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# Comprehensive Development Plan

City of Lewistown, Montana

2017

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Lewistown Municipal Airport



Required to create a Targeted Economic Development District which is a Tax Increment Financing District under Montana Code 7-15-4279

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## Section

# A Introduction & Overview

The City of Lewistown is embarking on a program to attract industry, grow population, and revitalize commercial and residential areas of town through development of infrastructure, in an area generally at the Lewistown Airport and across U.S. 87 to the north of the Airport.

This revitalization development of the Lewistown Targeted Economic Development District is being undertaken to address the lack of infrastructure in an area that is conducive to development and is needed in order to attract businesses and industries to the community. The City plans to create a Comprehensive Development Plan in accordance with 7-15-4211 Montana Code Annotated (MCA) and to establish a Targeted Economic Development District (TEDD) that is a tax increment financing (TIF) program to help fund development of infrastructure within the district. The first step in creating the District will be to prepare this Comprehensive Development Plan for the District, which will guide the investment of resources in addressing critical infrastructure issues. As stated in 7-15-4280 MCA, a local government may “authorize the creation of a targeted economic development district in support of value-adding economic development projects.” As stated in 7-15-4209 MCA, a local government “may formulate a workable program for utilizing appropriate private and public resources:

- (a) To eliminate and prevent the development or spread of blighted areas;
- (b) To encourage needed urban rehabilitation;
- (c) To provide for the redevelopment of such areas; or
- (d) To undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program”

In November of 2017, the Lewistown City Commission passed a Resolution of Necessity that the Targeted Economic Development District is “deficient of infrastructure improvements” as defined in the Montana Targeted Economic Development District Law, 7-15-4279. The Resolution noted a deficiency in water, sewer, utilities, and transportation infrastructure on the airport and the adjacent property north of US 87/MT 200 and the airport. These include the following and are described in more detail in Section B:

1. Little or no access to utilities, including areas without redundant electrical services, lack of adequate broadband services, and lack of natural gas services.

2. Inadequate transportation infrastructure including no rail service, roads that are without curbs, gutters and paving; and inadequate pedestrian walkways.
3. Lack of water and sewer services and a water system that has a potential to create bacteria due to the lack of a looped system that eliminates the opportunity for water to stagnate.
4. Inadequate lights and faulty lot layout as a result of random development without years of planning and resources to develop properly.

## **Background**

The city of Lewistown encompasses 5.32 square miles and serves as the county seat of Fergus County, located at the approximate geographic center of the State of Montana. The 2015 population estimate is 5,883 down slightly from 2010 Census of 5,954.

Lewistown is located in an area that was once part of the territory of the Blackfoot Nation. In 1874, Fort Lewis, named in honor of Major W.H. Lewis, was established to provide military protection for people traveling on the Carroll Trail, the shortest route between Carroll, Montana and Helena. It is likely that the name "Lewistown", selected ten years later, was derived from the post. The first residents of Lewistown were Metis, who established the first permanent settlement at "Big Spring Creek" in 1879. Two of these settlers, Francis A. Janeaux, and Paul Morase, homesteaded properties on a site that ultimately became present day Lewistown. Dr. L.A. Lapalme, Lewistown's first medical doctor, platted the first Townsite in 1883, using a fence for a starting line, which likely explains the streets' southwest-northeast orientation. Janeaux founded the first public schoolhouse in the community in 1883.

During the remaining years of the 19th century, central Montana experienced growth in the cattle and sheep industries. In particular, sheep ranchers contributed to the steady development of the area and many participated in banking, land and commercial ventures in Lewistown. In 1903, the Montana Railroad arrived in Lewistown and was purchased by the Chicago, Milwaukee and St. Paul Railroad in 1908. The Great Northern Railroad extended a branch line to Lewistown in 1913 and both railroads encouraged homesteading and the expansion of wheat farming. (*Lewistown Montana - A Tour of Historic Lewistown; Wikipedia*)

Lewistown's downtown was largely constructed in the first two decades of the 20th century and remains substantially unchanged. During the dark days of World War II after the Japanese bombing of Pearl Harbor, the allies sustained major defeats around the world. The U.S. Congress responded with

massive defense appropriations, including \$200 million for airport development across the country. In September 1937 the City approved a resolution authorizing the city of Lewistown to acquire title to land for airport purposes. The City and County agreed to assume equal responsibility for the airport and a three-member commission was established to manage the facility. The new commission immediately paid the debt owed 17 local firms and individuals that provided funds to light the runways in 1939. At the end of July 1942, R.H. Johnson, representing the Howard R. Green Co., announced development work would begin at the airport. Citing government censorship requests, Johnson only confirmed that the army planned to build a hangar and a number of barracks. Then in 1942, a joint resolution authorizing the city of Lewistown and the County of Fergus to enter into a lease with the U.S. Government on the Lewistown Airport for a term of three years was passed.

The War Department issued the first contracts for airfield development less than a week later. S. Birch and Sons Construction Company of Great Falls would undertake site work, including grading, excavation, drainage, paving, and boundary fences. Askevold and Rudd of Great Falls received a contract to construct temporary frame buildings. The U.S. Army Corps of Engineers assigned staff from its Fork Peck office to oversee the construction projects.

By November 1, 1942, the Army Air Corps had accepted the completed airfield. The Lewistown Satellite Airfield operated for 12 months and then deactivated. In November 1, 1943 the city passed a resolution authorizing the city of Lewistown to convey to Fergus County, an undivided one-half interest in and to the Lewistown Airport and directing the Mayor and City Clerk to execute and deliver a deed for that purpose. The facility was declared surplus in October 1944 and returned to the city of Lewistown and Fergus County in February 1947. On July 14, 1947, a Joint Resolution of the City of Lewistown and the County of Fergus for accepting the surrender of leased property, easements, buildings, and real property was approved.

It has operated as a municipal airport ever since, with little improvements. In October 15, 1973 a resolution authorizing the replacement of water mains to and a part of, the city-county airport: authorizing payment therefore, and providing for the use of existing funds for such replacement costs was approved. In 2007 Nexus Methamphetamine Treatment Center was constructed on land leased from the Airport by CCCS, Inc. and with the assistance of a Community Development Block Grant through the Montana Department of Commerce the water and sewer infrastructure to the airport terminal was upgraded providing city water and sewer to businesses along the infrastructure corridor. In January 17, 2007, the Lewistown Satellite Airfield district was placed on the National Register of Historic Places identifying 11 buildings and 2 structures as contributing properties.

## **Targeted Economic Development District (TEDD)**

Lewistown's airport and surrounding business and industrial district is one of the best examples of a preserved historic airport in the state of Montana. The historic features remain intact and serve as a reminder of the U.S. Government's effort to train pilots of the B-17 bomber planes. The over 645 acres of land incorporated in the identified TEDD has ample room for growth and expansion of value-adding businesses and industries that will add to the economy of the community.

In 2006, the City of Lewistown through a broad public process developed a Growth Policy that identified implementation strategies including, "continue to develop programs for improvement of water and sewer services", and "plan for public transportation systems for the future". Pages 22 - 24 and page 30 - 32 of the Growth Policy discusses the public facilities and infrastructure and public services strategy for Lewistown. The TEDD and this Comprehensive Development Plan is prepared consistent with this information and serves as a tool to implement the strategies identified in the 2006 Lewistown Growth Policy.

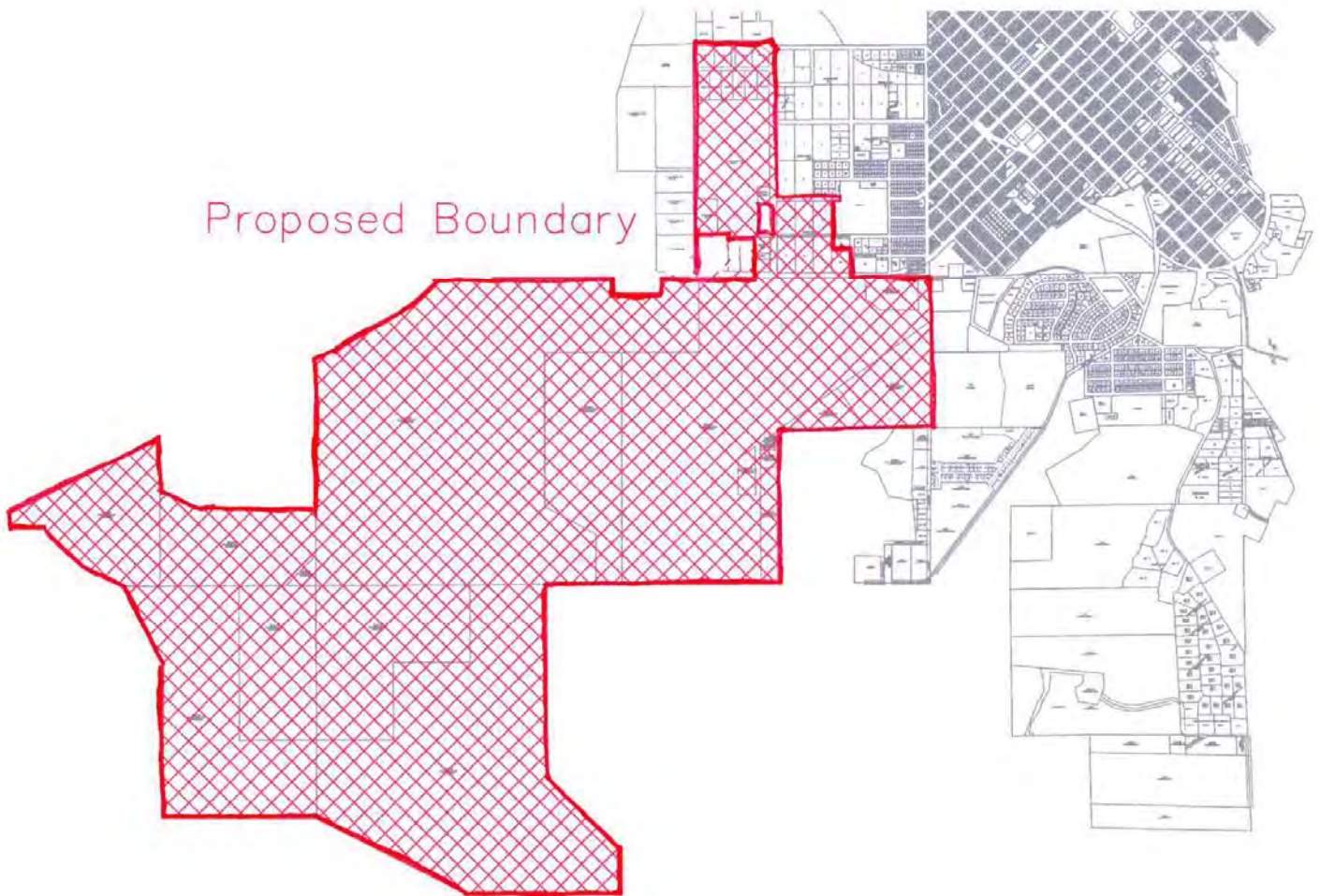
In 2012 the Lewistown Airport Board in cooperation with the City of Lewistown and Fergus County adopted an Airport Affected Area identifying and protecting the airspace around the airport. Maps of this plan are included in the Appendix D. The TEDD will need to consider this plan when supporting or encouraging development and ensure that it aligns with the plan and its provisions.

The Plan provides a "roadmap" for the TEDD area and value-adding economic development efforts, to address the need for infrastructure. Further, identifies the use of tax increment financing, authorized in the Montana Urban Renewal Law as a strategy for funding activities to address this deficiency in infrastructure.

The district's boundary was selected based on a review of the infrastructure deficiencies within the community and at the request of the Lewistown Airport Board at their public meetings on October 6, 2017 and again on October 18, 2017. The general boundary was specifically adopted as part of Resolution No. 3950 passed by the Lewistown City Commission on November 6, 2017.

## Map of Lewistown Targeted Economic Development District

The following map shows the general boundaries of the Targeted Economic Development District.



## **Description of Lewistown Targeted Economic Development District**

### **Boundary Description of the District**

The Lewistown Targeted Economic Development District consists of four parcels annexed to the city of Lewistown

1. Lewistown Fergus County Airport and Certain Adjacent Properties to the City of Lewistown — Annexation papers filed as document number 063234 on December 28, 2001 with the Fergus County Clerk and Recorder's Office, Lewistown MT (See appendix for annexation papers, map and Legal Descriptions).

2. Stonewood Farms, LLC Area — Annexation Map, filed as document number 086002 on November 14, 2006 (Map Case # 538A) with the Fergus County Clerk and Recorder's Office, Lewistown , MT (See appendix for annexation papers, map and Legal Descriptions.)

3. Snowy Mountain Motors — Annexation Map, filed as document number 123144 on June 30, 2016 with the Fergus County Clerk and Recorder's Office, Lewistown, MT (See appendix for annexation papers, and Legal Descriptions.) identified as:

Tract 1, a tract of land located in the SE1/4SW1/4 of Section 16, Township 15 North, Range 18 East, M.P.M. Fergus County, Montana, (more particularly described in appendix)

Tract 2, a tract of land described as Certificate of Survey #188; and

Tract 3, Lot 2 of Lewistown Lumber Subdivision according to the map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana on July 24, 2000 as Miscellaneous Paper No. 11628.

4. School Land Subdivision — Annexation Map 2014-3, filed as document number 117213 on December 15 2014 (Map Case # 651-B) with the Fergus County Clerk and Recorder's Office, Lewistown, MT (See appendix for annexation papers, ) described as Lots 2, 3, 4, 5, 6, and 7 of Block 15, School Lands Plat, Fergus County, Montana and Lot 8A, Block 15 of Corrected Plat of School Lands Subdivision Amended Plat of Lot 8, Block 15, Fergus County, and adjacent public streets,.

5. Track 1A, C.O.S. 502, a tract of land located in the E1/2 SW1/4, Section 16, T15N, R18E. The map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana and the Resolution annexing said property on file at the office of the Clerk and Recorder of Fergus County, as document No. 103869.

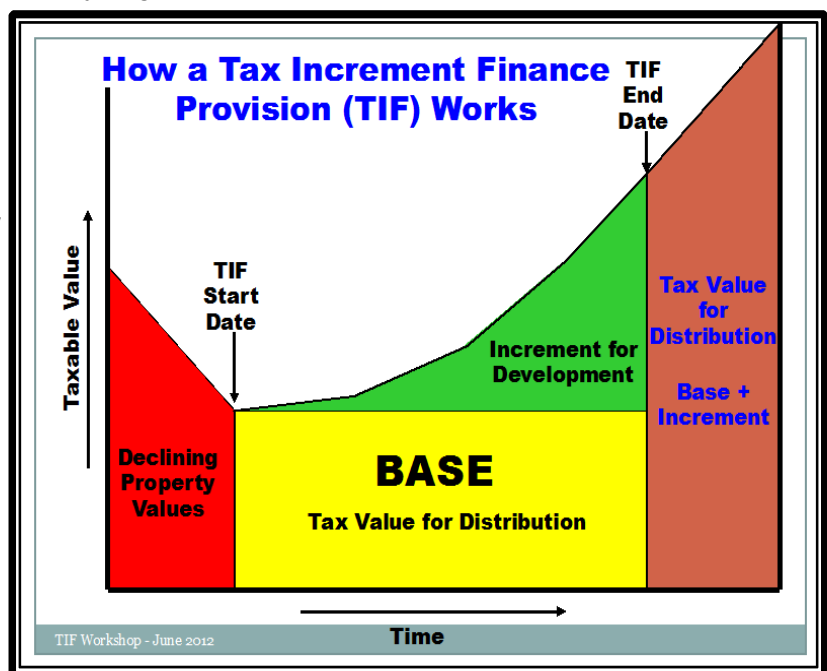
## Tax Increment Financing

The City of Lewistown plans to utilize Tax Increment Financing (TIF) in conjunction with other funding sources to help foster revitalization within the Targeted Development District. The base year for the purposes of measuring any incremental value in the District will be 2017.

Tax Increment Financing is a state authorized, locally driven funding mechanism that allows cities and counties to direct property tax dollars that accrue from new development, within a specifically designated *district, to community and economic development activities. In Montana, TIF districts are authorized in Title 7 Chapter 15 Parts 42 and 43, et. Seq. Montana Code Annotated (MCA), the State's Urban Renewal Law.*

TIF districts are typically characterized by blight and/or infrastructure deficiencies that have limited or prohibited new investment.

A base year is established from which "incremental" increases in property values are measured. Virtually all of the resulting new property tax dollars (with the exception of the six mill state-wide university levy) can be directed to redevelopment and economic revitalization activities within the area in which they are generated.



Taxpayers located within a TIF district pay the same amount as

they would if the property were located outside the district. TIF only affects the way that taxes, once collected, are distributed. Taxes that are derived from base year taxable values continue to be distributed to the various taxing jurisdictions – local and state government entities and school districts. Taxes derived from the incremental increase in taxable value are placed in a special fund for purposes set forth in an Urban Renewal Plan.

In order to proceed with the creation of a Targeted Economic Development District, the City of Lewistown must provide documentation that blighted conditions exist within the district and pass a Resolution of Necessity to address blighted conditions. The Montana Urban Renewal law states in 7-15-4210 MCA that a municipality may not exercise any of the powers authorized by part 43 and this part until after its local governing body has adopted a resolution finding that:

(1) one or more blighted areas exist in the municipality as documented by the presence of at least three blighted conditions; and

(2) the rehabilitation, redevelopment, or both of an area or areas are necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality.



### **Statement of Purpose—Lewistown Comprehensive Development Plan**

In response to conditions of infrastructure deficiency as noted in Section B of this plan, the City of Lewistown has chosen to engage in a development effort through the creation of an Urban Renewal program, including a Tax Increment Financing provision to help fund public infrastructure in the identified area that can host a diversified tenant base with multiple tenants and encourage value-adding economic development projects. The Comprehensive Development Plan provides direction to the city of Lewistown in its efforts to foster the revitalization and economic diversification of the airport and surrounding neighborhood. The Plan provides a “platform” for development activities that will be undertaken by a variety of public and private entities over the next several decades. More particularly, this Plan recommends a series of programs and projects that will be undertaken by the local government to encourage reinvestment in the District and to address infrastructure deficiencies that have contributed to the stagnation and impacts the economic, health, safety and well being of the community over time.

Although the Montana Urban Renewal Law recognizes that addressing infrastructure deficiencies is a matter of public interest, this Plan has been developed, based on the underlying principle that it is the citizens who work, reside and own property in the area who will be engaged directly in the revitalization effort. Further, the Plan has been prepared with respect to three Guiding Principles as follows:

- To foster economic vitality in the city of Lewistown through the redevelopment and revitalization of the Lewistown Airport and its surrounding area
- To enhance opportunities of private investment in order to generate jobs and new taxable value for the City
- To address infrastructure deficiencies through investment in public infrastructure and programs that encourages the location and retention of value-adding projects.



## Current Demographic and Economic Information – City of Lewistown

Information specific to the designated Targeted Economic Development District (TEDD) in Lewistown is not available. Therefore, data presented in this section is for the County and/or City as a whole. It does, however, provide the context that will guide revitalization activities in the TEDD. For example, the population of Fergus County in 2015 was 11,468 and 11,513 in 2010 which is a decline of 45 people or .4% of the population in that five-year period. Therefore, the goal of this TEDD district is to encourage development that will promote the recruitment of workforce thereby increasing the population of the area.

A “Summary Profile” and “Demographic Profile” of Fergus County and Lewistown produced by the Economic Profile System using federal data sources including the Bureau of Economic Analysis and the Bureau of the Census, U.S. Department of Commerce; and Bureau of Labor Statistics, U.S. Department of Labor is attached in the Appendix. A Following is a brief recap of this information:

Lewistown Population 2010	5,954	
Lewistown Population 2015	5,883	
Population Growth (% change, 2010-2015)	-1.2%	(decrease of 71)
Lewistown Median Age 2010	45.1	
Lewistown Median Age 2015	44.1	(-2.2%)
Lewistown 18-34 age category for 2010	922	
Lewistown 18-34 age category for 2015	1,170	(248 increase)

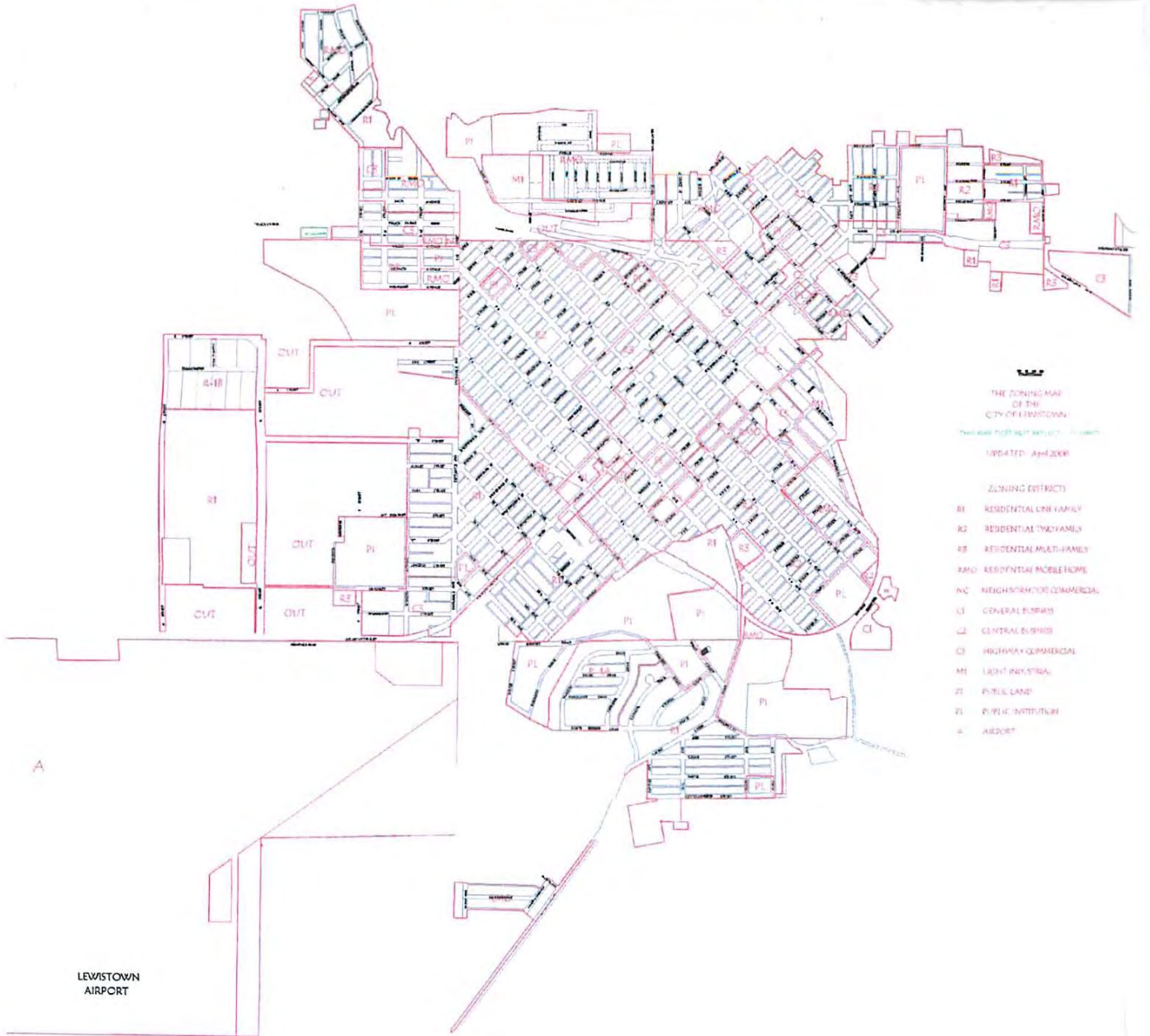
In 2015, Lewistown's 3,610 people between the ages of 16 to 64, 2,455 worked 50 to 52 weeks per year, while 589 did not work. 2,500 worked more than 35 hours per week and the mean usual hours worked for workers was 40.1 hour per week compared to the United States at 38.5 hours per week.

