the 1% and 3% funds for the largest project as state law evolves and allows.

5.7 Elections Communication Plan

Daniel Bierschwale presented a high-level summary outlining the three phases of the May 2025 ballot communication plan. The brand for the campaign is “Livable Big Sky: Let’s shape it together”. The Board recommended adding church and HOA groups to meeting opportunities.

The floor was opened for public comments and questions.

Mariel Butan, Secretary of the Coordinating Council of Big Sky, shared their additional efforts to meet people where they are in the community, including a family night and an après ski event.

Max Scheder-Bieschin, President of the Big Sky Chapel Board, offered his assistance to share the message with the three congregations at the Big Sky Chapel.

Liz McRae, BCSO, stated that, from a messaging standpoint on the ballot, it could be helpful to voters to say that everything is a ‘yes’ vote or everything is a ‘no’ vote, instead of ‘yes’ to a couple items and ‘no’ to others.

6. PUBLIC COMMENT

There was no public comment on non-agenda items.

7. NEXT MEETING

The date of the next Board of Directors meeting is March 13, 2025, at 9:00 a.m.

8. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 2:36 p.m.

DISCLAIMER

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Respectfully submitted,

Grace Young

Grace Young (Mar 14, 2025 10:18 MDT)

Grace Young, Secretary and Treasurer




2025.02.04 Board Meeting Minutes

Final Audit Report

2025-03-14

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