In 2010, Lewistown had 9.3% of the households living in poverty; while in 2015 Lewistown had 6.9% of the households living in poverty. Comparably, the U.S. had 15.5% in 2010 and 11.3% in 2015. The mean household earnings in Lewistown in 2015 was \$44,389. In 2015,

Lewistown had 30.1% of the people over the age of 25 with a bachelor's degree and only 5.5% of the population without a high school degree; which is better than the United States averages for educational attainment.

Lewistown's housing stock is aged with 1950 being the median year a structure was built compared to 1976 in the United States and with only 132 of the 3,142 housing units built after 2000. Lewistown had 1,047 owner-occupied housing units with a mortgage and the median monthly mortgage cost was \$914. while the median gross rent was \$699 a month. 27.4% of the homeowner residents have a monthly household cost greater than 30% of the household income; while 44.3% of the rental residents have a gross household rent greater than 30% of their household income. Only 3.1% of Lewistown's houses are seasonal homes.

## Zoning map for the City of Lewistown



Section

# B Infrastructure Deficiencies

## Transportation



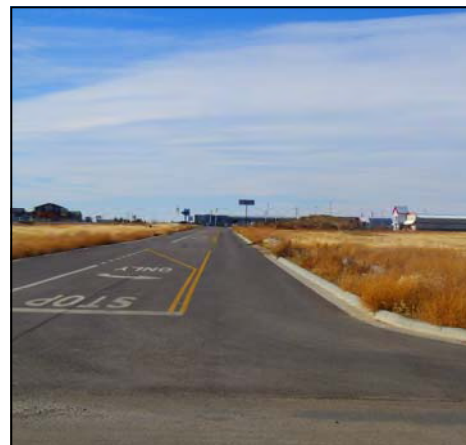
### Streets and Roads-

Most streets and roads within the area are gravel or hard unimproved surfaces. A few roads and streets are paved but nearly all of them lack curb and gutter or pedestrian walkways or bike paths. Some of the streets and roads have had millings distributed, oil applied and the surface rolled to make a hard pavement like surface. Only the main highway 200 running along the north edge of the airport property and south of the privately held land within the TEDD district was improved in 2017 with a sidewalk, adequate width, and paved surfaces. A small frontage road serving a newer development just to the north and adjacent to this road has a paved road with curb and gutter. Residents and businesses adjacent to the graveled roads regularly report



issues with dust control.

**Curb and Gutter** – As mentioned in the discussion about streets and roads, nearly all of the streets and roads do not have curb and gutter. Water runs directly off of the road surfaces directly into the ditches, pools on the roads, or soaks in the gravel roads creating a muddy rutted driving surface.



**Pedestrian Pathways-** The Lewistown Trails System has a walking path from the highway to the softball complex located within the TEDD district. The pedestrian pathway is surfaced with millings and they were not compacted with oil to create a hard surface. In addition, there were plans to incorporate a walking path along the 2017 improved highway section on the north side of the airport. There are no other sidewalks or pedestrian pathways through the proposed TEDD District.



**Lighting:** The Lewistown Airport has some lights scattered throughout the property. The lights are generally vapor lights on light poles owned by the Airport or a private business located on the airport. A diagram is located within the Appendix outlining most of the security lights located on the airport. The lights are random, minimum in number and do not adequately light the entire district.

**Access to utilities (electrical service, rail service, natural gas, broadband)**

**Electricity Utility:** Northwestern Energy serves the entire district but much of the district does not have electricity power to it. Northwestern Energy staff report that the electrical service at the airport “dead ends” at the airport and the electrical service north of US 87/MT 200 “dead ends” in that area north of the highway. Neither sides of the highway have a redundant system which is desirable for businesses, especially manufacturers that rely on a constant source of energy.

**Rail Service:** There is no rail service within the district or the City of Lewistown. Rail lines were abandoned by BNSF and the City of Lewistown acquired most of the property through a rail banking program. This former rail line property is used for a walking trail throughout the community.

**Gas Utility:** Sleepy Hollow Oil and Gas has a pipeline that runs through the district but does not provide services in the area. Northwestern energy provides gas services to some within the area but most of the district is underserved by any gas services.



**Broadband:** Mid-Rivers Communications is the primary internet provider and offers the fastest internet speed available within Lewistown and the Targeted Economic Development District. Some fiber optic lines are currently available within the district, but only in limited capacity and there is no immediate plans for Mid-Rivers to install additional lines. Other broadband service lines are sporadic throughout the district and the majority are only available on developed areas. Lots that do have internet services through Mid-Rivers have “wide open” internet and can get anywhere from 40 to 300 Mbps but speeds can be impacted by third-party equipment such as computers or routers. Currently within the district, it will be hard for lots to obtain internet services if they are located more than 800 feet away from an existing line as expenses can be too great. The lot owner may need to work with the utility company directly and they will evaluate the availability on a case by case basis. Cost savings for installing lines can be achieved by partnering with other utility entities such as NorthWestern Energy when extending lines.

**Lack of Water & Sewer services**— The airport sewer system follows airport road and joins the City’s treatment plan through a system that also serves the main urban area of Lewistown. The area of the district north of US 87/MT 200 is served by a system that goes to the north and through a more direct route to the waste treatment facility which allows for more gravity flow and less pump stations. Both systems do not serve the entire district but rather to key facilities in the region. Developing the sewer system within the district may require upgrades of the existing systems throughout the city in order to accommodate the increased activity.

Water services have been improved in the district within the past 15 years but much of the area remains without service. Like the sewer and electrical systems there is a separate water distribution system on each side of the highway which dead ends and is not a circular system that aids in keeping the water flowing and from stagnating or creating bacteria. A circular looped system that would connect the water distribution system on both sides of the highway would provide a safer water supply for businesses and households in the district.

**Stormwater Runoff Systems**—There are no storm water runoff systems within the area. In 2017, the Montana Department of Transportation constructed a storm water catchment area by its facility located in the eastern most point of the proposed district. This catchment area could serve the needs of the district; but there are no curbs and gutters, drains or pipes that help the storm water runoff to this location within the district.



**Faulty lot layout** —In the late 1900’s businesses asked the airport manager to locate along the highway on airport land. These lot leases were allowed without subdivision review and lacked professional consultant guidance in the process. While they have served the needs of the businesses, little planning was considered in the process and there has been some discussion about the need for these lots to be deeper and narrower than present. Another area of the airport has had come consideration and a preliminary plan has been outlined, but it has not gone through subdivision review .

## Section

# C Addressing Conditions

For many years the Lewistown Airport Board, City of Lewistown and Fergus County have struggled to address infrastructure needs at the Lewistown Airport owned jointly by the city and County and managed by an appointed board. Nearly ten years ago, the entities hired consultants to help them design a business park and plans where stagnated when they could not envision funding strategies to develop the multi-tenant park.

As development has occurred north of US 87/MT 200 meeting the private developers request for infrastructure has been a challenge. Even private utility providers such as Northwestern Energy and Mid-Rivers Communication have not been able to adequately meet the demand. Lewistown has economically struggled since the late 1960's but within the past fifteen years the community has seen an upswing in the economy with the expansion of manufacturers, a more diverse economy, and renewed interest from private investors and community leaders.

The City of Lewistown proactively adopted a TIF district in the downtown urban area in 2014 and has slowly seen positive results from that effort. In the fall of 2017, the Lewistown Airport Board conducted some educational public meetings on creating a TEDD district and as a result of this information requested that the city create a TEDD district that would include the Airport property and property north of the adjacent highway.

A more detailed discussion of strategies, funding sources, phased development, design and inter-governmental cooperation follows in Section E of this Plan. While create a TEDD and directing local tax resources towards infrastructure in this district is not the entire answer, the resources will help to create an environment for positive economic change, private investment, and leveraging of other outside resources. With the appointment of a Planning Commission that will advise the city on the allocation of these resources, thoughtful public involvement will be incorporated into these planning efforts and incentives to entice value-adding industries to the area will be initiated.

## Section

# D Goals & Strategies

This section presents the goals and strategies for addressing blight within the Targeted Economic Development District. Some of these are directed to the entire district, while others are specific to a certain site or area. They are based on the 2010 Lewistown Airport Industrial Park Concept Plans along with ongoing community discussion and public meetings over the last 7 years with the most recent public meetings being held on October 6, 2017 and October 18, 2017. Participants at the meetings were asked to discuss district boundaries, existing conditions within the district and potential strategies for addressing infrastructure deficiencies. Following are the goals and strategies set forth for the Comprehensive Development Plan.

**Boundary Goal: The district should encompass an area large enough to host a diversified tenant base of multiple independent tenants where we can reasonably expect to address infrastructure deficiencies. Criteria associated with this should be:**

- The presence of infrastructure deficiencies within the district.
- Adequate resources (TEDD dollars and other public and private resources).
- Ability to successfully meet goals and objective in a timely manner (feasibility).
- Must include entire parcels.
- Infrastructure to accommodate new or expanding businesses as well as public health and safety should be considered a priority.

**Administrative Goal: Consider the creation of a Planning Commission and appoint the Planning Commission consistent with representation of land use throughout the TEDD district.**

- Appoint a five member advisory board that represents district property owners and taxing jurisdictions affected by the Targeted Economic Development District.
- Direct the advisory board and staff to prepare an annual work plan to implement the Comprehensive Development Plan program for presentation to the City Commission.
- Direct the advisory board and staff to prepare an annual budget for review and

adoption by the City Commission.

**Infrastructure Goal: Address infrastructure deficiencies and make public improvements in the Targeted Economic Development District.**

- Consider the construction of paved streets, curbs, and gutters on public roads.
- Improve lighting throughout the District to ensure safety.
- Address the need for the construction of improvements or expansion to water and sewer services.
- Ensure utilities such as electrical, gas and broadband services are available.

**Business Development Goal: Encourage private investment in Targeted Economic Development District.**

- Work to attract businesses to establish facilities in the District.
- Work with private providers to Improve telecommunications infrastructure- increase bandwidth and improve dependability.
- Provide planning assistance to businesses interested in locating within the District.

**Promotion and Marketing Goal: Promote the advantages of locating a business within the Targeted Economic Development District.**

- Promote area as a desirable location for business start-ups and relocations.
- Use the availability of a TEDD as a marketing tool.
- Provide a variety of online and paper marketing materials for the various sites where development is viable including clear documentation of where utilities are located, lot sizes, zoning regulations, etc. to address questions potential developers may have.



## Section

# E Management Strategy

The design and implementation of the Lewistown Comprehensive Development Plan is being undertaken in a manner that is reflective of sound public policy and thoughtful planning. To this end, a number of “defining” elements have been identified that will characterize the projects and activities undertaken in connection with the revitalization and redevelopment of the Targeted Economic Development District.

### **Phased Development and Leveraging Opportunities**

The Lewistown Targeted Economic Development District is likely to be developed in stages, as funds become available. In some cases, specific projects will occur in support of private investment that would otherwise not occur without a corresponding investment in public infrastructures. Also, new program initiatives or funding opportunities may present themselves from time to time, which can help bring certain comprehensive developmental projects forward. Projects which can make use of a variety of public and private resources including state and federal grants, loans and specialized tax credits, as well as tax increment funds will be encouraged.

### **Thoughtful Design**

The Lewistown Targeted Economic Development District includes a number of properties that are eligible for or listed on the National Register of Historic Places. These sites help visitors and residents alike in understanding the history of the community. Therefore, projects should be designed in a manner that preserves the ability of these important resources to tell Lewistown’s story. The rehabilitation of existing buildings as well as new construction should be respectful of this legacy. Urban renewal projects should serve to complement cultural resources rather than create a development pattern that diminishes their value. Thoughtful, well-designed development will, in turn, enhance the natural setting, drawing additional investment.

### **Intergovernmental Cooperation**

The successful implementation of the Lewistown Comprehensive Development Plan will rely on cooperation between the City, Fergus County, Lewistown Airport Board and the State of Montana, particularly the Montana State Historic Preservation Office, the Department of Commerce and the Department of Transportation. For example, improvements to corridors will require cooperative coordination.

## Public Investment

The revitalization of the Lewistown Comprehensive Development Plan will require cooperation between the public and private sectors. As noted above, the City plans to invest in public infrastructure improvements in order to foster private investment. Public improvement projects will be undertaken in support of private development and with respect to area plans developed by area property owners and investors. Funding for public infrastructure improvements will come from a number of sources including, but not limited to Tax Increment Financing (TIF). Specific projects will be undertaken in accordance with the Montana Urban Renewal Law, 7-15-42 and 7-15-43, MCA.

## Planning Consistency

This Urban Renewal Plan must conform to the Lewistown Growth Policy per 7-15-4213 MCA. On November 16, 2017, the Lewistown City-County Planning Board reviewed this Comprehensive Economic Development Plan and found it to be in conformance with the Growth Policy, per statutory requirements. More specifically, the Growth Policy was reviewed to ensure that it includes:

- Economic Condition Information/Data in the Existing Characteristics and Future Trends section of the Growth Policy and related documents supporting the need for infrastructure improvements and economic development in the community.
- Goals and Objectives in the Growth Policy and related documents that support the development of infrastructure that encourages value-adding economic development in the community.
- The inclusion of Tax Increment Financing among the strategies to be implemented to achieve the Growth Policy's goals and objectives.
- The identification of land use through maps and/or text of lands. The implementation of land use through regulation – zoning.

The following excerpts and referenced statements demonstrate the interrelationship between the 2006 Lewistown Growth Policy and this Comprehensive Development Plan.

### 1. Demonstrated Need

*2006 Lewistown Growth Policy, Economics and Population, ECONOMICS, page 7 states "The United States and the State of Montana are experiencing a prolonged period of economic expansion. During the 1990s, the stock market reached record heights, inflation was held in check, and interest rates remained low, providing relatively inexpensive investment capital. Montana's economy has not been as vibrant as the national economy, but growth has been steady. These trends, however, are not reflected in Fergus County. The economy of this region has been impacted by the agricultural and mining industries. Over*

*the past decade, the agricultural industry has had zero growth and mining is no longer a viable source of income for many residents.”*

*2006 Lewistown Growth Policy, Economics and Population, ECONOMICS Projections, page 9 states “In 1989, the per capita income for Lewistown was \$10,530, compared to the statewide average of \$11,213. In 2000, the per capita income for Lewistown was \$16,817 compared to the statewide average of \$17,151. Thus, in 1989, Lewistown residents made 6.09 percent less than the rest of Montana, and in 2000, Lewistown residents made 1.96 percent less than the rest of Montana. Overall, it appears Lewistown is gaining economic strength equal to that of the rest of Montana.”*

## 2. Supporting Goals and Objectives

*2006 Lewistown Growth Policy, Goals, Objectives and Strategies, COMMUNITY GOALS AND OBJECTIVES, page 27-28 states:*

### *GOAL #1:*

*Strengthen and direct development toward desirable urban service areas.*

#### *OBJECTIVES:*

*4. Encourage the timely upgrade and/or expansion of municipal facilities (water, sewer, streets, etc.) to continue to provide quality service and to accommodate growth as desired.*

### *GOAL #5:*

*Foster a distinctive, attractive community with a strong sense of place and high quality of life.*

#### *OBJECTIVES:*

*1. Develop necessary measures to prevent the effects of deterioration and blight within existing residential areas by encouraging the removal or improvement of all substandard structures, and the maintenance of vacant lots, fence lines, utility easements and road right-of-ways.*

*2. Encourage the preparation and adoption of building and housing codes.*

*3. Protect residential areas from the encroachment of incompatible or unrelated uses.*

*4. Encourage the building and maintenance of sidewalks and streets within the community.*

### *GOAL #6:*

*Encourage economic development.*

#### *OBJECTIVES:*

*1. Abide by the recommendations set forth in the Downtown Master Plan re-*

*garding economic viability.*

### 3. Implementation

*2006 Lewistown Growth Policy, IMPLEMENTATION STRATEGIES, page 29 suggests implementation strategies which include:*

*Public Facilities and Services:*

*1. Continue to develop programs for improvement of water and sewer services, following previous studies to set priority projects. Pursue all grants possible.*

*2. Create a stormwater plan that considers solutions to the problem of pollutants being washed into Big Spring Creek or other water bodies.*

*Housing and Transportation:*

*2. Review existing zoning regulations to assure that provisions are adequate for mixed-use projects, residential redevelopment of vacant second-story commercial buildings, and the location of income-appropriate housing near places of employment.*

*2006 Lewistown Growth Policy, IMPLEMENTATION RESOURCES, on page 32 includes a description of Tax Increment Financing:*

*Tax Increment Financing (TIF) is authorized under Title 7 Chapter 15 Part 42 and 43, Montana Code Annotated, and is a locally driven funding mechanism that allows cities and counties to direct property tax dollars that accrue from new development, within a specifically designated district, to community and economic development activities. TIF is one of the few mechanisms that local governments have to encourage investment and to diversify the tax base. As communities lose jobs and tax base, they are forced to eliminate services, close schools and cut jobs. TIF provides an opportunity to “turn the tide” of decline. The creation of a TIF district fosters thoughtful land use planning. The enabling statutes specifically indicate that TIF districts must be found to be in accordance with a jurisdiction’s Growth Policy and associated zoning regulations. TIF does not increase property taxes. Rather, it only affects the way that new taxes, once collected, are distributed. Virtually all of the resulting new property tax dollars can be directed to redevelopment and economic revitalization activities within the area in which they are generated. TIF funds are used to make infrastructure improvements that benefit the public and allow for orderly growth. Funds generated from TIF districts can be used directly for projects and to leverage state and federal grants. This is particularly important to smaller communities, which often face significant challenges in finding matching funds. Tax Increment Financing may be used to address*

*blight and infrastructure deficiencies in support of the revitalization of central business districts and targeted economic development.*

*Tax increment financing (TIF) is an important fiscal tool that allows jurisdictions to finance certain kinds of development costs. Tax Increment Financing revenue bonds may be sold by a jurisdiction to finance (re)development efforts in the specific district based on anticipated increases in property taxes collected. The actual increment of increased tax revenue from the district is then used to retire the bonds.*

#### **4. Land Use**

*2006 Lewistown Growth Policy, Land Use, COMMERCIAL, page 12 states: "If land use policies are used to direct new development into areas where public services and facilities are currently located (or proposed), efficiency will be gained.*

*As the population is expected to increase and age, the cost of housing will play a significant role in providing a successful region for health, safety, and welfare of the community. Land use patterns play a significant role in the cost of housing and cost of living."*

#### **5. Implementation of Land Use through Regulation - Zoning**

*Title 11, THE CITY ZONING TITLE, effective on June 15, 1989, requires adoption of a comprehensive plan (the growth policy), stating "The city-county planning board directed the preparation of a comprehensive plan for Lewistown, Montana, and recommended adoption of the same: that a comprehensive plan for Lewistown, Montana, has been submitted and filed with the city clerk..*

Land use in the Targeted Economic Development District and the related zoning is described in Section A.

The Lewistown Comprehensive Development Plan sets a direction for redevelopment and revitalization of the Targeted Economic Development District. Upon its adoption, this Plan will serve as the official policy guide for public action. However, these policies can only be transformed to action through an effective implementation program. Key to implementation will be sound pro-

cess of administration, financing and program evaluation.

## Administration

The implementation of the redevelopment effort outlined in this Comprehensive Development Plan will be directed by the Lewistown Targeted Economic Development District Planning Commission (“the Planning Commission”), which will be created by the City Commission by resolution as authorized under 7-15- 4211, MCA. The Commission will appoint five members to the Planning Commission and provide staff supports either directly or through a management contract. Each year the Planning Commission will prepare an annual work program and budget and will list the activities and costs of the activities for the coming fiscal year, as well as the method of financing those activities. This program and budget may be amended during the course of the fiscal year, in light of funding and program opportunities and changes. All budgets and revised budgets shall be reviewed and approved by the Lewistown City Commission. Infrastructure development activities undertaken by the City of Lewistown and the TEDD Planning Commission will be in accordance with Montana State statute. (See specific provisions of 7-15-4233 MCA below.)

7-15-4233. Powers which may be exercised by urban renewal agency or authorized department. (1) In the event the local governing body makes such determination, such body may authorize the urban renewal agency or department or other officers of the municipality to exercise any of the following urban renewal project powers:

- (a) to formulate and coordinate a workable program as specified in [7-15-4209](#);
- (b) to prepare urban renewal plans;
- (c) to prepare recommended modifications to an urban renewal project plan;
- (d) to undertake and carry out urban renewal projects as required by the local governing body;
- (e) to make and execute contracts as specified in [7-15-4251](#), [7-15-4254](#), [7-15-4255](#), and [7-15-4281](#), with the exception of contracts for the purchase or sale of real or personal property;
- (f) to disseminate blight clearance and urban renewal information;
- (g) to exercise the powers prescribed by [7-15-4255](#), except the power to agree to conditions for federal financial assistance and imposed pursuant to federal law relating to salaries and wages shall be reserved to the local governing body;
- (h) to enter any building or property in any urban renewal area in order to make surveys and appraisals in the manner specified in [7-15-4257](#);

- (i) to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area;
  - (j) to insure real or personal property as provided in [7-15-4258](#);
  - (k) to effectuate the plans provided for in [7-15-4254](#);
  - (l) to prepare plans for the relocation of families displaced from an urban renewal area and to coordinate public and private agencies in such relocation;
  - (m) to prepare plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
  - (n) to conduct appraisals, title searches, surveys, studies, and other preliminary plans and work necessary to prepare for the undertaking of urban renewal projects;
  - (o) to negotiate for the acquisition of land;
  - (p) to study the closing, vacating, planning, or replanning of streets, roads, sidewalks, ways, or other places and to make recommendations with respect thereto;
  - (q) to organize, coordinate, and direct the administration of the provisions of this part and part 43;
  - (r) to perform such duties as the local governing body may direct so as to make the necessary arrangements for the exercise of the powers and performance of the duties and responsibilities entrusted to the local governing body.
- (2) Any powers granted in this part or part 43 that are not included in subsection (1) as powers of the urban renewal agency or a department or other officers of a municipality in lieu thereof may only be exercised by the local governing body or other officers, boards, and commissions as provided under existing law.

## **Comprehensive Developmental Program Design**

Once projects and programs are more clearly identified, the next step will be to develop the mechanisms to implement the overall Targeted Economic Development District. Given that private development will be necessary to generate tax increment funds, business development must occur hand in hand with other community based revitalization activities. The Lewistown comprehensive development program will make use of a variety of approaches in achieving the goals of this plan. Approaches might include:

### Public Revitalization Projects

- Annual Tax Increment Appropriations – The City may finance smaller public infrastructure improvements and renewal programs from its annual tax increment receipts by appropriation.

Funds available each year would be determined by the size of the annual increment and any prior commitments (such as bond debt service requirements and administrative costs).

- Tax Increment Bonds – The City may issue tax increment bonds in order to finance projects “up front” and then repay the debt tax increments over time.
- Conventional Financing – The City may borrow funds from commercial lending institutions in order to finance public infrastructure improvements. Annual tax increment revenues will pay principal and interest on the loan. A conventional loan agreement will not, however, extend the authorized 15-year time period for an urban renewal TIF district.
- Local, State and Federal Programs – There are a number of funding resources available to communities to undertake planning and capital improvement projects. These are listed in the funding section below.

#### Business Recruitment

Once the District is established, local staff and/or consultant services could be used to assist in the development of business plans, market studies and general research to assist businesses in locating or expanding in the Targeted Economic Development District.

#### Private Sector Development

In addition to public sector investments, the TEDD advisory board can assist property and business owners in specific renewal activities including the following:

- Tax Increment Financing Revolving Loans – In 7-15-4292, MCA the Montana TIF statute provides for the establishment of loan programs, whereby TIF funds may be loaned for the construction of private infrastructure in support of the goals of the Targeted Economic Development District. As principal and interest payments are made, the funds may be loaned again, even after the TIF District sunsets.
- Tax Increment Grants – In some cases urban renewal agencies can make grants to private entities to support projects that are in the community’s best interest, and are in keeping with the purposes of the Montana Urban Renewal Law, such as historic preservation, public safety, infrastructure development and the removal of blight. Examples include:
  - o Restoration of historic building facades
  - o Infrastructure development

- o Installation of life safety equipment such as sprinkler systems
- Other Assistance – The urban renewal program can assist private sector projects in a variety of ways, by providing technical assistance and helping property owners access federal, state and local resources and incentives for development.

### Partnership Development

The comprehensive development program will rely on cooperative efforts among the City, district property owners, and economic development organizations to achieve its goal of fostering revitalization. In many cases, these cooperative partners will work jointly on market analyses, business recruitment and capital improvements planning. Also, as noted above, it will be necessary to work with other local, state and federal entities in providing additional financing and matching funds to undertake projects and programs in the Targeted Economic Development District. Potential partnerships can be forged using a variety of programs and funding mechanisms. A sampling of these is provided in the following section.

## **Program Funding**

### Tax Increment Financing

As noted in Chapter 1 of this plan, the implementation of the Lewistown Urban Renewal Plan will include the use of Tax Increment Financing (TIF). More particularly, costs that may be paid using TIF dollars are included in 7-15-4288, MCA as follows:

7-15-4288. Costs that may be paid by tax increment financing. The tax increments may be used by the municipality to pay the following costs of or incurred in connection with an urban renewal project, industrial infrastructure development project, technology infrastructure development project, or aerospace transportation and technology infrastructure development project:

- (1) land acquisition;
- (2) demolition and removal of structures;
- (3) relocation of occupants;
- (4) the acquisition, construction, and improvement of infrastructure, industrial infrastructure, technology infrastructure, or aerospace transportation and technology infrastructure that includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, spaceports for reusable launch vehicles

with associated runways and launch, recovery, fuel manufacturing, and cargo holding facilities, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incur

- (5) costs incurred in connection with the redevelopment activities allowed under 7-15-4233;
- (6) acquisition of infrastructure-deficient areas or portions of areas;
- (7) administrative costs associated with the management of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district;
- (8) assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at its fair value;
- (9) the compilation and analysis of pertinent information required to adequately determine the needs of an urban renewal project in an urban renewal area, the infrastructure needs of secondary, value-adding industries in the industrial district, the needs of a technology infrastructure development project in the technology district, or the needs of an aerospace transportation and technology infrastructure development project in the aerospace transportation and technology district;
- (10) the connection of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district to existing infrastructure outside the district;
- (11) the provision of direct assistance, through industrial infrastructure development projects, technology infrastructure development projects, or aerospace transportation and technology infrastructure development projects, to secondary, value-adding industries to assist in meeting their infrastructure and land needs within the district; and
- (12) the acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

A tax increment program is authorized for 15 years or longer if the tax increment revenue is pledged to the payment of tax increment bonds. 7-15-4289, MCA provides for the use of tax increments for bond payments. The tax increment may be pledged to the payment of the principal of premiums, if any, and interest on bonds, which the municipality may issue for the purpose of providing funds to pay such costs.

The City of Lewistown will establish a Tax Increment Financing program for the Targeted Economic Development District, as defined in this Urban Renewal Plan. The base year for the purposes of measuring any incremental value will be 2017.

Per 7-15-4291, MCA, the City of Lewistown may enter into agreements with the other affected taxing bodies to remit to such taxing bodies any portion of the annual tax increment not currently required for the payment of the costs listed in 7-15-4288, MCA or pledged to the payment of the principal of premiums, if any, and interest on bonds.

### **Other Financing Mechanisms**

There are a number of financial assistance programs that can be used in the revitalization of the Lewistown Targeted Economic Development District in addition to Tax Increment Financing. Financing strategies for addressing infrastructure needs identified in this Plan will likely include combining various funding sources. For example, a local special improvement district might be used in combination with a Montana Board of Investment Inter-cap loan to match federal or state dollars. The following is a summary of programs available to fund urban renewal projects

### **Transportation Infrastructure**

This section describes funds and funding sources that are available to finance transportation related projects. These funding methods, such as local option taxes, improvement districts and other types of bonds, enable local citizens to participate in funding projects. In general, however, the ability to use additional property tax levies to fund urban renewal is governed by Montana Statute under 15-10- 402 MCA that limits taxes to 1996 levels.



#### *A. Bridge and Road Mills (Property Taxes)*

Montana law provides for cities (7-14-4101, MCA) to manage transportation infrastructure. Counties are specifically responsible for all the bridges in a county, including those within cities and towns, except those managed by the Montana Department of Transportation. Municipalities may establish a city road fund under 7- 14-4113 MCA.

#### *B. Transportation Improvement Authority*

Established under 7-14-1001, MCA, the purpose of a transportation improvement authority is to blend

the interests of local, state, and federal governments with the interests of the general public and the business community to build, modify, or improve transportation facilities and systems within its jurisdiction. A county and a municipality within a county may, by joint resolution, create a transportation improvement authority. The Authority may enter into contracts and accept local, state, federal and private funds to undertake transportation projects.

*C. Transportation Alternatives Program (TA Program), Montana Department of Transportation*



The Transportation Alternatives (TA) Program authorized under Section 1122 of the Federal Highway Administration's Moving Ahead for Progress program -MAP-21 (23 U.S.C. 213(b), 101(a)(29)), replaces the former Community Transportation Enhancement Program. It provides approximately \$4 million annually to eligible entities including local governments, for activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non- driver access to public transportation and

enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for the planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

Projects addressing these categories and that are linked to the transportation system by proximity, function or impact, and where required, meet the "historic" criteria, may be eligible for enhancement funding. For example, where an historic bridge must be replaced because of structural deficiencies, enhancement funds might be used to preserve the original bridge as part of an interpretive trail.

*D. State Fuel Tax*

Under 15-70-101, MCA, Montana assesses a tax on gasoline and diesel fuel used for transportation purposes. Each incorporated City receives a portion of the total tax funds allocated to cities and Towns based on:

- 1) The ratio of the population within each City to the total population in all cities and Towns in the State;
- 2) The ratio of the street mileage within each City to the total street mileage in all incorporated cit-

ies and Towns in the State. The street mileage is exclusive of the Interstate, National Highway, and Primary Systems.

All fuel tax funds allocated to city governments must be used for the construction, reconstruction, maintenance, and repair of rural roads or city streets and alleys. Priorities for the use of these funds are established by the cities receiving them.

## **Debt Financing – All Types of Projects**

Cities can make use of various kinds of debt financing to fund urban renewal projects. These include general obligation bonds, special improvement district bonds and revenue bonds as well as Tax Increment Financing Bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue. Under 7-7-4101, MCA, a city or City council has power to incur indebtedness by borrowing money, issuing bonds, issuing notes, entering into leases, entering into lease-purchase agreements, or entering into installment purchase contracts for the following purposes:

- 1) acquiring land for and designing and erecting public buildings;
- 2) acquiring land for and designing and constructing sewers, sewage treatment and disposal plants, waterworks, reservoirs, reservoir sites, and lighting plants;
- 3) supplying the City with water by contract and the construction or purchase of canals or ditches and water rights for supplying the City with water;
- 4) designing and constructing bridges, docks, wharves, breakwaters, piers, jetties, and moles;
- 5) acquiring, opening, or widening any street and improving the street by constructing, reconstructing, and repairing pavement, gutters, curbs, and vehicle parking strips and to pay all or any portion of the cost relating to the project;
- 6) purchasing or leasing fire apparatus, street and other equipment, and personal property, including without limitation, vehicles, telephone systems, and photocopy and office equipment, including computer hardware and software;
- 7) building, purchasing, designing, constructing, and maintaining devices intended to protect the safety of the public from open ditches carrying irrigation or other water;
- 8) funding outstanding warrants and maturing bonds; and
- 9) repaying tax protests lost by the City, or other municipal corporation.

The local government incurs various administrative costs in conjunction with issuing bonds.

These costs include the retention of legal counsel and financial consultants, the establishment of reserve funds and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law. The citations in the Montana Code are listed below, for each type of bond described.

#### *A. Special Improvement Districts*

Under 7-12-4101, MCA, cities and towns can create special improvement districts for a number of activities including:

- The acquisition, construction or reconstruction of public streets and roads
- The acquisition, construction or reconstruction of sidewalks, culverts, bridges, gutters, curbs, steps and parks including the planting of trees
- The construction or reconstruction of sewers, ditches, drains, conduits, and channels for sanitary or drainage purposes, with outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenance
- The construction of sewer and water systems including fire hydrants
- The acquisition and improvement of land to be designated as public park or open-space land
- The conversion of overhead utilities to underground locations in accordance with 69-4-311 through 69-4-314, MCA
- The purchase, installation, maintenance, and management of alternative energy production facilities

#### *B. General Obligation Bonds*

General obligation bonds are backed by the full faith and credit of the city and must be approved by the voters in an election. General obligation bonds are generally payable from ad valorem taxes (based on the value of property) and expressed in mills. General obligation bonds are attractive to bond buyers because they have voter approval and are not as vulnerable to fluctuations in revenue. Cities are assigned a bond debt limit based on a percentage of taxable valuation. General obligation bonds must fall within this limit.

#### *C. Revenue Bonds*

Under 7-7-4401, MCA, a municipality may issue revenue bonds to finance any project or activity authorized. Tax Increment Financing bonds are considered revenue bonds but other types of revenue may be directed to debt service as well.

## Railroad Crossing Related Programs

### A. *Federal Surface Transportation Program - Rail/Highway Crossing Protective Devices Program*

The purpose of the Federal Rail/Highway Crossing – Protective Devices Program is to identify high hazard rail crossing sites and install new rail crossing signals. MDT's Rail -

Highway Safety manager is responsible for surveying, identifying and prioritizing those railroad crossings that require new protective devices or upgrading of existing devices. The funds are distributed on a statewide basis determined by a priority list ranked by a hazard index. The Federal/State ratio is 90% Federal and 10% State.

### B. *Federal Surface Transportation Program - Rail/Highway Crossing Elimination of Hazard Program*

The purpose of the Federal Rail/Highway Crossing – Elimination of Hazard Program is to identify high hazard rail crossing sites and construct new rail/highway grade crossings. The program also uses funds to rehabilitate existing grade separations.

Grade separation projects are funded with 90% Federal funds and 10% State funds. Since funding for this program is limited, funds are often used in combination with other Federal funding sources to fund costly grade separation projects.

Eligible expenditures include the separation or protection at grade crossings, reconstruction of existing crossings and relocation of highways to eliminate crossings. Projects for this program are selected by identifying those sites where only a grade separation will eliminate an identified hazard or where an existing grade separation exists but needs rehabilitation or replacement.

## Funding for Public Improvements (Sewer, Water, Roads, Community Facilities, Parks)

### A. *Treasure State Endowment Program ~ Montana Department of Commerce*

The Montana Treasure State Endowment Program (TSEP) is a state-funded program, authorized under 90-6-701 through 710, MCA, and is administered by the Montana Department of Commerce (MDOC). It is designed to assist local governments in financing capital improvements to sewer and water facilities. Funds are derived from the Montana coal severance tax and made available to local governments as matching grants, loans and grant/loan combinations. TSEP also



provides matching grants of up to \$15,000 to local governments for preliminary engineering study costs.

TSEP funds may not be used for annual operation and maintenance; the purchase of non-permanent furnishings; or for refinancing existing debt, except when required in conjunction with the financing of a new TSEP project. Grant requests cannot exceed \$500,000 and the local government must typically provide a dollar for dollar match that can include other grant funds. Matching funds can be public or private funds provided by a TSEP applicant to directly support the cost of eligible project activities. There are a number of ways in which local governments can provide matching funds for bridge projects. Eligible types of matching funds include:

- local general funds or other cash;
- proceeds from the sale of general obligation, revenue, special assessment or other bonds;
- entitlement or formula-based federal or state funds such as federal highway funds or payments in lieu of taxes;
- loan or grant funds from a state or federal program (including TSEP loans);
- funds expended for engineering studies, reports, and plans, or other reasonable expenses expended for the preparation of the application, directly related to the project during the period 24 months prior to the TSEP application deadline;
- funds expended after the TSEP application deadline, but before being approved by the Legislature, for project management, final engineering design, and other reasonable expenses necessary to prepare the project as in the TSEP application for the construction phase;
- the value of land or materials provided by the applicant, if appraised within a two-year period preceding the application deadline. The appraisal must be:
  - an impartially written statement that adequately describes the land or materials, and states an opinion of defined value as of a specific date;
  - supported by an analysis of relevant market information; and
  - prepared by a qualified appraiser independent from the applicant.
- the value of labor performed by the applicant's employees on the project, after the TSEP project has been approved for funding and a TSEP contract has been signed, as long as the employee is paid at his or her standard hourly rate of pay and the time worked is adequately documented; and
- the value of machinery used in the process of constructing the project that is owned (or leased) and operated by the applicant. The value of the use of the machinery will be determined using the Federal Emergency Management Agency (FEMA) equipment rate schedules.

*B. The Montana Intercap Program ~ Montana Board of Investments*

The INTERCAP Program is a low cost, variable-rate program that lends money to Montana local governments, state agencies and the university system for the purpose of financing or refinancing the acquisition and installation of equipment or personal and real property and infrastructure improvements. The Board of Investments issues tax- exempt bonds and loans the proceeds to eligible borrowers. In addition to long-term financing, INTERCAP is an excellent source for interim financing.

Funding is always available with no specific cycle. Allocations of \$200,000 and under are considered and approved by the Board of Investments staff. Allocations in excess of \$200,000 are considered and approved by the Board. Funds are released on an ongoing basis as the project is completed. The program provides loans at a variable rate plus a one percent loan origination fee on loans over one year and for a term of 5 or 10 years depending on the borrower's legal authority. Short-term loans of less than a year are also available. Interest and principal payments are due bi-annually (February 15 and August 15 of each year). Loans may be pre-paid without penalty with 30 days notice. Types of financing include installment purchase loans, general fund loans, general obligation bonds, revenue bonds and special improvement district and rural improvement district bonds. Gas tax revenues may not be used to service debt. Projects that will use rural improvement district payments to cover the annual debt are limited to a total loan of \$300,000. Intercap funds may be used in association with other grant and loan programs as well as local sources.

*C. Community Development Block Grant (CDBG)*

The Community Development Block Grant (CDBG) Program is a federally funded grant program that provides assistance to communities with community development needs such as housing, public facilities, economic development and planning grants. All projects must be designed to principally benefit low and moderate-income families. The program was established by the Federal Housing and Community Development Act of 1974 (42 USC 5301) and is administered nationally by the U.S. Department of Housing and Urban Development (HUD). The Legislature authorized the Montana Department of Commerce (MDOC) to administer the program beginning in 1982. Eligible activities include planning, public facilities construction, housing and neighborhood renewal and economic development.

*D. Public Works Program ~ Economic Development Administration*

The Economic Development Administration (EDA) is an agency within the U.S. Department of

Commerce. The purpose of the Public Works Program is to assist communities with the funding of public works and development facilities that contribute to the creation or retention of private sector jobs and to the alleviation of unemployment and underemployment. Such assistance is designed to help communities achieve lasting improvement by stabilizing and diversifying local economies, and improving local living conditions and the economic environment of the area.

Grants are awarded up to a participation level of 80 percent but the average EDA grant covers approximately 50 percent of project costs. Acceptable sources of match include cash, local general obligation or revenue bonds; Community Development Block Grants, TSEP grants and loans, entitlement funds, Rural Development loans; and other public and private financing, including donations.

Projects must result in private sector job and business development in order to be considered for funding. Eligible applicants under this program include any state, or political subdivision thereof, Indian tribe (and other U.S. political entities), private or public nonprofit organization or association representing any redevelopment area if the project is within an EDA-designated redevelopment area. Redevelopment areas, other than those designated under the Public Works Impact Program must have a current EDA-approved Comprehensive Economic Development Strategy (CEDS) in place.

#### *E. Water, Wastewater and Solid Waste Action Coordinating Team*

In 1982, a group of professionals from state, federal, and non-profit organizations that finance, regulate, or provide technical assistance for community water and wastewater systems, decided to start meeting in order to coordinate and enhance their efforts. This group calls itself the "Water, Wastewater and Solid Waste Action Coordinating Team" or W2ASACT for short. W2ASACT meets several times a year to find ways to improve our state's environmental infrastructure. All of the programs represented in W2ASACT have different missions and meet unique needs. However, it has been the common elements shared by the funding programs that have been the driving force of W2 SACT. These programs provide money (grants or loans), take applications from communities to fund their pro-



jects, and administer those monies once the project is funded. While W2ASACT cannot change all of the state or federal requirements, it can identify unnecessary duplication of requirements that make compliance difficult for communities.

### Voluntary Programs

In some cases, homeowner associations, business groups or other property owners may finance urban renewal projects voluntary basis.

## **Lewistown Comprehensive Development Evaluation and Plan Amendments**

The Lewistown Comprehensive Development Plan will be evaluated on a yearly basis in conjunction with the preparation of the annual report. Measures that may be used in evaluating program success include:

- Increases in the property tax base
- Creation of jobs within the Urban Renewal District
- Elimination of blighted conditions

The plan provides flexibility to accommodate a variety of approaches. However, changes over time may necessitate more formal amendments to the Comprehensive Development Plan. The Urban Renewal Plan may be modified by ordinance under 7-15-4221 MCA.

### **Appendix**

- A Demographics
- B Existing Infrastructure
- C Airport Conceptual Business Park Plans and Maps
- D Airport Affected Area Maps
- E Annexation Resolutions
- F Resolution NO. 3950
- G Resolution NO. 3762
- H Parcels

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## APPENDIX

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# Appendix A: Demographics

All Topics		Lewistown city, Montana
Population estimates, July 1, 2016, (V2016)		5,870
<b>PEOPLE</b>		
<b>Population</b>		
Population estimates, July 1, 2016, (V2016)		5,870
Population estimates base, April 1, 2010, (V2016)		5,924
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)		-0.9%
Population, Census, April 1, 2010		5,901
<b>Age and Sex</b>		
Persons under 5 years, percent, July 1, 2016, (V2016)		X
Persons under 5 years, percent, April 1, 2010		5.9%
Persons under 18 years, percent, July 1, 2016, (V2016)		X
Persons under 18 years, percent, April 1, 2010		20.4%
Persons 65 years and over, percent, July 1, 2016, (V2016)		X
Persons 65 years and over, percent, April 1, 2010		21.7%
Female persons, percent, July 1, 2016, (V2016)		X
Female persons, percent, April 1, 2010		50.8%
<b>Race and Hispanic Origin</b>		
White alone, percent, July 1, 2016, (V2016) (a)		X
Black or African American alone, percent, July 1, 2016, (V2016) (a)		X
American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)		X
Asian alone, percent, July 1, 2016, (V2016) (a)		X
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)		X
Two or More Races, percent, July 1, 2016, (V2016)		X
Hispanic or Latino, percent, July 1, 2016, (V2016) (b)		X
White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)		X
<b>Population Characteristics</b>		
Veterans, 2011-2015		618
Foreign born persons, percent, 2011-2015		1.8%
<b>Housing</b>		
Housing units, July 1, 2016, (V2016)		X
Housing units, April 1, 2010		3,007
Owner-occupied housing unit rate, 2011-2015		63.7%
Median value of owner-occupied housing units, 2011-2015		\$105,800
Median selected monthly owner costs -with a mortgage, 2011-2015		\$914
Median selected monthly owner costs -without a mortgage, 2011-2015		\$357
Median gross rent, 2011-2015		\$699
Building permits, 2016		X
<b>Families &amp; Living Arrangements</b>		
Households, 2011-2015		2,681
Persons per household, 2011-2015		2.10
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015		80.3%
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015		3.6%
<b>Education</b>		
High school graduate or higher, percent of persons age 25 years+, 2011-2015		94.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015		30.1%

Continued on next page

<b>Health</b>	
With a disability, under age 65 years, percent, 2011-2015	10.4%
Persons without health insurance, under age 65 years, percent	▲ 15.2%
<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2011-2015	62.8%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	61.1%
Total accommodation and food services sales, 2012 (\$1,000) (c)	16,163
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	19,593
Total manufacturers shipments, 2012 (\$1,000) (c)	D
Total merchant wholesaler sales, 2012 (\$1,000) (c)	D
Total retail sales, 2012 (\$1,000) (c)	117,336
Total retail sales per capita, 2012 (c)	\$20,033
<b>Transportation</b>	
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	9.6
<b>Income &amp; Poverty</b>	
Median household income (in 2015 dollars), 2011-2015	\$35,990
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$22,639
Persons in poverty, percent	▲ 9.3%
<b>BUSINESSES</b>	
<b>Businesses</b>	
Total employer establishments, 2015	X
Total employment, 2015	X
Total annual payroll, 2015 (\$1,000)	X
Total employment, percent change, 2014-2015	X
Total nonemployer establishments, 2015	X
All firms, 2012	980
Men-owned firms, 2012	437
Women-owned firms, 2012	342
Minority-owned firms, 2012	F
Nonminority-owned firms, 2012	927
Veteran-owned firms, 2012	176
Nonveteran-owned firms, 2012	759
<b>GEOGRAPHY</b>	
<b>Geography</b>	
Population per square mile, 2010	1,109.4
Land area in square miles, 2010	5.32
FIPS Code	3043375

Data Source: Census.gov

How has population changed?

This page describes the total population and change in total population.

Note: All data used in this report are from the American Community Survey (ACS) of the Census Bureau. Red, orange, and black text indicate different data quality thresholds – please read the Methods section in the Study Guide text.

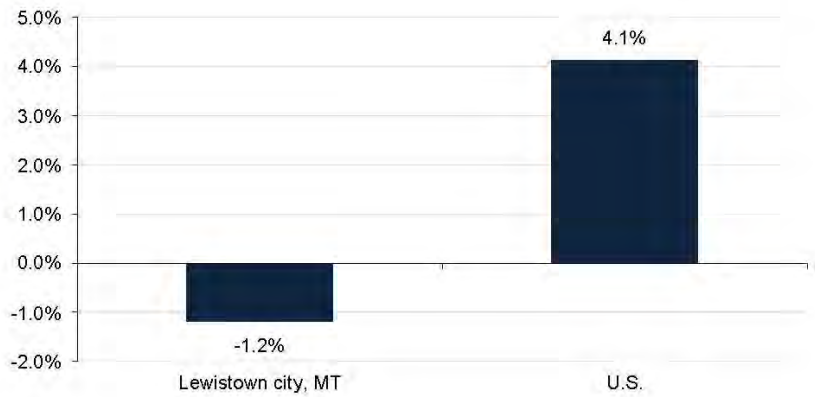
Population, 2010\*-2015\*

	Lewistown city, MT	U.S.
Population (2015*)	5,883	316,515,021
Population (2010*)	5,954	303,965,272
Population Change (2010*-2015*)	-71	12,549,749
Population Percent Change (2010*-2015*)	-1.2%	4.1%

\* ACS 5-year estimates used. 2015 represents average characteristics from 2011-2015; 2010 represents 2006-2010.

Percent Change in Population, 2010\*-2015\*

- From 2010\* to 2015\*, Lewistown city, MT had the smallest estimated absolute change in population (-71).
- From 2010\* to 2015\*, U.S. had the largest estimated relative change in population (4.1%), and Lewistown city, MT had the smallest (-1.2%).



Data Sources: U.S. Department of Commerce, 2016. Census Bureau, American Community Survey Office, Washington, D.C.

What is the age and gender distribution of the population?

This page describes population distribution by age and gender, and the change in median age.

**Median Age:** The age which divides the population into two numerically equal groups; i.e, half the people are younger than this age and half are older.

Age & Gender Distribution, 2015\*

	Lewistown city, MT	U.S.
<b>Total Population</b>	5,883	316,515,021
Under 5 years	369	19,912,018
5 to 9 years	346	20,501,982
10 to 14 years	303	20,679,786
15 to 19 years	165	21,354,481
20 to 24 years	261	22,604,232
25 to 29 years	470	21,698,010
30 to 34 years	385	21,183,639
35 to 39 years	349	19,855,782
40 to 44 years	353	20,796,128
45 to 49 years	401	21,370,368
50 to 54 years	436	22,525,490
55 to 59 years	522	21,001,947
60 to 64 years	334	18,415,681
65 to 69 years	250	14,547,446
70 to 74 years	266	10,587,721
75 to 79 years	186	7,730,129
80 to 84 years	255	5,811,429
85 years and over	232	5,938,752
Total Female	2,865	160,780,741
Total Male	3,018	155,734,280

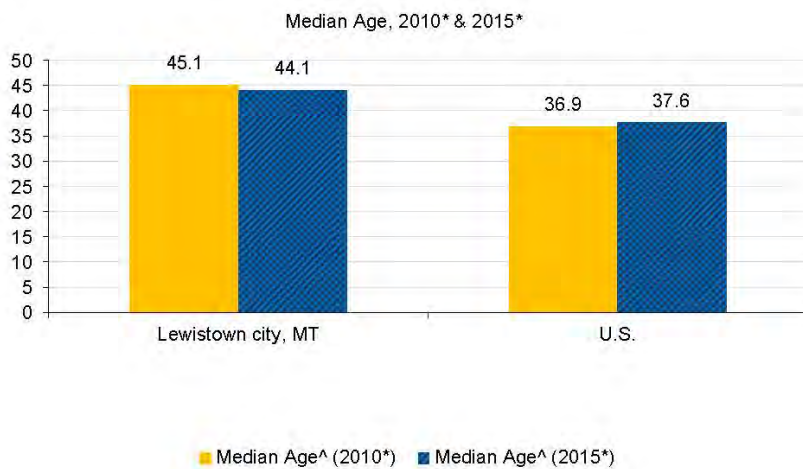
Change in Median Age, 2010\*-2015\*

Median Age^ (2015*)	44.1	37.6
Median Age^ (2010*)	45.1	36.9
Median Age % Change	-2.2%	1.9%

^ Median age is not available for metro/non-metro or regional aggregations.

\*ACS 5-year estimates used. 2015 represents average characteristics from 2011-2015; 2010 represents 2006-2010.

- From 2010\* to 2015\*, the median age estimate increased the most in the U.S. (36.9 to 37.6, a 1.9% increase) and decreased the most in Lewistown city, MT (45.1 to 44.1, a 2.2% decrease).



Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

What is the age and gender distribution of the population?

This page describes the change in age and gender distribution over time, and the change in age distribution, with age categories separated into five age groups.

Age & Gender Distribution and Change, 2010\*-2015\*

	2010*	2015*
<b>Total Population</b>	5,954	5,883
Under 18	1,272	1,129
18-34	922	1,170
35-44	780	702
45-64	1,564	1,693
65 and over	1,416	1,189

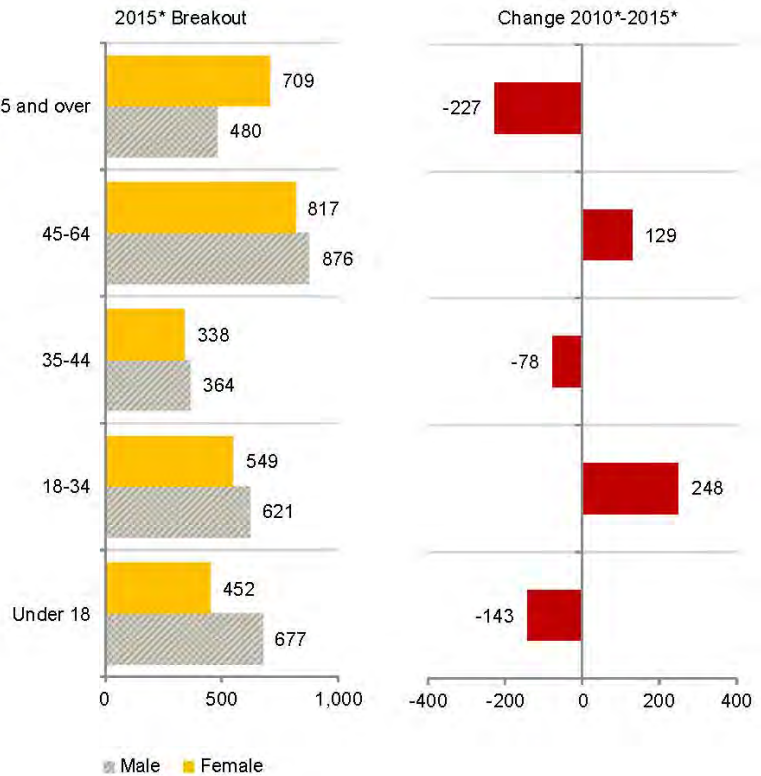
Percent of Total

	2010*	2015*
Under 18	21.4%	19.2%
18-34	15.5%	19.9%
35-44	13.1%	11.9%
45-64	26.3%	28.8%
65 and over	23.8%	20.2%

\* ACS 5-year estimates used. 2015 represents average characteristics from 2011-2015; 2010 represents 2006-2010.

- In 2015\*, the age category with the highest estimate for number of women was 45-64 (817), and the age category with the highest estimate for number of men was 45-64 (876).

- From 2010\* to 2015\*, the age category with the largest estimated increase was 18-34 (248), and the age category with the largest estimated decrease was 65 and over (-227).



Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

## Lewistown city, MT

# Demographics

### How do people self-identify (race)?

This page describes the number of people who self-identify as belonging to a particular race.

**Race:** Race is a self-identification data item in which Census respondents choose the race or races with which they most closely identify. The Office of Management and Budget revised the standards in 1997 for how the Federal government collects and presents data on race and ethnicity.

### Population by Race, 2015\*

	Lewistown city, MT	U.S.
<b>Total Population</b>	5,883	316,515,021
White alone	5,498	232,943,055
Black or African American alone	5	39,908,095
American Indian alone	137	2,569,170
Asian alone	75	16,235,305
Native Hawaiian & Other Pacific Is. alone	167	546,255
Some other race alone	0	14,865,258
Two or more races	1	9,447,883

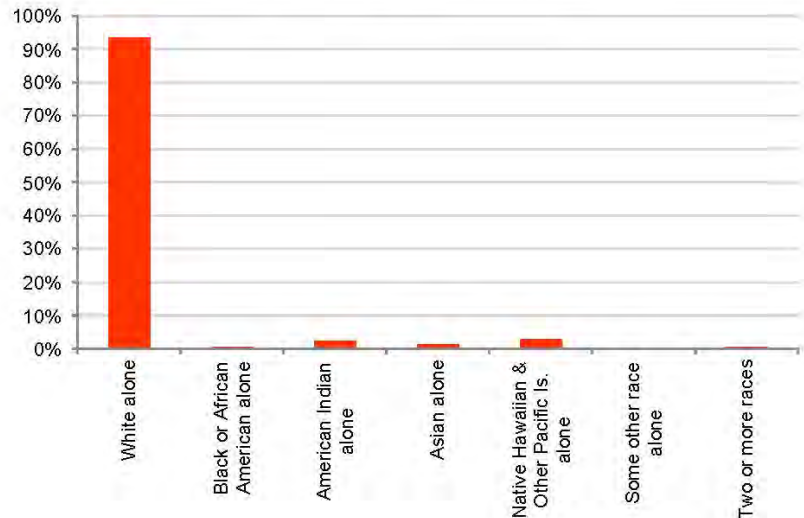
### Percent of Total

White alone	93.5%	73.6%
Black or African American alone	0.1%	12.6%
American Indian alone	2.3%	0.8%
Asian alone	1.3%	5.1%
Native Hawaiian & Other Pacific Is. alone	2.8%	0.2%
Some other race alone	0.0%	4.7%
Two or more races	0.0%	3.0%

\* 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.

Population by Race, Percent of Total, Lewistown city, MT, 2015\*

- In the 2011-2015 period, the racial category with the highest estimated percent of the population in the Lewistown city, MT was white alone (93.5%), and the racial category the lowest estimated percent of the population was some other race alone (0.0%).



Data Sources: U.S. Department of Commerce. 2016. Census Bureau. American Community Survey Office. Washington, D.C.

## Lewistown city, MT

### How do people self-identify (ethnicity)?

This page describes the number of people who self-identify as Hispanic. The information also is presented according to race. The term "Hispanic" refers to a cultural identification, and Hispanics can be of any race.

**Hispanic or Latino Origin:** People who identify with the terms "Hispanic" or "Latino" are those who classify themselves in one of the specific Hispanic or Latino categories listed on the Census questionnaire "Mexican," "Puerto Rican," or "Cuban" as well as those who indicate that they are "other Spanish, Hispanic, or Latino." Origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. People who identify their origin as Spanish, Hispanic, or Latino may be of any race.

### Hispanic Population, 2015\*

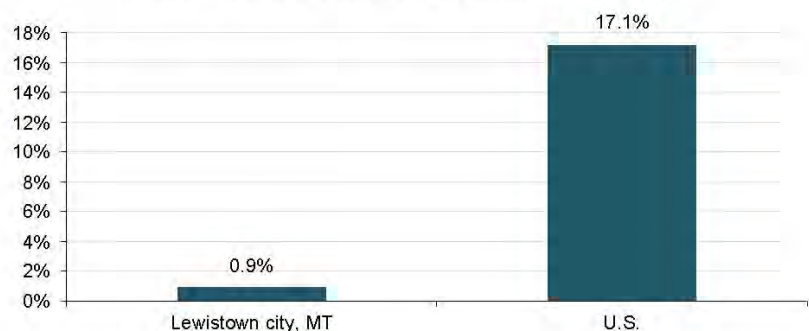
	Lewistown city, MT	U.S.
<b>Total Population</b>	5,883	316,515,021
<b>Hispanic or Latino (of any race)</b>	53	54,232,205
<b>Not Hispanic or Latino</b>	5,830	262,282,816
White alone	5,445	197,258,278
Black or African American alone	5	38,785,726
American Indian alone	137	2,078,613
Asian alone	75	16,054,074
Native Hawaiian & Oth.Pacific Is. alone	167	499,531
Some other race	0	638,429
Two or more races	1	6,968,165

### Percent of Total

<b>Hispanic or Latino (of any race)</b>	0.9%	17.1%
<b>Not Hispanic or Latino</b>	99.1%	82.9%
White alone	92.6%	62.3%
Black or African American alone	0.1%	12.3%
American Indian alone	2.3%	0.7%
Asian alone	1.3%	5.1%
Native Hawaiian & Oth.Pacific Is. alone	2.8%	0.2%
Some other race	0.0%	0.2%
Two or more races	0.0%	2.2%

\* 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.

Hispanic Population, Percent of Total, Lewistown city, MT, 2015\*



- In the 2011-2015 period, the U.S. had the highest estimated percent of the population that self-identify as Hispanic or Latino of any race (17.1%), and Lewistown city, MT had the lowest (0.9%).

Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

## Lewistown city, MT

### How do people self-identify (Tribal)?

This page describes, in general terms, the number of people who self-identify as American Indian and Alaska Native alone or in combination with one or more other races.

**American Indian:** This category shows self-identification among people of American Indian descent. Many American Indians are members of a principal tribe or group empowered to negotiate and make decisions on behalf of the individual members. Census data are available for 34 tribes or Selected American Indian categories: Apache, Blackfeet, Cherokee, Cheyenne, Chickasaw, Chippewa, Choctaw, Colville, Comanche, Cree, Creek, Crow, Delaware, Houma, Iroquois, Kiowa, Lumbee, Menominee, Navajo, Osage, Ottawa, Paiute, Pima, Potawatomi, Pueblo, Puget Sound Salish, Seminole, Shoshone, Sioux, Tohono O'Odham, Ute, Yakama, Yaqui, Yuman, and All other.

**Alaska Native:** This category shows self-identification among people of Alaska Native descent. Census data are available for five detailed Alaska Native race and ethnic categories: Alaska Athabaskan, Aleut, Eskimo, Tlingit-Haida, and All other tribes.

**Non-Specified Tribes:** This category shows self-identification among people of American Indian or Alaska Native decent that does not fall within a major tribal affiliation.

### American Indian & Alaska Native Population, 2015\*

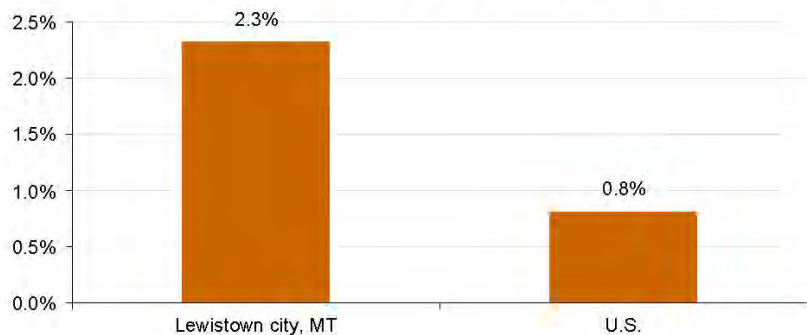
	Lewistown city, MT	U.S.
<b>Total Population</b>	5,883	316,515,021
<b>Total Native American</b>	137	2,569,170
American Indian Tribes	124	1,956,914
Alaska Native Tribes	0	108,204
Non-Specified Tribes	13	424,652

### Percent of Total

<b>Total Native American</b>	2.3%	0.8%
American Indian Tribes	2.1%	0.6%
Alaska Native Tribes	0.0%	0.0%
Non-Specified Tribes	0.2%	0.1%

\* 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.

Native American Population, Percent of Total, Lewistown city, MT, 2015\*



- In the 2011-2015 period, Lewistown city, MT had the highest estimated percent of the population that self-identified as American Indian and Alaska Native (2.3%) and the U.S. had the lowest (0.8%).

Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

How do people self-identify (Tribal)?

This page describes the number of people who self-identify as American Indian and Alaska Native alone or in combination with one or more other races.

American Indian & Alaska Native Population, 2015\*

	Lewistown city, MT	U.S.
<b>Total Population</b>	5,883	316,515,021
<b>Total Native American</b>	137	2,569,170
<b>American Indian Tribes; Specified</b>	124	1,956,914
Apache	0	69,385
Arapaho	0	8,309
Blackfeet	35	28,029
Cherokee	0	279,935
Cheyenne	0	12,199
Chickasaw	0	23,956
Chippewa	37	113,377
Choctaw	0	93,501
Colville	0	7,863
Comanche	0	12,162
Cree	0	2,326
Creek	0	41,580
Crow	5	11,857
Hopi	0	15,149
Iroquois	0	42,901
Kiowa	0	7,891
Lumbee	0	69,600
Navajo	0	309,584
Osage	0	8,918
Paiute	0	10,260
Pima	0	24,982
Potawatomi	0	19,478
Pueblo	0	56,504
Puget Sound Salish	0	14,145
Seminole	0	13,256
Shoshone	0	9,374
Sioux	0	124,715
Tohono O'Odham	0	21,744
Ute	0	8,534
Yakama	0	8,904
Yaqui	0	21,923
Yuman	0	8,305
All other tribes	47	301,833
<b>American Indian; Not Specified</b>	0	68,969
<b>Alaska Native Tribes; Specified</b>	0	108,204
Alaska Athabaskan	0	15,341
Aleut	0	11,745
Inupiat	0	29,049
Tlingit-Haida	0	15,161
Tsimshian	0	2,252
Yupik	0	34,656
<b>Alaska Native; Not Specified</b>	0	10,431
<b>American Indian or Alaska Native; Not Specified</b>	13	424,652
<b>International Indian Tribe</b>	0	154,435

\* 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.

## Lewistown city, MT

# Employment

### What occupations and industries are present?

This page describes what people do for work in terms of the type of work (occupation) and where they work (by industry).

#### Employment by Occupation, 2015\*

	Lewistown city, MT	U.S.
<b>Civilian employed population &gt; 16 years</b>	2,942	145,747,779
Management, professional, & related	1,117	53,433,469
Service	612	26,446,906
Sales and office	509	35,098,693
Farming, fishing, and forestry	31	1,061,192
Construction, extraction, maint., & repair	195	7,283,537
Production, transportation, & material moving	396	17,730,132

#### Percent of Total

Management, professional, & related	38.0%	36.7%
Service	20.8%	18.1%
Sales and office	17.3%	24.1%
Farming, fishing, and forestry	1.1%	0.7%
Construction, extraction, maint., & repair	6.6%	5.0%
Production, transportation, & material moving	13.5%	12.2%

\* 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\*

	Lewistown city, MT	U.S.
<b>Civilian employed population &gt; 16 years</b>	2,942	145,747,779
Ag, forestry, fishing & hunting, mining	114	2,852,402
Construction	278	9,027,391
Manufacturing	170	15,171,260
Wholesale trade	28	3,968,627
Retail trade	165	16,835,942
Transportation, warehousing, and utilities	70	7,226,063
Information	81	3,094,143
Finance and insurance, and real estate	90	9,578,175
Prof, scientific, mgmt, admin, & waste mgmt	312	16,074,502
Education, health care, & social assistance	894	33,739,126
Arts, entertain., rec., accomodation, & food	278	13,984,957
Other services, except public administration	200	7,198,201
Public administration	262	6,996,990

#### Percent of Total

Ag, forestry, fishing & hunting, mining	3.9%	2.0%
Construction	9.4%	6.2%
Manufacturing	5.8%	10.4%
Wholesale trade	1.0%	2.7%
Retail trade	5.6%	11.6%
Transportation, warehousing, and utilities	2.4%	5.0%
Information	2.8%	2.1%
Finance and insurance, and real estate	3.1%	6.6%
Prof, scientific, mgmt, admin, & waste mgmt	10.6%	11.0%
Education, health care, & social assistance	30.4%	23.1%
Arts, entertain., rec., accomodation, & food	9.4%	9.6%
Other services, except public administration	6.8%	4.9%
Public administration	8.9%	4.8%

Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

What are the characteristics of labor participation?

This page describes workers by weeks worked per year and usual hours works per week.

Labor Participation Characteristics, 2015\*

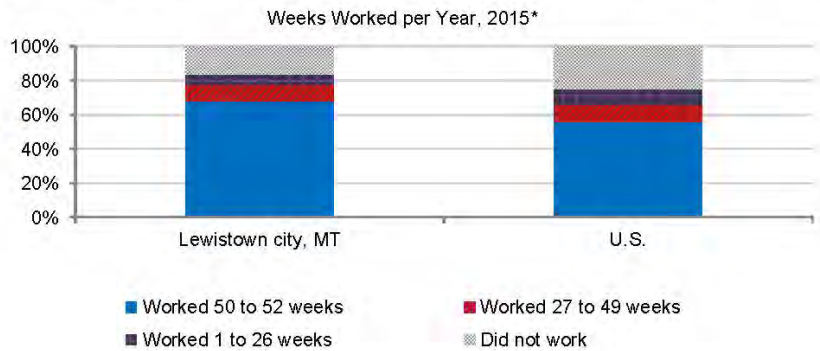
	Lewistown city, MT	U.S.
Population 16 to 64	3,610	206,605,832
WEEKS WORKED PER YEAR:		
Worked 50 to 52 weeks	2,455	115,105,947
Worked 27 to 49 weeks	336	21,044,700
Worked 1 to 26 weeks	230	18,556,817
Did not work	589	51,898,368
HOURS WORKED PER WEEK:		
Worked 35 or more hours per week	2,500	117,901,059
Worked 15 to 34 hours per week	373	29,519,830
Worked 1 to 14 hours per week	148	7,286,575
Did not work	589	51,898,368
Mean usual hours worked for workers	40.1	38.5

Percent of Total

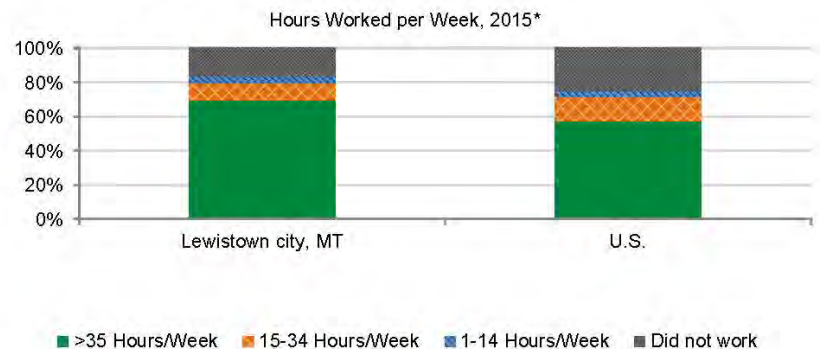
WEEKS WORKED PER YEAR:		
Worked 50 to 52 weeks	68.0%	55.7%
Worked 27 to 49 weeks	9.3%	10.2%
Worked 1 to 26 weeks	6.4%	9.0%
Did not work	16.3%	25.1%
HOURS WORKED PER WEEK:		
Worked 35 or more hours per week	69.3%	57.1%
Worked 15 to 34 hours per week	10.3%	14.3%
Worked 1 to 14 hours per week	4.1%	3.5%
Did not work	16.3%	25.1%

\* 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.

- In the 2011-2015 period, Lewistown city, MT had the highest estimated percent of people that worked 50 to 52 weeks per year (68.0%), and the U.S. had the lowest (55.7%).



- In the 2011-2015 period, Lewistown city, MT had the highest estimated percent of people that worked 35 or more hours per week (69.3%), and the U.S. had the lowest (57.1%).



Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

What are commuting patterns?

This page describes workers who do not work from home by place of work and by travel time to work.

Commuting Characteristics, 2015\*

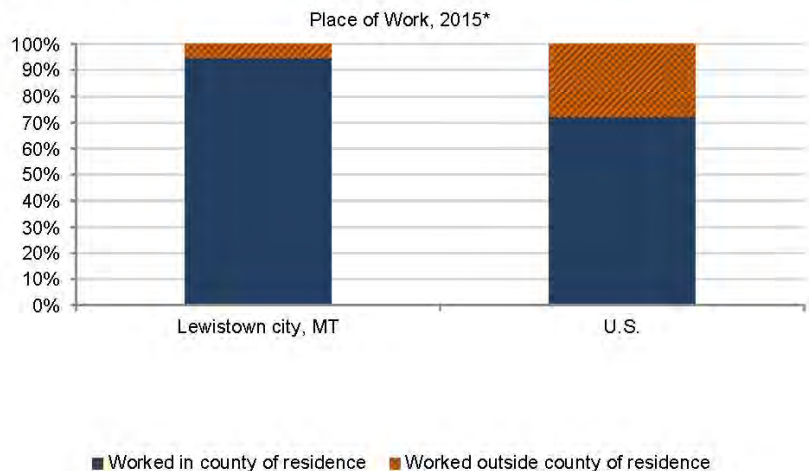
	Lewistown city, MT	U.S.
<b>Workers 16 years and over</b>	2,841	143,621,171
<b>PLACE OF WORK:</b>		
Worked in county of residence	2,696	103,991,263
Worked outside county of residence	145	39,629,908
<b>TRAVEL TIME TO WORK:</b>		
Less than 10 minutes	1,444	17,923,221
10 to 14 minutes	1,026	19,178,643
15 to 19 minutes	138	21,178,810
20 to 24 minutes	31	20,210,801
25 to 29 minutes	20	8,539,538
30 to 34 minutes	27	18,783,060
35 to 39 minutes	0	3,878,895
40 to 44 minutes	20	5,177,963
45 to 59 minutes	47	10,746,801
60 or more minutes	39	11,650,702
Mean travel time to work (minutes)	9.5	24.8

Percent of Total

<b>PLACE OF WORK:</b>		
Worked in county of residence	94.9%	72.4%
Worked outside county of residence	5.1%	27.6%
<b>TRAVEL TIME TO WORK:</b>		
Less than 10 minutes	50.8%	12.5%
10 to 14 minutes	36.1%	13.4%
15 to 19 minutes	4.9%	14.7%
20 to 24 minutes	1.1%	14.1%
25 to 29 minutes	0.7%	5.9%
30 to 34 minutes	1.0%	13.1%
35 to 39 minutes	0.0%	2.7%
40 to 44 minutes	0.7%	3.6%
45 to 59 minutes	1.7%	7.5%
60 or more minutes	1.4%	8.1%

\* 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.

- In the 2011-2015 period, the U.S. had the highest estimated percent of people that worked outside the county of residence (27.6%), and Lewistown city, MT had the lowest (5.1%).



Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

## Lewistown city, MT

# Income

### How is income distributed?

This page describes the distribution of household income.

### Household Income Distribution, 2015\*

	Lewistown city, MT	U.S.
Per Capita Income (2015 \$s)	\$22,639	\$28,930
Median Household Income^ (2015 \$s)	\$35,990	\$53,889
<b>Total Households</b>	<b>2,681</b>	<b>116,926,305</b>
Less than \$10,000	76	8,421,482
\$10,000 to \$14,999	228	6,161,477
\$15,000 to \$24,999	480	12,367,168
\$25,000 to \$34,999	526	11,803,974
\$35,000 to \$49,999	505	15,672,431
\$50,000 to \$74,999	424	20,827,239
\$75,000 to \$99,999	198	14,166,538
\$100,000 to \$149,999	222	15,356,540
\$150,000 to \$199,999	8	6,010,418
\$200,000 or more	14	6,139,038
<b>Gini Coefficient^</b>	<b>0.38</b>	<b>0.48</b>

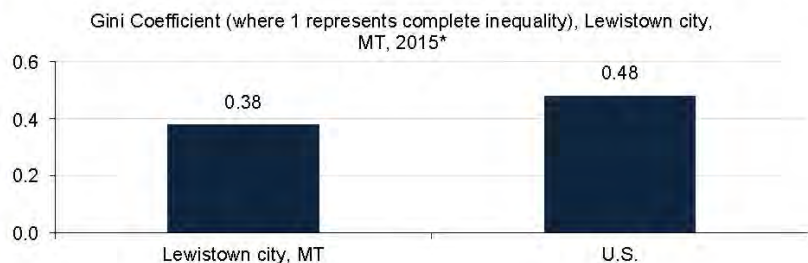
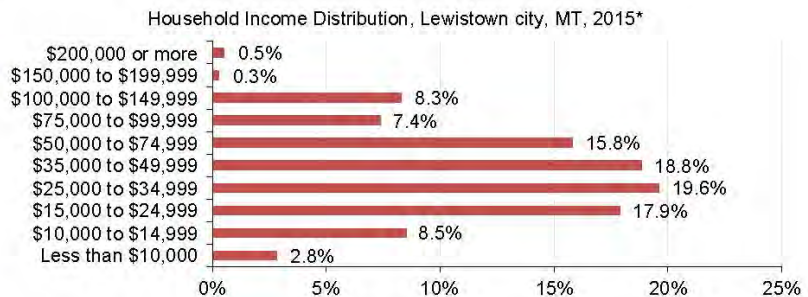
### Percent of Total

Less than \$10,000	2.8%	7.2%
\$10,000 to \$14,999	8.5%	5.3%
\$15,000 to \$24,999	17.9%	10.6%
\$25,000 to \$34,999	19.6%	10.1%
\$35,000 to \$49,999	18.8%	13.4%
\$50,000 to \$74,999	15.8%	17.8%
\$75,000 to \$99,999	7.4%	12.1%
\$100,000 to \$149,999	8.3%	13.1%
\$150,000 to \$199,999	0.3%	5.1%
\$200,000 or more	0.5%	5.3%

^ Median Household Income and Gini Coefficient are not available for metro/non-metro or regional aggregations.

\* 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.

- In the 2011-2015 period, the income category in the Lewistown city, MT with the most households was \$25,000 to \$34,999 (19.6% of households). The income category with the fewest households was \$150,000 to \$199,999 (0.3% of households).
- In the 2011-2015 period, the bottom 40% of households in the Lewistown city, MT accumulated approximately 17.1% of total income, and the top 20% of households accumulated approximately 47.8% of total income.
- In the 2011-2015 period, Lewistown city, MT had the most equal income distribution between high and low income households (Gini coef. of 0.38) and the U.S. had the least equal income distribution (Gini coef. of 0.48).



Data Sources: U.S. Department of Commerce, 2016. Census Bureau, American Community Survey Office, Washington, D.C.

What are poverty levels?

This page describes the number of individuals and families living below the poverty line.

**Poverty:** Following the Office of Management and Budget's Directive 14, the Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or an unrelated individual falls below the relevant poverty threshold, then the family or an unrelated individual is classified as being "below the poverty level."

Poverty, 2015\*

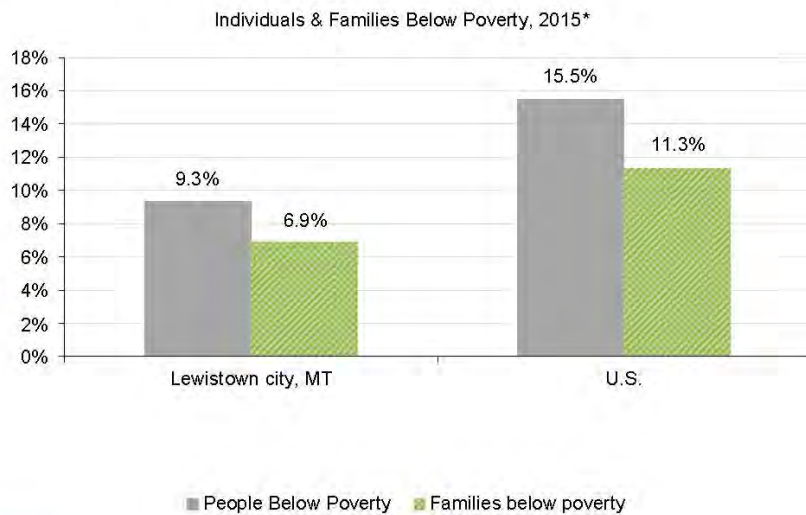
	Lewistown city, MT	U.S.
People	5,696	308,619,550
Families	1,615	77,260,546
People Below Poverty	532	47,749,043
Families below poverty	111	8,761,164

Percent of Total

People Below Poverty	9.3%	15.5%
Families below poverty	6.9%	11.3%

\* 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.

- In the 2011-2015 period, the U.S. had the highest estimated percent of individuals living below poverty (15.5%), and Lewistown city, MT had the lowest (9.3%).
- In the 2011-2015 period, the U.S. had the highest estimated percent of families living below poverty (11.3%), and Lewistown city, MT had the lowest (6.9%).



Poverty Rate by Age & Family Type~, 2015\*

	Lewistown city, MT	U.S.
<b>People</b>	9.3%	15.5%
Under 18 years	17.2%	21.7%
65 years and older	5.4%	9.4%
<b>Families</b>	6.9%	11.3%
Families with related children < 18 years	12.6%	18.0%
Married couple families	1.4%	5.6%
with children < 18 years	0.0%	8.3%
Female householder, no husband present	16.4%	30.6%
with children < 18 years	20.4%	40.5%

~Poverty rate by age and family type is calculated by dividing the number of people by demographic in poverty by the total population of that demographic.

Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

## What are poverty levels?

This page describes the number of people living in poverty by race and ethnicity. It also shows the share of all people living in poverty by race and ethnicity, and the share of each race and ethnicity living in poverty.

**Race:** Race is a self-identification data item in which Census respondents choose the race or races with which they most closely identify.

**Ethnicity:** There are two minimum categories for ethnicity: Hispanic or Latino and Not Hispanic or Latino. The federal government considers race and Hispanic origin to be two separate and distinct concepts. Hispanics and Latinos may be of any race.

Poverty by Race and Ethnicity<sup>^</sup>, 2015\*

	Lewistown city, MT	U.S.
<b>Total Population (all races) in Poverty</b>	532	47,749,043
White alone	508	28,923,918
Black or African American alone	5	10,321,254
American Indian alone	19	702,127
Asian alone	0	2,000,884
Native Hawaiian & Oth.Pacific Is. alone	0	111,137
Some other race	0	3,865,363
Two or more races	0	1,824,360
<b>All Ethnicities in Poverty</b>		
Hispanic or Latino (of any race)	46	12,915,617
Not Hispanic or Latino (of any race)	482	20,750,471

Percent of Total<sup>\*\*</sup>

White alone	95.5%	60.6%
Black or African American alone	0.9%	21.6%
American Indian alone	3.6%	1.5%
Asian alone	0.0%	4.2%
Native Hawaiian & Oth.Pacific Is. alone	0.0%	0.2%
Some other race	0.0%	8.1%
Two or more races	0.0%	3.8%
Hispanic or Latino (of any race)	8.6%	27.0%
Not Hispanic or Latino (of any race)	86.8%	43.5%

<sup>^</sup> Percent of total population in poverty by race and ethnicity is calculated by dividing the number of people in poverty in each racial or ethnic category by the total population.

\* 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.

\*\* Total equals all individuals in poverty.

Percent of People by Race and Ethnicity Who Are Below Poverty<sup>~</sup>, 2015\*

	Lewistown city, MT	U.S.
White alone	9.6%	12.7%
Black or African American alone	100.0%	27.0%
American Indian alone	13.9%	28.3%
Asian alone	0.0%	12.6%
Native Hawaiian & Oceanic alone	0.0%	21.0%
Some other race alone	na	26.5%
Two or more races alone	na	19.9%
Hispanic or Latino alone	86.8%	24.3%
Non-Hispanic/Latino alone	8.8%	10.8%

<sup>~</sup>Poverty prevalence by race and ethnicity is calculated by dividing the number of people by race in poverty by the total population of that race.

Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

**What are the components of household earnings?**

This page describes household earnings by income source and mean household earnings by source.

**Number of Households Receiving Earnings, by Source, 2015\***

	Lewistown city, MT	U.S.
Total households:	2,681	116,926,305
Labor earnings	1,921	90,916,552
Social Security (SS)	979	34,821,835
Retirement income	475	21,124,035
Supplemental Security Income (SSI)	190	6,269,127
Cash public assistance income	31	3,223,786
Food Stamp/SNAP	230	15,399,651

**Percent of Total^**

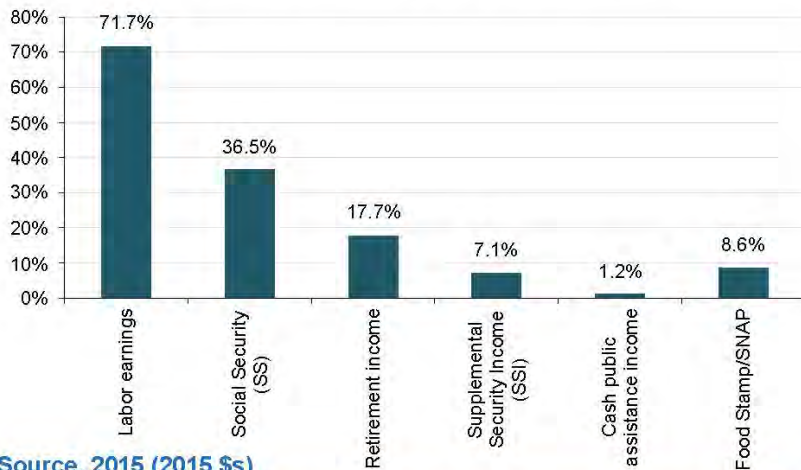
Labor earnings	71.7%	77.8%
Social Security (SS)	36.5%	29.8%
Retirement income	17.7%	18.1%
Supplemental Security Income (SSI)	7.1%	5.4%
Cash public assistance income	1.2%	2.8%
Food Stamp/SNAP	8.6%	13.2%

^ Total may add to more than 100% due to households receiving more than 1 source of income.

\* 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.

Percent of Households Receiving Earnings, by Source, 2015\*

- In the 2011-2015 period, the highest estimated percent of public assistance in the Lewistown city, MT was in the form of Social Security (SS) (36.5%), and the lowest was in the form of Cash public assistance income (1.2%).



**Mean Annual Household Earnings by Source, 2015 (2015 \$)**

	Lewistown city, MT	U.S.
Mean earnings	\$44,389	\$77,300
Mean Social Security income	\$15,421	\$17,790
Mean retirement income	\$16,564	\$24,337
Mean Supplemental Security Income	\$10,175	\$9,393
Mean cash public assistance income	\$0	\$3,490

Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

## Lewistown city, MT

# Social Characteristics

### What are education and enrollment levels?

This page describes educational attainment and school enrollment.

#### Educational Attainment, 2015\*

	Lewistown city, MT	U.S.
<b>Total Population 25 yrs or older</b>	4,439	211,462,522
No high school degree	242	28,229,094
High school graduate	4,197	183,233,428
Associates degree	326	17,029,467
Bachelor's degree or higher	1,338	62,952,272
Bachelor's degree	1,051	39,166,047
Graduate or professional	287	23,786,225

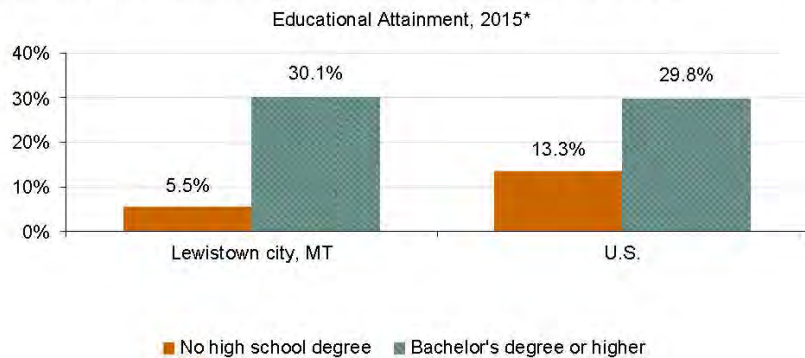
#### Percent of Total

No high school degree	5.5%	13.3%
High school graduate	94.5%	86.7%
Associates degree	7.3%	8.1%
Bachelor's degree or higher	30.1%	29.8%
Bachelor's degree	23.7%	18.5%
Graduate or professional	6.5%	11.2%

\* 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.

- In the 2011-2015 period, Lewistown city, MT had the highest estimated percent of people over the age of 25 with a bachelor's degree or higher (30.1%), and the U.S. had the lowest (29.8%).

- In the 2011-2015 period, the U.S. had the highest estimated percent of people over the age of 25 with no high school degree (13.3%), and Lewistown city, MT had the lowest (5.5%).



#### School Enrollment, 2015\*

	Lewistown city, MT	U.S.
<b>Total Population over 3 years old:</b>	5,734	304,907,256
<b>Enrolled in school:</b>	1,104	82,528,567
Enrolled in nursery school, preschool	199	4,988,186
Enrolled in kindergarten	33	4,201,597
Enrolled in grade 1 to grade 4	227	16,339,431
Enrolled in grade 5 to grade 8	225	16,505,732
Enrolled in grade 9 to grade 12	183	17,016,693
Enrolled in college, undergraduate years	141	19,347,853
Graduate or professional school	96	4,129,075
<b>Not enrolled in school</b>	4,630	222,378,689

#### Percent of Total

Enrolled in school:	19.3%	27.1%
Enrolled in nursery school, preschool	3.5%	1.6%
Enrolled in kindergarten	0.6%	1.4%
Enrolled in grade 1 to grade 4	4.0%	5.4%
Enrolled in grade 5 to grade 8	3.9%	5.4%
Enrolled in grade 9 to grade 12	3.2%	5.6%
Enrolled in college, undergraduate years	2.5%	6.3%
Graduate or professional school	1.7%	1.4%
Not enrolled in school	80.7%	72.9%

Data Sources: U.S. Department of Commerce. 2016. Census Bureau. American Community Survey Office. Washington, D.C.

What languages are spoken?

This page measures the primary language people speak at home.

Language Spoken at Home: The language currently used by respondents five years and over at home, either "English only" or a non-English language which is used in addition to English or in place of English.

Language Spoken at Home, 2015\*

	Lewistown city, MT	U.S.
Population 5 yrs or older	5,514	296,603,003
Speak only English	5,313	234,171,556
Speak a language other than English	201	62,431,447
Spanish or Spanish Creole	42	38,694,150
Other Indo-European languages	132	10,884,070
Asian and Pacific Island languages	27	10,027,065
Other languages	0	2,826,162
Speak English less than "very well"	60	25,410,756

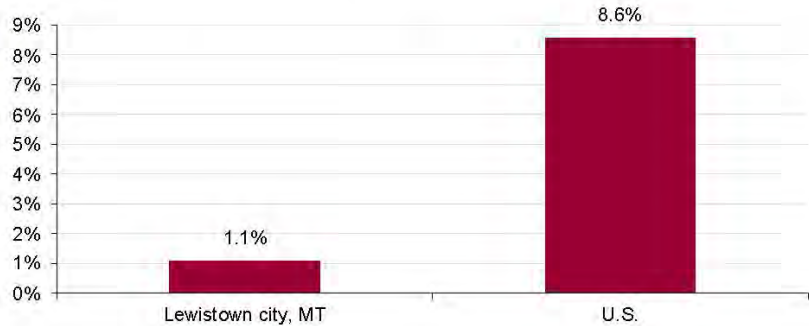
Percent of Total

Speak only English	96.4%	79.0%
Speak a language other than English	3.6%	21.0%
Spanish or Spanish Creole	0.8%	13.0%
Other Indo-European languages	2.4%	3.7%
Asian and Pacific Island languages	0.5%	3.4%
Other languages	0.0%	1.0%
Speak English less than "very well"	1.1%	8.6%

\* 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.

Percent of Population that 'Speaks English Less Than Very Well', 2015\*

- In the 2011-2015 period, the U.S. had the highest estimated percent of people that spoke English less than 'very well' (8.6%), and Lewistown city, MT had the lowest (1.1%).



Data Sources: U.S. Department of Commerce, 2016. Census Bureau, American Community Survey Office, Washington, D.C.

What are the main housing characteristics?

This page describes whether housing is occupied or vacant, for rent or seasonally occupied, and the year built.

Housing Characteristics, 2015\*

	Lewistown city, MT	U.S.
<b>Total Housing Units</b>	3,142	133,351,840
Occupied	2,681	116,926,305
Vacant	461	16,425,535
For rent	41	2,949,366
Rented, not occupied	36	616,375
For sale only	114	1,492,691
Sold, not occupied	0	628,160
Seasonal, recreational, occasional use	97	5,329,103
For migrant workers	0	35,502
Other vacant	173	5,374,338
<b>Year Built</b>		
Built 2014 or later	0	143,974
Built 2010 to 2013	0	1,944,533
Built 2000 to 2009	132	19,861,107
Built 1990 to 1999	237	18,636,635
Built 1980 to 1989	176	18,331,828
Built 1970 to 1979	366	20,932,720
Built 1940 to 1969	1,005	35,939,960
<b>Median year structure built<sup>^</sup></b>	1950	1976

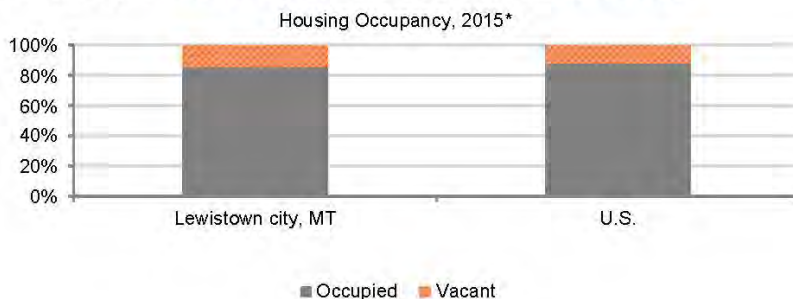
Percent of Total

<b>Occupancy</b>		
Occupied	85.3%	87.7%
Vacant	14.7%	12.3%
For rent	1.3%	2.2%
Rented, not occupied	1.1%	0.5%
For sale only	3.6%	1.1%
Sold, not occupied	0.0%	0.5%
Seasonal, recreational, occasional use	3.1%	4.0%
For migrant workers	0.0%	0.0%
Other vacant	5.5%	4.0%
<b>Year Built</b>		
Built 2014 or later	0.0%	0.1%
Built 2010 to 2013	0.0%	1.5%
Built 2000 to 2009	4.2%	14.9%
Built 1990 to 1999	7.5%	14.0%
Built 1980 to 1989	5.6%	13.7%
Built 1970 to 1979	11.6%	15.7%
Built 1940 to 1969	32.0%	27.0%

<sup>^</sup> Median year structure built is not available for metro/non-metro or regional aggregations.

\* 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.

- In the 2011-2015 period, Lewistown city, MT had the highest estimated percent of the vacant housing (14.7%), and the U.S. had the lowest (12.3%).



Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

How affordable is housing?

This page describes whether housing is affordable for homeowners and renters.

Housing Costs as a Percent of Household Income, 2015\*

	Lewistown city, MT	U.S.
<b>Owner-occupied housing w/ a mortgage</b>	1,047	48,414,291
Monthly cost <15% of household income	278	10,168,990
Monthly cost >30% of household income	287	15,648,374
<b>Specified renter-occupied units</b>	972	42,214,214
Gross rent <15% of household income	63	4,667,482
Gross rent >30% of household income	431	20,210,842
<b>Median monthly mortgage cost<sup>^</sup></b>	\$914	\$1,492
<b>Median gross rent<sup>^</sup></b>	\$699	\$928

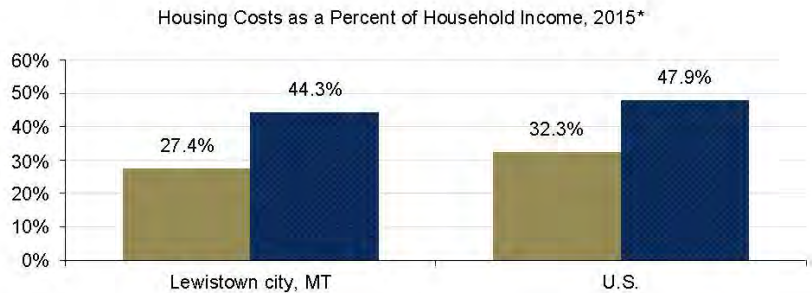
Percent of Total

Monthly cost <15% of household income	26.6%	21.0%
Monthly cost >30% of household income	27.4%	32.3%
Gross rent <15% of household income	6.5%	11.1%
Gross rent >30% of household income	44.3%	47.9%

<sup>^</sup> Median monthly mortgage cost and median gross rent are not available for metro/non-metro or regional aggregations.

\* 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.

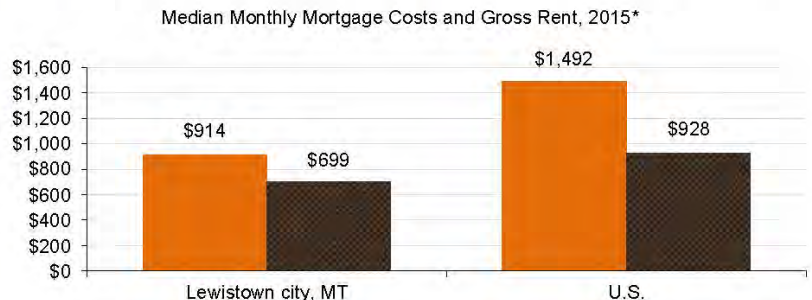
- In the 2011-2015 period, the U.S. had the highest estimated percent of owner-occupied households where greater than 30% of household income was spent on mortgage costs (32.3%), and Lewistown city, MT had the lowest (27.4%).



- In the 2011-2015 period, the U.S. had the highest estimated percent of renter-occupied households where greater than 30% of household income was spent on gross rent (47.9%), and Lewistown city, MT had the lowest (44.3%).

■ Monthly cost >30% of household income ■ Gross rent >30% of household income

- In the 2011-2015 period, the U.S. had the highest estimated monthly mortgage costs for owner-occupied homes (\$1,492), and Lewistown city, MT had the lowest (\$914).

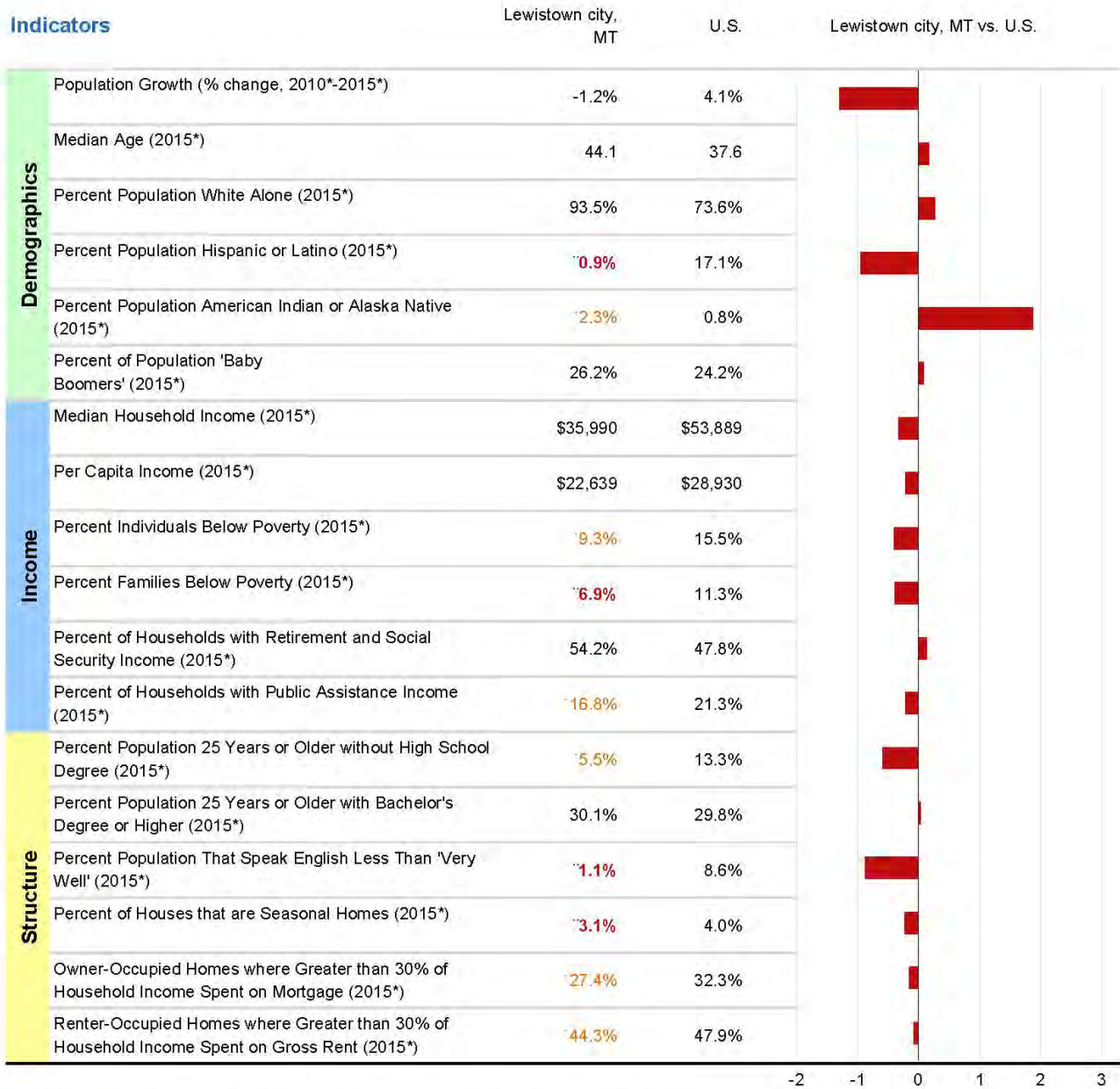


■ Median monthly mortgage cost<sup>^</sup> ■ Median gross rent<sup>^</sup>

Data Sources: U.S. Department of Commerce, 2016. Census Bureau, American Community Survey Office, Washington, D.C.

How do demographic, income, and social characteristics in the region compare to the U.S.?

This page compares key demographic, income, and social indicators from the region to the United States.

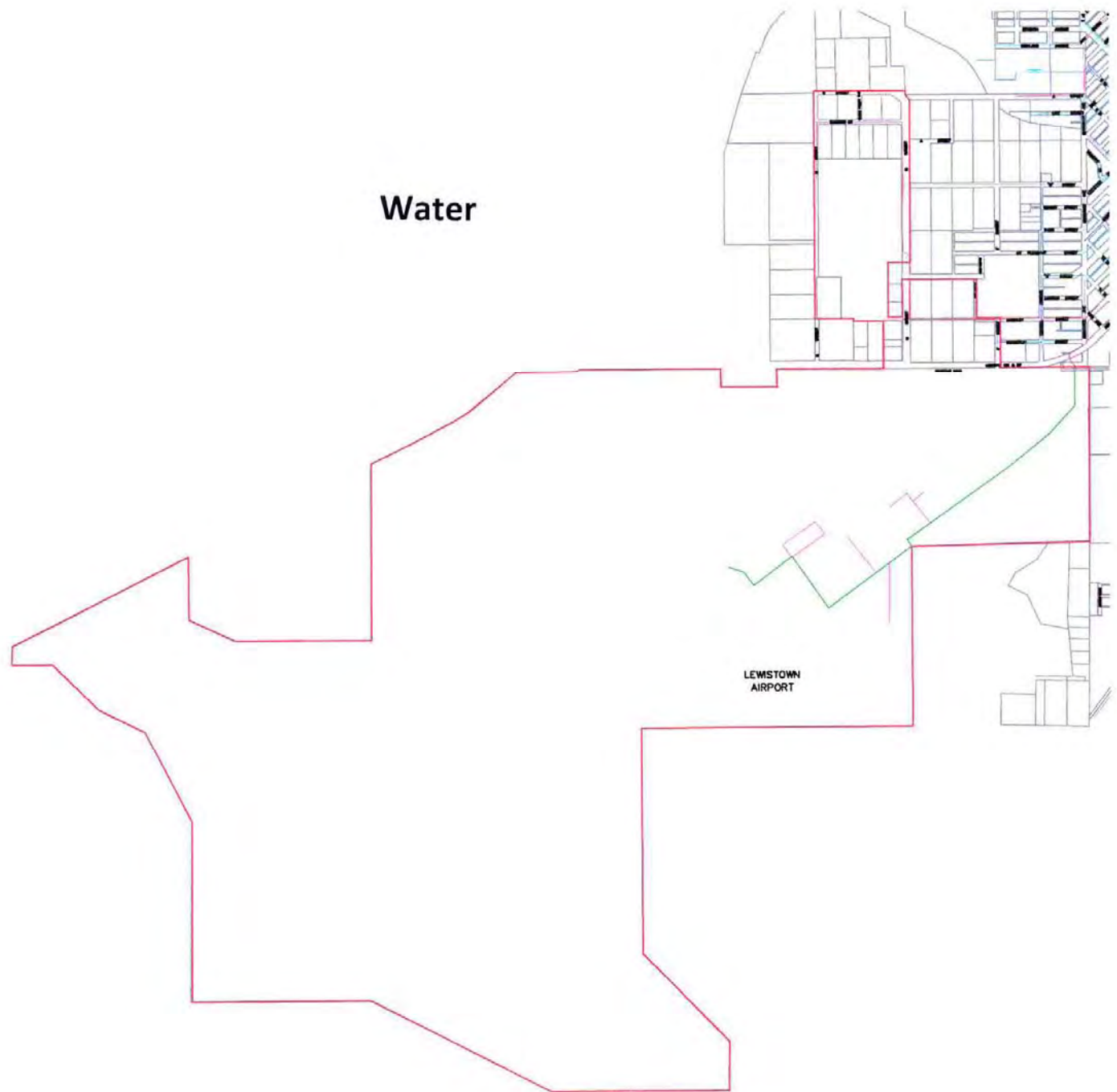


\* ACS 5-year estimates used. 2015 represents average characteristics from 2011-2015; 2010 represents 2006-2010.

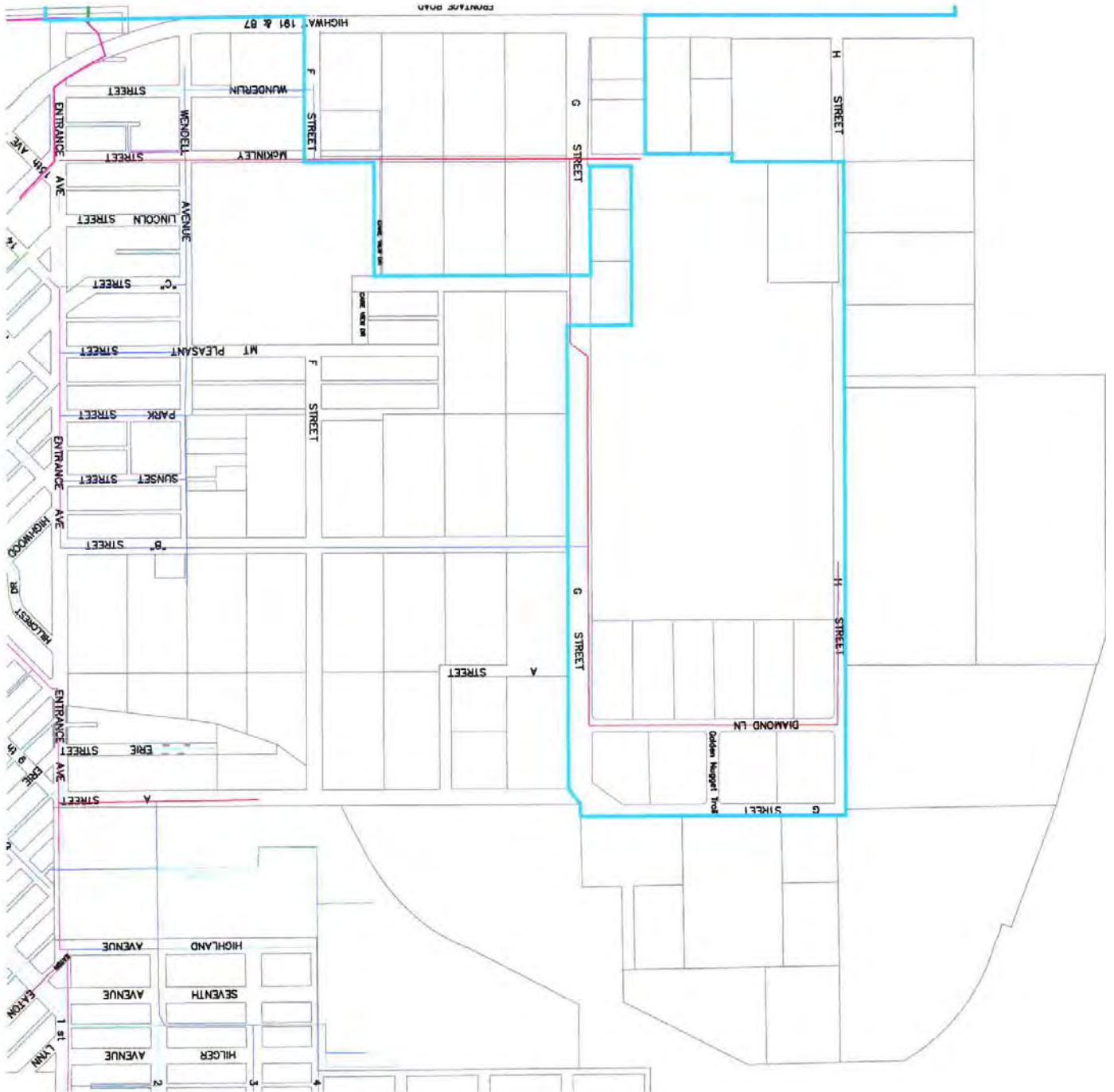
Data Sources: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

Data Source: Headwaters Economics, U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

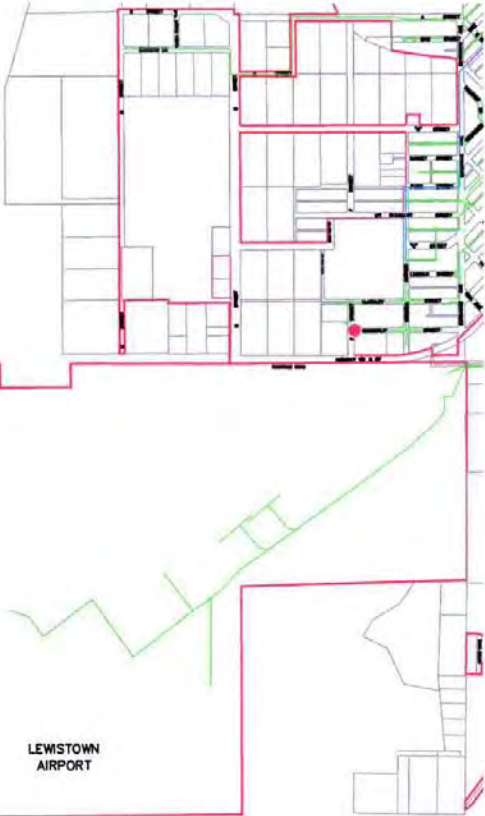
# Appendix B: Existing Infrastructure



# Water

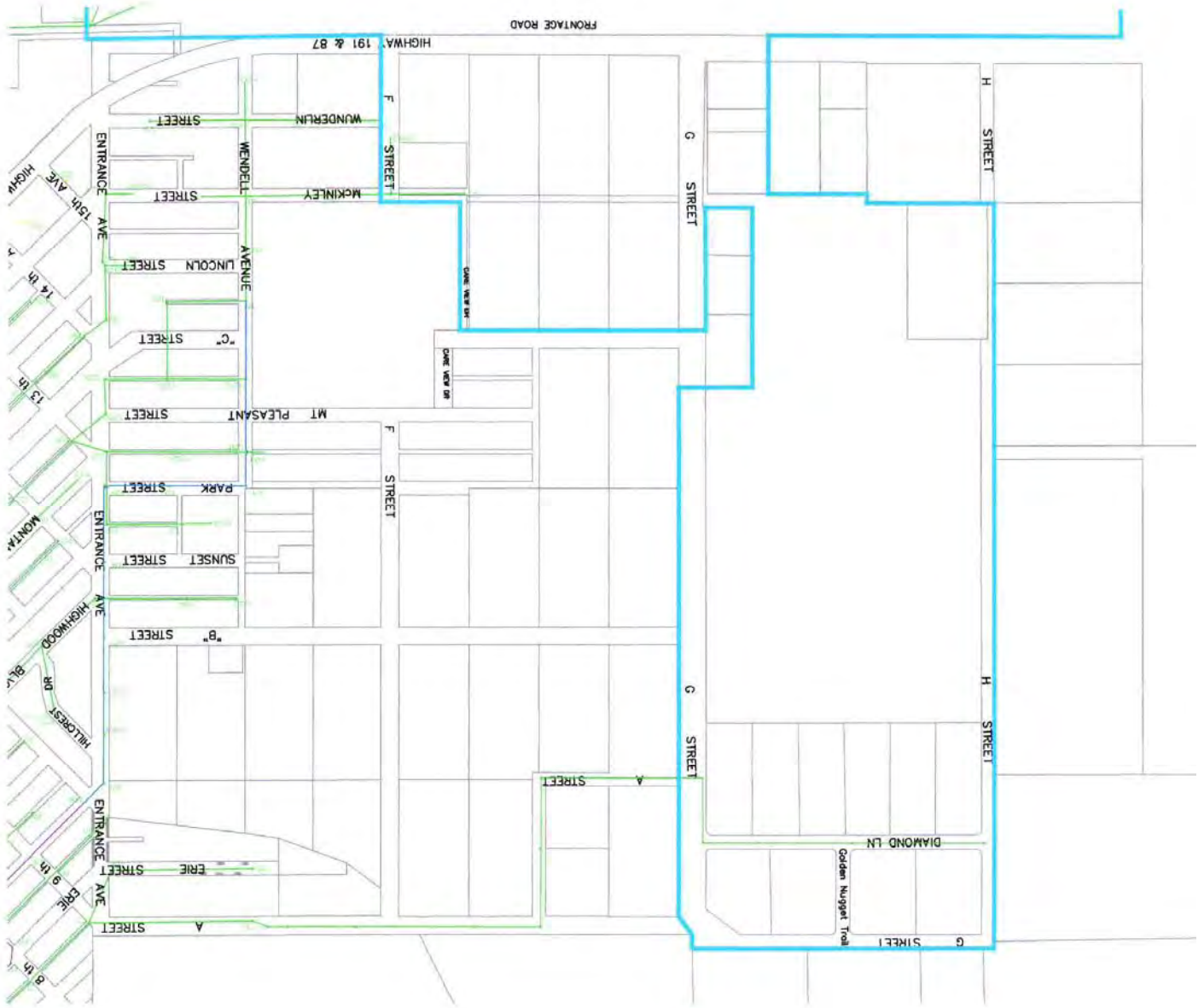


Sewer



LEWISTOWN  
AIRPORT

# Sewer



# NorthWestern Energy



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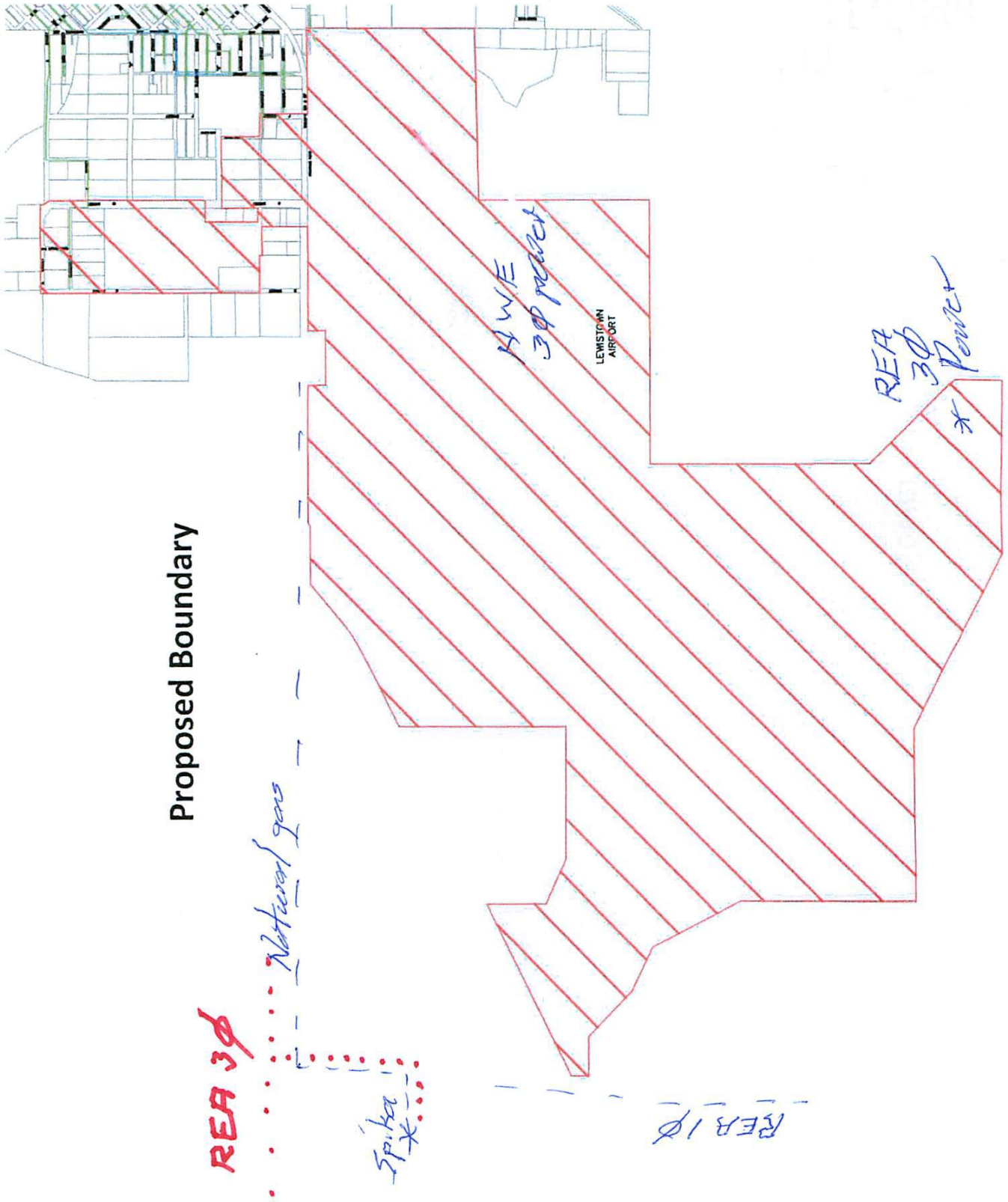
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## ***NorthWestern Energy Map Extract***

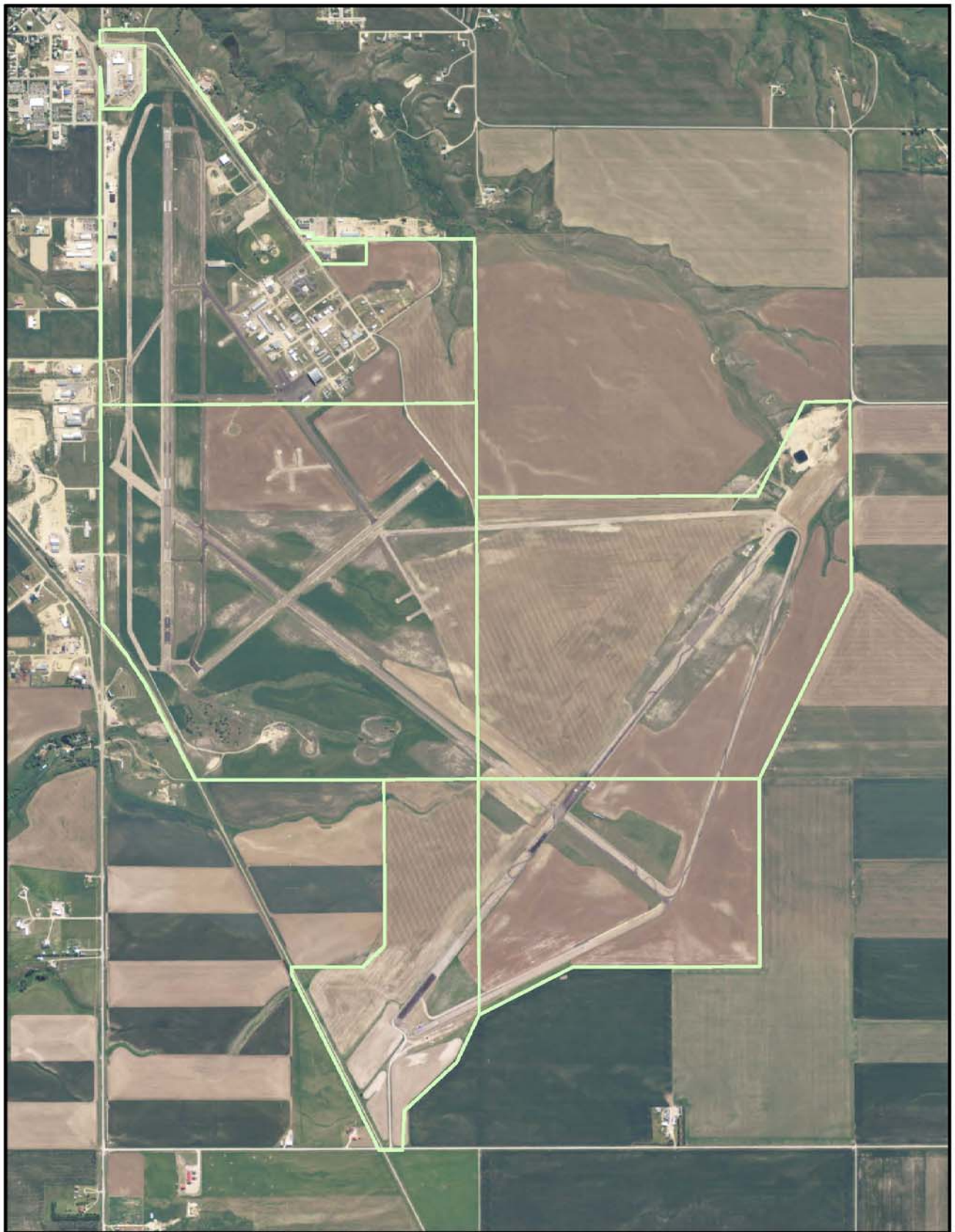
*This information is proprietary and confidential data of NorthWestern Energy*

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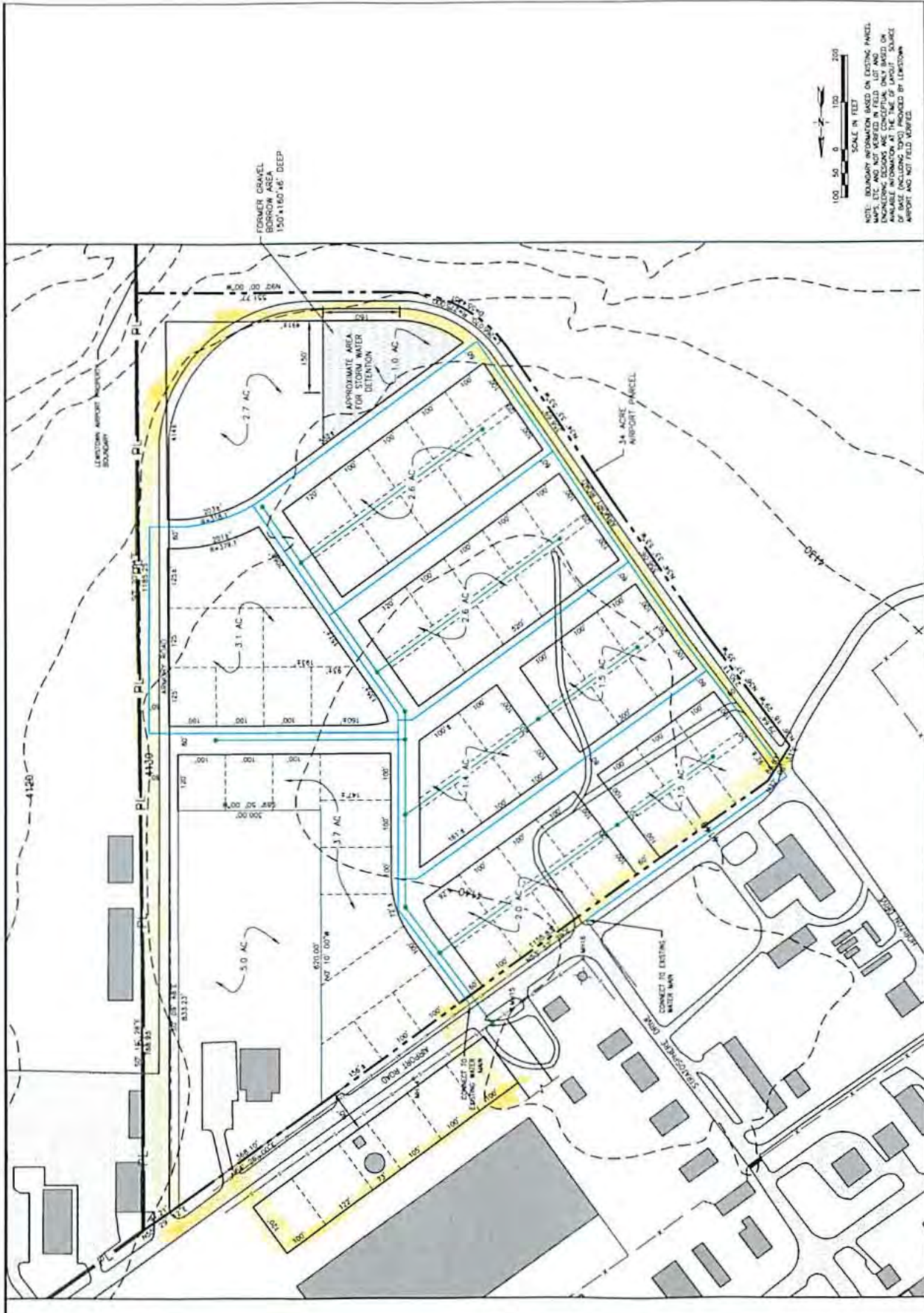
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# Appendix C: Airport Conceptual Business Park Plans








SCALE IN FEET  
 100 50 0 100 200

NOTE: BOUNDARY INFORMATION BASED ON EXISTING PARCEL MAPS, ETC. AND NOT VERIFIED IN FIELD. LOT AND ENGINEERING DECISIONS ARE CONCEPTUAL. ONLY BASED ON AVAILABLE INFORMATION. THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES INCLUDING TOPICS PROVIDED BY LLEWISTOWN AIRPORT AND NOT FIELD VERIFIED.

 <p><b>MORRISON MAIERLE, INC.</b>          An Engineering and Planning Firm          11 Engineering Plaza          Helena, MT 59602          Phone: (406) 443-0000          Fax: (406) 443-7902          www.morrisonmaierle.com</p>	DRAWN BY: JMB CHECKED BY: JMB APPROVED BY: JMB DATE: 2/22/22	LEWISTOWN MUNICIPAL AIRPORT LEWISTOWN	PROJECT NO. 4817
	LEWISTOWN AIRPORT BUSINESS PARK CONCEPTUAL DEVELOPMENT PLAN		MONTANA PLAT NUMBER <b>FIG. 1</b>









# Appendix E: Annexation Resolutions

**Annexation Resolutions:** Appendix E includes the resolutions that annexed the property into the City of Lewistown. These resolutions provide a complete legal description of the properties that will be included within the TEDD district and shows that the properties are entirely within one local government taxing jurisdiction—the City of Lewistown.

Resolution No. 3673

**A RESOLUTION PROVIDING FOR THE  
ANNEXATION BY PETITION OF CERTAIN  
DESCRIBED PROPERTY, COMMONLY  
REFERRED TO AS THE STONEWOOD  
ESTATES AND FARMS SUBDIVISIONS TO THE  
CITY OF LEWISTOWN**

**WHEREAS**, the following owners have presented a Petition for Annexation to the City of Lewistown:

- 1. Stonewood Farms, LLC; Christopher T. Sicz, president
- 2. Stonewood Estate, LLC; Christopher T. Sicz, president
- 3. Paul J. Gies
- 4. John A. Gies
- 5. City of Lewistown, Kevin Myhre, City Manager

**WHEREAS**, the area sought to be annexed by Petitioners is described as follows:

Annexation Map, filed as document number 086002 on November 14, 2006 (Map Case # 538 A) with the Fergus County Clerk and Recorder's Office, Lewistown, MT

**WHEREAS**, a copy of the Petition for Annexation and attachments thereto is attached to this resolution and is incorporated by reference herein in its entirety.

**WHEREAS**, Part 46, Chapter 2, Title 7 of the Montana Code Annotated allows a city to annex property into its boundaries if it has received a written petition containing a description of the area requested to be annexed and signed by:

- (i) more than 50% of the resident electors owning real property in the area to be annexed; or
- (ii) the owner or owners of 50% of the real property in the area to be annexed.

**WHEREAS**, the Petition for Annexation is signed by owners affirming their ownership of 50% or more of the real property in the area herein requested to be annexed, and the Annexation Map filed with the Fergus County Clerk and Recorder fully describes the area requested to be annexed; and,

**WHEREAS**, the City Commission may approve or disapprove a petition submitted under the provisions of Montana law as stated herein upon its merits.

**NOW, THEREFORE, BE IT RESOLVED**, that the following described area be and hereby is annexed to the City of Lewistown and that the boundaries of the city shall be extended to include such area;

Annexation Map, filed as document number 086002 on November 14, 2006 (Map Case # 538 A) with the Fergus County Clerk and Recorder's Office, Lewistown, MT

**BE IT FURTHER RESOLVED** that the City Clerk shall forthwith cause this resolution to be entered into the minutes of the City and that the Clerk certify under seal of the City a copy of such minutes which document shall be filed with Fergus County Clerk and Recorder's Office at which time annexation of the above described parcel shall be complete.

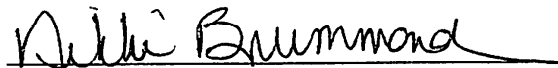
**PASSED AND APPROVED** this 4<sup>th</sup> day of December, 2006.

**Approved:**



Gary Landers  
Chairman, City Commission

**ATTEST:**

  
Nikki Brummond, City Clerk

## **PETITION FOR ANNEXATION**

The following are Petitioners in this annexation petition:

1. Stonewood Farms, LLC; Christopher T. Sicz, president
2. Stonewood Estate, LLC; Christopher T. Sicz, president
3. Paul J. Gies
4. John A. Gies
5. City of Lewistown, Kevin Myhre, City Manager

Petitioners, as owners of various parcels of real property located in Fergus County, Montana, and contained within the annexation map particularly described as:

-  
Annexation Map, filed as document number 086002 on November 14, 2006 (Map Case # 538 A) with the Fergus County Clerk and Recorder's Office, Lewistown, MT

A copy of such Annexation Map is attached hereto as Exhibit A (2 pages), and by this reference, incorporated herein.

DO HEREBY petition the City Commission of the City of Lewistown to annex, incorporate and include the above described area to the territory of the City and to alter the City's boundaries to include this property.

1. This petition is made pursuant to Montana Code Annotated Sections 7-2-4601, et. seq.
2. Petitioners are owners of 50% or more of the real property in the area herein requested to be annexed.
3. Petitioners understand and agree that the extension of the City water and

sewer services as well as improvements within the area shall be at the expense of Stonewood Farms and Stonewood Estates, LLC, (Stonewood) and performed according to City specifications and requirements as provided by an annexation agreement to be signed by and between the City of Lewistown and Stonewood.

Wherefore, Petitioners hereby requests the City Commission of the City of Lewistown to approve this petition and to adopt a resolution of annexation, to annex, incorporate and include the herein described property to the city limits of the City of Lewistown.

**Stonewood Estates and  
Stonewood Farms, LLC, by:**

by: Christopher T. Sicz  
Christopher T. Sicz, President

STATE OF MONTANA)

: ss.

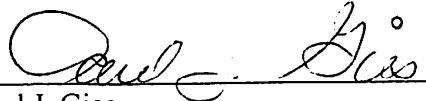
COUNTY OF FERGUS)

On this 9<sup>th</sup> day of November, 2006, before me, a Notary Public for the State of Montana, personally appeared Christopher T. Sicz, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year written in this certificate.

(NOTARIAL SEAL)

Donna Dunisane  
Notary Public for the State of Montana  
Residing at Lewistown, Montana  
My commission expires: March 17, 2010

  
Paul J. Gies

STATE OF MONTANA)

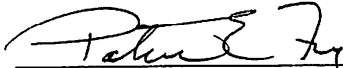
: ss.

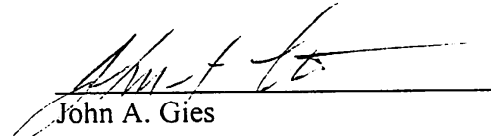
COUNTY OF FERGUS)

On this 20<sup>th</sup> day of November, 2006, before me, a Notary Public for the State of Montana, personally appeared Paul J. Gies, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year written in this certificate.

(NOTARIAL SEAL)

  
Notary Public for the State of Montana  
Residing at Lewistown, Montana  
My commission expires: 6/22/09

  
John A. Gies

STATE OF MONTANA)

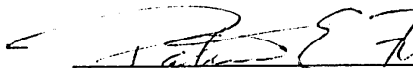
: ss.

COUNTY OF FERGUS)

On this 17<sup>th</sup> day of November, 2006, before me, a Notary Public for the State of Montana, personally appeared John A. Gies, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year written in this certificate.

(NOTARIAL SEAL)

  
Notary Public for the State of Montana  
Residing at Lewistown, Montana  
My commission expires: 6/22/09

City of Lewistown by

  
\_\_\_\_\_  
Kevin Myhre, City Manager

STATE OF MONTANA)

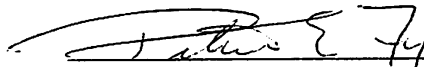
: ss.

COUNTY OF FERGUS)

On this 30<sup>th</sup> day of November, 2006, before me, a Notary Public for the State of Montana, personally appeared Kevin Myhre, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year written in this certificate.

-  
(NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public for the State of Montana  
Residing at Lewistown, Montana  
My commission expires: 6/22/09



**LEGAL DESCRIPTIONS:**

Parcels to be annexed by the City of Lewistown:

- **Entrance Avenue** – from the North Right-of-Way line of US Highway 87 & 191 to “A” Street
- **“A” Street** - from Entrance Avenue to “G” Street
- **“B” Street** - from Entrance Avenue to “G” Street
- **“G” Street** – all as shown in School Land Plat (North Right-of-Way line of US Highway 87 & 191 to North line of School Land Plat)
- **“C” Street** - from Entrance Avenue to Wendell Avenue
- **Wendell Avenue** - from McKinley Street to Park Street
- **McKinley Street** - from Wendell Avenue to "F" Street
- **Tract A of Gies Addition**
- **South 30 feet of Lots 2, 3 and 4 of Block 15, School Land Plat**
- **Tracts 1, 2, 3, 4, 5 & 6 of Certificate of Survey No. XXX (“A” Street)**
- **Tract 1 of Powell’s Acre Tracts**
- **Tracts 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 of Certificate of Survey No. 823 (“H” Street and “G” Street)**
- **Lot 1 of K & T Properties Subdivision No. 1 ✓**
- **Lot 7 of K & T Properties Subdivision No. 2 ✓**
- **Tract 1A of Dengel Minor Subdivision**

*Exhibit A (2 of 2)*

Return to:  
City of Lewistown  
305 W. Watson, Ste. 1  
Lewistown, MT 59457

123144 Fee:\$ 42.00  
FERGUS COUNTY, MT Recorded 6/30/2016 at 2:00 PM  
Rana J. Wichman, Clk & Rcdr By *Jul A. Gress*  
Return to: CITY OF LEWISTOWN 305 W WATSON, STE 1  
LEWISTOWN MT 59457

Resolution No. 3907

**A RESOLUTION PROVIDING FOR THE  
ANNEXATION BY PETITION OF PROPERTY  
KNOWN AS SNOWY MOUNTAIN MOTORS,  
INTO THE CITY OF LEWISTOWN**

**WHEREAS**, David A. Pierce, President of T.M Pierce Inc., with an address of P.O. Box 999, Lewistown, Montana, as the owner/authorized agent of the below described property, has presented a Petition to the City of Lewistown requesting that such property located within Fergus County, Montana, be annexed to and incorporated into the City, to wit:

TRACT 1:

A tract of land located in the SE1/4SW1/4 of Section 16, Township 15 North, Range 18 East, M.P.M., Fergus County, Montana; more particularly described as follows:

Commencing at the section corner common to Sections 15, 16, 21 and 22, in said Township 15 North, Range 18 East, thence North 88° 28' West a distance of 2691.9 feet to a point on the Northerly boundary of the right-of-way granted the State of Montana described in Book 140 of Deeds, page 330, records of Fergus County, Montana, being the true point of beginning; thence West along the Northerly boundary of said right-of-way a distance of 270.1 feet to the point of intersection with the Easterly boundary of the tract described on Certificate of Survey #170, filed January 9, 1980, as Document #82525, records of Fergus County, Montana; thence North 00°19' West along said Easterly boundary a distance of 209.4 feet to the SW corner of the tract described on Certificate of Survey #188, filed November 6, 1980 as Document #86503, records of Fergus County, Montana; thence North 89°41' East along said Southerly boundary a distance of 270.0 feet to the SE corner of tract described on said Certificate of Survey #188, being the NE corner of the herein described tract; thence South 00°19' East a distance of 210.9 feet more or less to the point of

beginning.

TRACT 2:

A tract of land described as Certificate of Survey #188.

TRACT 3:

Lot 2 of Lewistown Lumber Subdivision according to the map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana on July 24, 2000, as Miscellaneous Paper No. 11628.

**WHEREAS**, a copy of the Petition for Annexation is attached to this resolution and is incorporated by reference herein in its entirety.

**WHEREAS**, Part 46, Chapter 2, Title 7 of the Montana Code Annotated allows a city to annex property into its boundaries if it has received a written petition containing a description of the area requested to be annexed and signed by:

- (i) more than 50% of the resident electors owning real property in the area to be annexed; or
- (ii) the owner or owners of 50% of the real property in the area to be annexed.

**WHEREAS**, the Petition for Annexation recites that it is signed by the sole owner/authorized agent of the real property in the area to be annexed, and contains a description of the area requested to be annexed and therefore is properly before the Commission; and,

**WHEREAS**, Petitioner requests that the property be zoned C-3, Highway Commercial, but that such zoning designation must be reviewed by the Lewistown Zoning Commission and a recommendation forwarded to the City Commission; and

**WHEREAS**, the City Commission may approve or disapprove a petition for annexation submitted under the provisions of Montana law as stated herein, upon its merits.

**NOW, THEREFORE, BE IT RESOLVED**, that the following described property be and hereby is annexed to the City of Lewistown and that the boundaries of the city shall be extended to include such property;

TRACT 1:

A tract of land located in the SE1/4SW1/4 of Section 16, Township 15 North, Range 18 East, M.P.M., Fergus County, Montana; more particularly described as follows:

Commencing at the section corner common to Sections 15, 16, 21 and 22, in said Township 15 North, Range 18 East, thence North 88° 28' West a distance of 2691.9 feet to a point on the Northerly boundary of the right-of-way granted the State of Montana described in Book 140 of Deeds, page 330, records of Fergus County, Montana, being the true point of beginning;

thence West along the Northerly boundary of said right-of-way a distance of 270.1 feet to the point of intersection with the Easterly boundary of the tract described on Certificate of Survey #170, filed January 9, 1980, as Document #82525, records of Fergus County, Montana; thence North 00°19' West along said Easterly boundary a distance of 209.4 feet to the SW corner of the tract described on Certificate of Survey #188, filed November 6, 1980 as Document #86503, records of Fergus County, Montana; thence North 89°41' East along said Southerly boundary a distance of 270.0 feet to the SE corner of tract described on said Certificate of Survey #188, being the NE corner of the herein described tract; thence South 00°19' East a distance of 210.9 feet more or less to the point of beginning.

**TRACT 2:**

A tract of land described as Certificate of Survey #188.

**TRACT 3:**

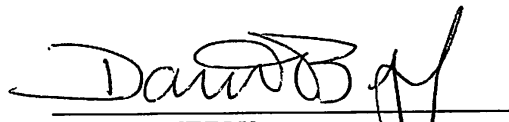
Lot 2 of Lewistown Lumber Subdivision according to the map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana on July 24, 2000, as Miscellaneous Paper No. 11628.

**BE IT FURTHER RESOLVED**, that this matter shall be referred to the Lewistown Zoning Commission for its review and recommendation for zoning classification, after which time the City Commission will determine the zoning of the above-described property.

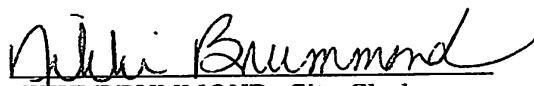
**BE IT FURTHER RESOLVED** that the City Clerk shall forthwith cause this resolution to be entered into the minutes of the City and that the Clerk certify under seal of the City a copy of such record which document shall be filed with Fergus County Clerk and Recorder's Office at which time annexation of the above described parcel shall be complete.

**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2016.

**Approved:**

  
\_\_\_\_\_  
DAVID BYERLY  
Chairperson, City Commission

**ATTEST:**

  
\_\_\_\_\_  
NIKKI BRUMMOND, City Clerk

## **PETITION FOR ANNEXATION**

Petitioner, Tony Pierce, President of T.M Pierce Inc., with an address of P.O. Box 999, Lewistown, Montana, as the owner/authorized agent of that particular property located in Fergus County, Montana, and more particularly described as:

**TRACT 1:**

A tract of land located in the SE1/4SW1/4 of Section 16, Township 15 North, Range 18 East, M.P.M., Fergus County, Montana; more particularly described as follows:

Commencing at the section corner common to Sections 15, 16, 21 and 22, in said Township 15 North, Range 18 East, thence North 88° 28' West a distance of 2691.9 feet to a point on the Northerly boundary of the right-of-way granted the State of Montana described in Book 140 of Deeds, page 330, records of Fergus County, Montana, being the true point of beginning; thence West along the Northerly boundary of said right-of-way a distance of 270.1 feet to the point of intersection with the Easterly boundary of the tract described on Certificate of Survey #170, filed January 9, 1980, as Document #82525, records of Fergus County, Montana; thence North 00°19' West along said Easterly boundary a distance of 209.4 feet to the SW corner of the tract described on Certificate of Survey #188, filed November 6, 1980 as Document #86503, records of Fergus County, Montana; thence North 89°41' East along said Southerly boundary a distance of 270.0 feet to the SE corner of tract described on said Certificate of Survey #188, being the NE corner of the herein described tract; thence South 00°19' East a distance of 210.9 feet more or less to the point of beginning.

**TRACT 2:**

A tract of land described as Certificate of Survey #188.

**TRACT 3:**

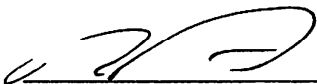
Lot 2 of Lewistown Lumber Subdivision according to the map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana on July 24, 2000, as Miscellaneous Paper No. 11628.

DOES HEREBY petition the City Commission of the City of Lewistown to annex, incorporate and include the above-described property into the territory of the City and to alter the City's boundaries to include this property. It is Petitioners' desire that the property be zoned C-3, Highway Commercial. Petitioner understands that zoning decisions are made by the Lewistown City Commission upon receiving a recommendation from the Lewistown Zoning Commission.

1. This petition is made pursuant to Montana Code Annotated Section 7-2-4601, et. seq.
2. Petitioner represents that he is the sole owner/authorized representative of the real property in the area herein requested to be annexed and therefore qualifies to petition for annexation.
3. Petitioner understands and agrees that any extension of City water or sewer services shall be at the landowner's expense and performed according to City specifications and requirements.

Wherefore, Petitioner hereby requests that the City Commission of the City of Lewistown approve this petition and adopt a resolution of annexation to annex, incorporate and include the herein described property into the city limits of the City of Lewistown.

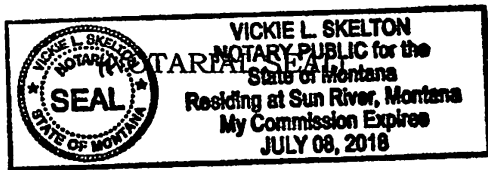
T.M. Pierce, Inc.,  
By

  
\_\_\_\_\_  
David Pierce, President

STATE OF MONTANA     )  
                                  : ss.  
COUNTY OF FERGUS    )

On this 16 day of May, 2016, before me, a Notary Public for the State of Montana, personally appeared David A. Pierce, President, on behalf of T.M. Pierce, Inc., known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year written in this certificate.



Vickie Skelton  
Notary Public for the State of Montana  
Residing at Shelburne, MT 59457  
My commission expires: 7-8-18

63234

063234 Fee \$ 24.00  
FERGUS COUNTY  
Recorded 12/28/2001 At 11:30 AM  
Kathy Fleharty, Clerk and Recorder  
By Susan M. Werby Deputy

Resolution No. 3503

**A RESOLUTION OF THE LEWISTOWN CITY  
COMMISSION ANNEXING THE LEWISTOWN-  
FERGUS COUNTY AIRPORT AND CERTAIN  
ADJACENT PROPERTIES TO THE CITY OF  
LEWISTOWN**

**WHEREAS**, the Lewistown-Fergus County Airport and several adjacent properties are contiguous to the City of Lewistown that, in the best interests of the City and the inhabitants of the contiguous parcels, should be annexed and the boundaries of the City extended to include such parcels within the corporate limits of the City; and,

**WHEREAS**, the parcels to be annexed are as set forth in the annexation plat which is attached hereto as Exhibit A, and by this reference incorporated in its entirety as if set forth fully herein; and,

**WHEREAS**, Title 7, Chapter 2, Part 43 of the Montana Code Annotated provides the procedure for a city to annex contiguous properties into its boundaries; and,

**WHEREAS**, the City Commission finds this annexation to be in the best interests of the City and of the inhabitants of the parcels contiguous to the City which are sought to be annexed; and,

**WHEREAS**, on December 3, 2001 the City Commission passed Resolution No. 3498 setting forth its intent to annex the above described properties and thereafter the City Clerk did notify, in writing, all registered voters and real property owners in the territory to be embraced and did further publish notice of the proposed annexation in the Lewistown News Argus in the manner provided by law; and,

**WHEREAS**, the period of time has passed for the City Clerk to accept written comments approving or disapproving the proposed extensions of the boundaries of the City from registered voters and property owners in the area proposed to be annexed; and

**WHEREAS**, on December 27, 2001, the City Commission did hold a public hearing on the proposed annexation and thereafter the City Commission did consider all written communications received by the City Clerk. One written objection was filed by Fergus County, a co-owner of one of the above described parcels, and co-owner of another parcel, which number of objections is insufficient to disapprove the annexation;

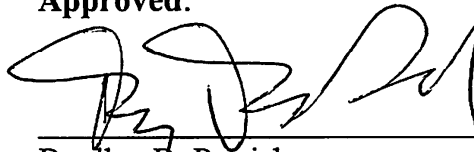
**NOW, THEREFORE, BE IT RESOLVED**, that the annexation of the above described properties as set forth in Exhibit A is approved and the boundaries of the City of Lewistown be, and hereby are, extended accordingly.

**BE IT FURTHER RESOLVED** that the official map of the City of Lewistown be, and hereby is, amended to include the above described properties.

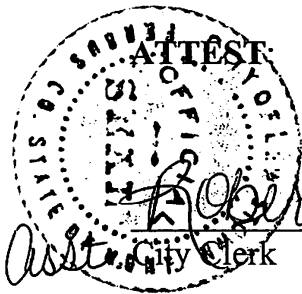
**BE IT FURTHER RESOLVED** that the City Clerk forward a certified copy of this Resolution to the Fergus County Clerk and Recorder for recording at which time the annexation shall be effective.

**PASSED AND APPROVED** this 27<sup>th</sup> day of December, 2001.

**Approved:**



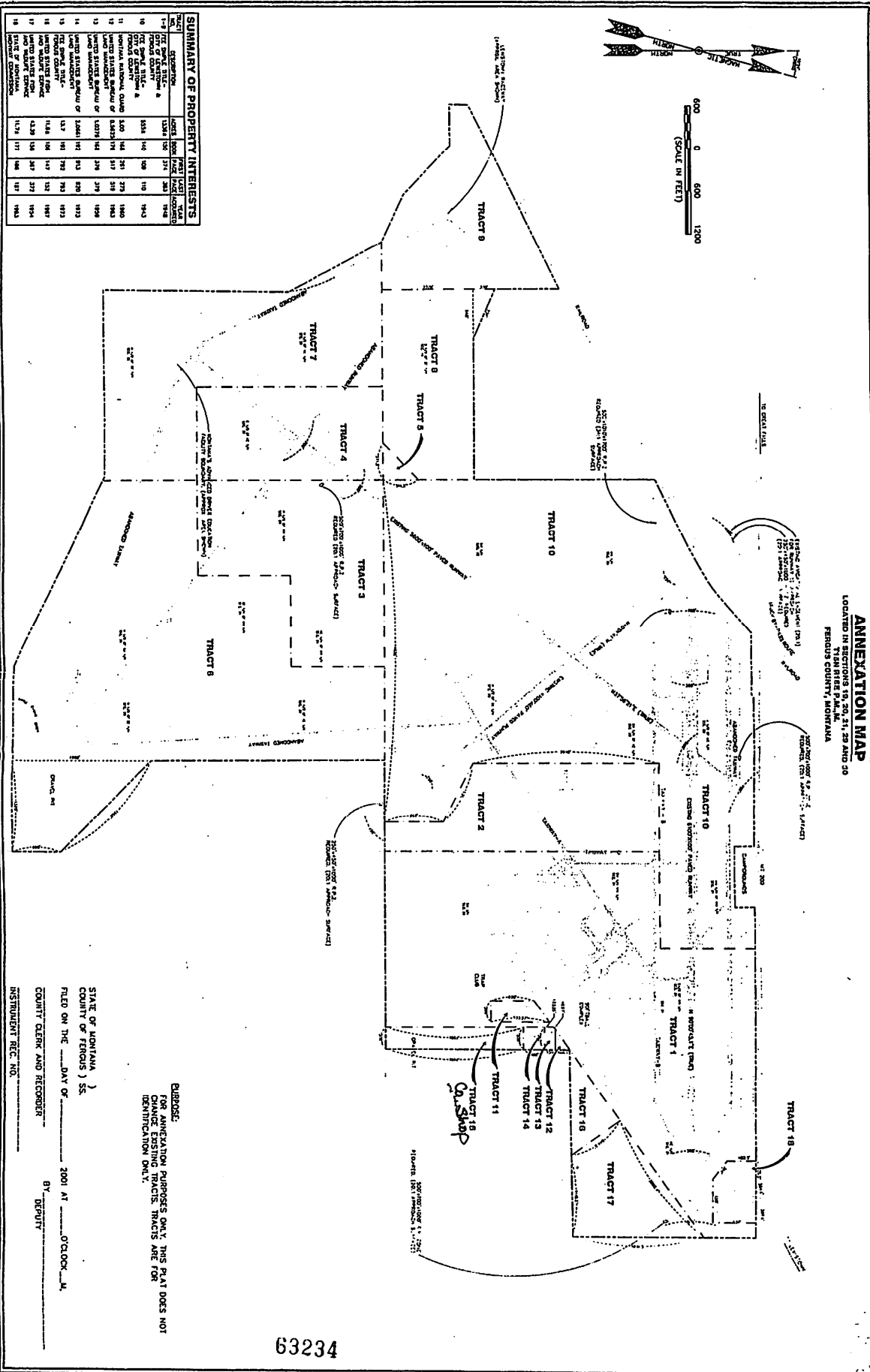
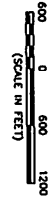
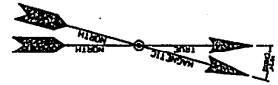
Bradley B. Parrish  
Chairman, Lewistown City Commission



*Roberta K. Atchison*

Asst. City Clerk

**ANNEXATION MAP**  
 LOCATED IN SECTIONS 19, 20, 21, 22 AND 30  
 T14N R18E P14, M.  
 FERROS COUNTY, MONTANA



**SUMMARY OF PROPERTY INTERESTS**

TRACT	DESCRIPTION	ACRES	1900	1910	1920	1930	1940
1	THE STATE OF MONTANA, COUNTY OF FERROS	13,281	100	271	283	1943	
2	THE STATE OF MONTANA, COUNTY OF FERROS	5,524	100	110	1943		
3	MONTANA FEDERAL CREDIT UNION	1,302	100	201	279	1943	
4	LAND MANUFACTURER	1,302	100	201	279	1943	
5	LAND MANUFACTURER	1,302	100	201	279	1943	
6	LAND MANUFACTURER	1,302	100	201	279	1943	
7	LAND MANUFACTURER	1,302	100	201	279	1943	
8	LAND MANUFACTURER	1,302	100	201	279	1943	
9	LAND MANUFACTURER	1,302	100	201	279	1943	
10	LAND MANUFACTURER	1,302	100	201	279	1943	
11	LAND MANUFACTURER	1,302	100	201	279	1943	
12	LAND MANUFACTURER	1,302	100	201	279	1943	
13	LAND MANUFACTURER	1,302	100	201	279	1943	
14	LAND MANUFACTURER	1,302	100	201	279	1943	
15	LAND MANUFACTURER	1,302	100	201	279	1943	
16	LAND MANUFACTURER	1,302	100	201	279	1943	
17	LAND MANUFACTURER	1,302	100	201	279	1943	
18	LAND MANUFACTURER	1,302	100	201	279	1943	

STATE OF MONTANA )  
 COUNTY OF FERROS ) SS.  
 FILED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2001 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ A.M.  
 COUNTY CLERK AND RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_  
 INSTRUMENT REC. NO. \_\_\_\_\_

REBDS:  
 FOR ANNEXATION PURPOSES ONLY. THIS PLAN DOES NOT  
 CHANGE EXISTING TRACTS. TRACTS ARE FOR  
 IDENTIFICATION ONLY.

63234

# Appendix F: Resolution NO. 3950

## RESOLUTION NO. 3950

A RESOLUTION OF NECESSITY, FINDING THAT AN AREA WITHIN THE CITY OF LEWISTOWN IS INFRASTRUCTURE DEFICIENT REQUIRING IMPROVEMENT FOR THE WELFARE OF THE RESIDENTS OF THE CITY

**WHEREAS**, a local government may, by ordinance and following a public hearing, authorize the creating of a targeted economic development district (TEDD) in support of value-adding economic development projects; and

**WHEREAS**, the purpose of a targeted economic development district is the development of infrastructure to encourage the location and retention of value-adding projects in the state.

**WHEREAS**, in compliance with 7-15-4279, Montana Code Annotated, a targeted economic development district:

- (a) must consist of a continuous area with an accurately described boundary that is large enough to host a diversified tenant base of multiple independent tenants;
- (b) must be zoned:
  - (i) for uses by a local government under Title 76, chapter 2, part 2 or 3, in accordance with the area growth policy, as defined in 76-1-103; or
  - (ii) if a county has not adopted a growth policy, then for uses in accordance with the development pattern and zoning regulations or the development district adopted under Title 76, chapter 2, part 1;
- (c) may not comprise any property included within an existing tax increment financing district;
- (d) **must, prior to its creation, be found to be deficient in infrastructure improvements as stated in the resolution of necessity adopted under 7-15-4280;**
- (e) must, prior to its creation, have in place a comprehensive development plan adopted by the local governments that ensures that the district can host a diversified tenant base of multiple independent tenants; and
- (f) may not be designed to serve the needs of a single district tenant or group of non-independent tenants.

**WHEREAS**, the City has identified an area within the incorporated city limits where it believes the infrastructure is deficient and that the creation of a targeted economic development district would encourage the location and

retention of value-adding projects, which area is described as the proposed district in Exhibit 1.

**NOW, THEREFORE, BE IT RESOLVED**, that the Lewistown City Commission of the City of Lewistown, Montana, hereby finds it necessary to create a targeted economic development district and exercise the powers in Title 7, Chapter 15, Parts 42 and 43 in the proposed district described in Exhibit 1 in order to encourage the location and retention of value-adding projects in the state. In making this determination of necessity, the Commission finds that the proposed district is infrastructure-deficient for the following reasons:

- 1. Streets and Roads-** Most streets and roads within the area are gravel or hard unimproved surfaces. A few roads and streets are paved but nearly all of them lack curb and gutter or pedestrian walkways or bike paths. Some of the streets and roads have had millings distributed, oil applied and the surface rolled to make a hard pavement like surface. Only the main highway 200 running along the north edge of the airport property and south of the privately held land within the proposed district was improved in 2017 with a sidewalk, adequate width, and paved surfaces. A small frontage road serving a newer development just to the north and adjacent to this road has a paved road with curb and gutter. Residents and businesses adjacent to the graveled roads regularly report issues with dust control.
- 2. Curb and Gutter** – As mentioned in the discussion about streets and roads, nearly all of the streets and roads do not have curb and gutter. Water runs directly off of the road surfaces directly into the ditches, pools on the roads, or soaks in the gravel roads creating a muddy rutted driving surface.
- 3. Pedestrian Pathways-** The Lewistown Trails System has a walking path from the highway to the softball complex located within the proposed district. The pedestrian pathway is surfaced with millings and they were not compacted with oil to create a hard surface. In addition, there were plans to incorporate a walking path along the 2017 improved highway section on the north side of the airport. There are no other sidewalks or pedestrian pathways through the proposed district.
- 4. Lighting:** The Lewistown Airport has some lights scattered throughout the property. The lights are generally vapor lights on light poles owned by the Airport or a private business located on the airport. The lights are random, minimum in number and do not adequately light the entire proposed district.

5. **Access to utilities (electrical service, rail service, natural gas, broadband) Electricity Utility:** Northwestern Energy serves the entire proposed district but much of the proposed district does not have electricity power to it. Northwestern Energy staff report that the electrical service at the airport “dead ends” at the airport and the electrical service north of US 87/MT 200 “dead ends” in that area north of the highway. Neither sides of the highway have a redundant system which is desirable for businesses, especially manufacturers that rely on a constant source of energy.
6. **Rail Service:** There is no rail service within the proposed district or the City of Lewistown. Rail lines were abandoned by BNSF and the City of Lewistown acquired most of the property through a rail banking program. This former rail line property is used for a walking trail throughout the community.
7. **Gas Utility:** Sleepy Hollow Oil and Gas has a pipeline that runs through the proposed district but does not provide services in the area. Northwestern energy provides gas services to some within the area but most of the proposed district is underserved by any gas services.
8. **Broadband:** Mid-Rivers Communications is the primary internet provider and offers the fastest internet speed available within Lewistown and the proposed district. Some fiber optic lines are currently available within the proposed district, but only in limited capacity and there is no immediate plan for Mid-Rivers to install additional lines. Other broadband service lines are sporadic throughout the proposed district and the majority is only available on developed areas. Lots that do have internet services through Mid-Rivers have “wide open” internet and can get anywhere from 40 to 300 Mbps but speeds can be impacted by third-party equipment such as computers or routers. Currently within the proposed district, it will be hard for lots to obtain internet services if they are located more than 800 feet away from an existing line as expenses can be too great. The lot owner may need to work with the utility company directly and they will evaluate the availability on a case by case basis. Cost savings for installing lines can be achieved by partnering with other utility entities such as NorthWestern Energy when extending lines.
9. **Lack of Water & Sewer services—** The airport sewer system follows airport road and joins the City’s treatment plan through a system that also serves the main urban area of Lewistown. The area of the proposed district north of US 87/MT 200 is served by a system that goes to the north and through a more direct route to the waste treatment facility which allows for more gravity flow and less pump stations. Both systems do not serve the entire proposed district but rather to key facilities in the region. Developing the sewer system within the proposed district may

require upgrades of the existing systems throughout the city in order to accommodate the increased activity. Water services have been improved in the proposed district within the past 15 years but much of the area remains without service. Like the sewer and electrical systems there is a separate water distribution system on each side of the highway which has dead ends and is not a circular system that aids in keeping the water flowing and from stagnating or creating bacteria. A circular looped system that would connect the water distribution system on both sides of the highway would provide a safer water supply for businesses and households in the proposed district.

**10. Stormwater Runoff Systems**—There are no storm water runoff systems within the area. In 2017, the Montana Department of Transportation constructed a storm water catchment area by its facility located in the eastern most point of the proposed district. This catchment area could serve the needs of the proposed district; but there are no curbs and gutters, drains or pipes that help the storm water runoff to this location within the proposed district.

**11. Faulty lot layout** —In the late 1900's businesses asked the airport manager to locate along the highway on airport land. These lot leases were allowed without subdivision review and lacked professional consultant guidance in the process. While they have served the needs of the businesses, little planning was considered in the process and there has been some discussion about the need for these lots to be deeper and narrower than present. Another area of the airport has had some consideration and a preliminary plan has been outlined, but it has not gone through subdivision review .

**BE IT FURTHER RESOLVED**, that the Commission finds that improvement of the infrastructure in the proposed district is necessary for the welfare of the residents of the City of Lewistown.

Passed and approved by the Lewistown City Commission on the \_\_\_\_ day of November, 2017.

\_\_\_\_\_  
DAVE BYERLY  
Chairman of the Commission

ATTEST:

\_\_\_\_\_  
Nikki Brummond  
City Clerk

## **EXHIBIT 1**

### **Description of the proposed Lewistown Targeted Economic Development District**

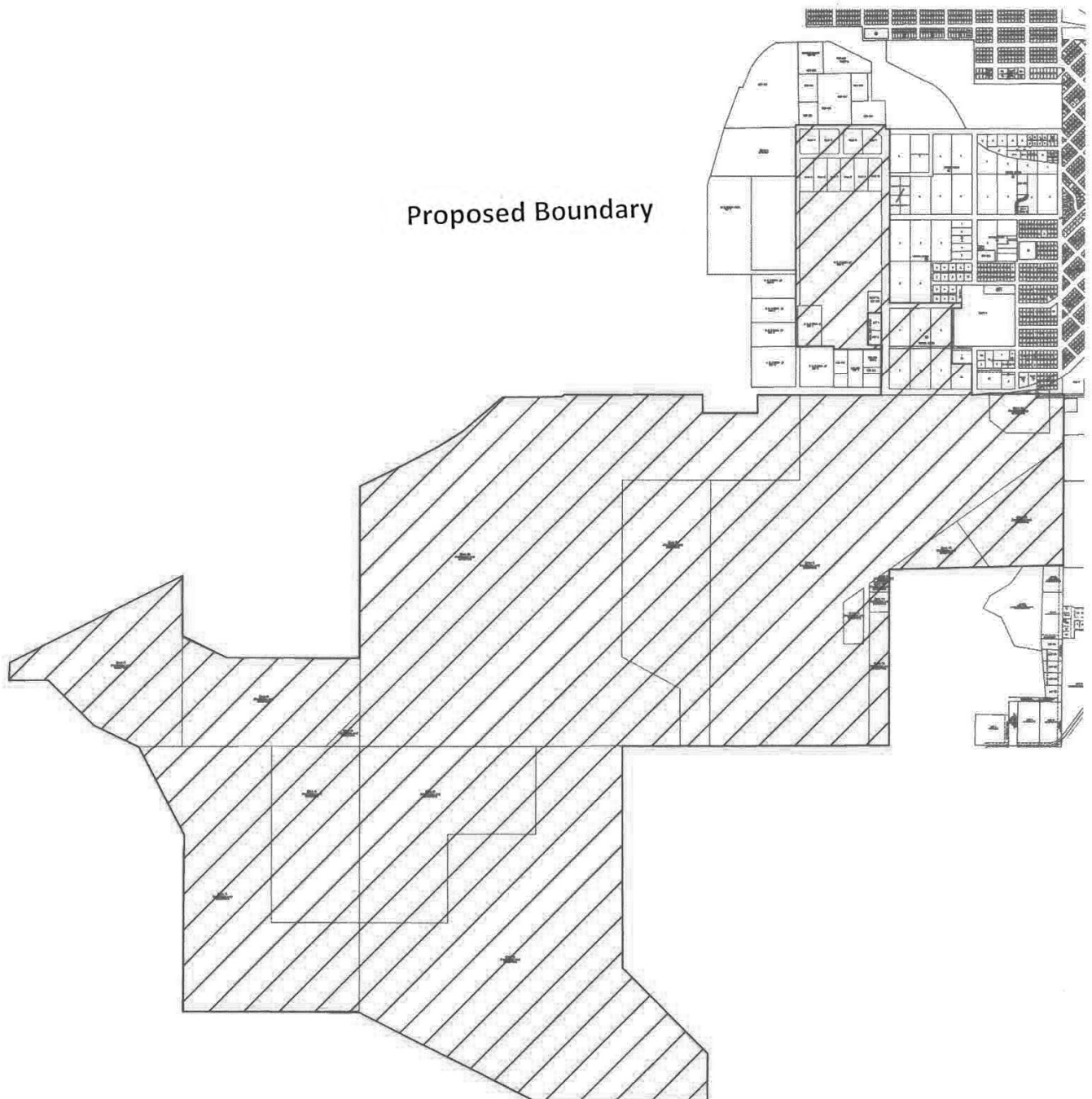
#### **Boundary Description of the proposed District**

The proposed Lewistown Targeted Economic Development District consists of four parcels annexed to the city of Lewistown:

1. Lewistown Fergus County Airport and Certain Adjacent Properties to the City of Lewistown — Annexation papers filed as document number 063234 on December 28, 2001 with the Fergus County Clerk and Recorder's Office, Lewistown MT (See appendix for annexation papers, map and Legal Descriptions).
2. Stonewood Farms, LLC Area — Annexation Map, filed as document number 086002 on November 14, 2006 (Map Case # 538A) with the Fergus County Clerk and Recorder's Office, Lewistown , MT (See appendix for annexation papers, map and Legal Descriptions.)
3. Snowy Mountain Motors — Annexation Map, filed as document number 123144 on June 30, 2016 with the Fergus County Clerk and Recorder's Office, Lewistown, MT (See appendix for annexation papers, and Legal Descriptions.) identified as:  
Tract 1, a tract of land located in the SE1/4SW1/4 of Section 16, Township 15 North, Range 18 East, M.P.M. Fergus County, Montana, (more particularly described in appendix)  
Tract 2, a tract of land described as Certificate of Survey #188; and  
Tract 3, Lot 2 of Lewistown Lumber Subdivision according to the map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana on July 24, 2000 as Miscellaneous Paper No. 11628.
4. School Land Subdivision — Annexation Map 2014-3, filed as document number 117213 on December 15 2014 (Map Case # 651-B) with the Fergus County Clerk and Recorder's Office, Lewis-town, MT (See appendix for annexation papers, ) described as Lots 2, 3, 4, 5, 6, and 7 of Block 15, School Lands Plat, Fergus County, Montana and Lot 8A, Block 15 of Corrected Plat of School Lands Subdivision Amended Plat of Lot 8, Block 15, Fergus County, and adjacent public streets.

5. Track 1, C.O.S. 502, a tract of land located in the E ½ SW ¼, Section 16, T15N, R18E. The map or plat thereof filed in the office of the Clerk and Recorder of Fergus County, Montana and the Resolution annexing said property on file at the office of the Clerk and Recorder of Fergus County, as document No. 103869.

EXHIBIT 1 continued....



# Appendix G: Parcels

**Parcels Included in the District:** Appendix F includes the list of parcels and geocodes as well as 2017 Real Estate Tax information from Fergus County on the parcels within the district.

	AssessmentCode	PropertyNumber	Description	Real_MarketValue	
AVIATION ELECTRONICS-FLAT SIX HOLDINGS LLC	000004300	08-2467-21-3-15-01-0000	1C	85900.000000	
MATTHEW LUTZ	000005600	08-2467-21-2-01-06-0000	1C	3830.000000	
JASON BIRDWELL	000005610	08-2467-21-2-01-05-0000	1C	3830.000000	
MORGENSTERN HOLDINGS LLC	000005700	08-2467-21-3-16-01-0000	1C	60620.000000	
KENNETH THOMPSON	000005701	08-2467-21-3-16-02-0000	1C	50140.000000	
THOMAS & CINDIE S EVANS	000005702	08-2467-21-3-16-03-4000	1C	30400.000000	
KEN BRIDGEFORD	000005703	08-2467-21-2-13-03-4000	1C	171700.000000	
KONITZ CONTRACTING INC	000005704	08-2467-21-2-13-01-4001	1C	127600.000000	
COMMUNITY COUNSELING & CORRECTIONAL SERV	000005705	08-2467-21-2-07-04-4000	1C	10203800.000000	EXEMPT
MICHAEL A NEWTON	000005706	08-2467-21-3-07-04-4000	1C	138600.000000	
MORGENSTERN HOLDINGS LLC	000005707	08-2467-21-1-01-03-4001	1C	499400.000000	
CHRISTOPERH ROBERT MERKER	000005708	08-2467-21-2-13-04-4000	1C	72900.000000	
GREGORY A & MELISSA J SMITH	000005710	08-2467-21-2-08-01-0000	1C	73600.000000	
GREGORY A & MELISSA J SMITH	000005710	08-2467-21-2-09-01-0000	1C	154800.000000	
DONALD & BOBETTA NEWTON	000005711	08-2467-21-1-01-04-4001	1C	178100.000000	
GREG SMITH	000005712	08-2467-21-1-01-05-4001	1C	150500.000000	
MICHAEL E & ELLEN L WALKER	000005713	08-2467-21-1-01-06-4001	1C	229300.000000	
MONTE WEEDEN	000005714	08-2467-21-1-01-07-4001	1C	285200.000000	
E DUANE & T DIANNE HARTMAN	000005715	08-2467-21-3-16-04-4000	1C	73110.000000	
CENTRAL AIR SERVICE - JOHN W ROGERS	000009500	08-2467-21-3-17-01-0000	1C	431770.000000	
CIRCLE S BUILDINGS THOMAS & CINDIE S EVANS	000009501	08-2467-21-2-14-01-0000	1C	96300.000000	
GUY A WOODBURN & EILEEN T PETERSON	0000012100	08-2467-21-3-07-01-0000	1C	32800.000000	
GORDON L & IRENE K KAUFMAN ET AL	0000012101	08-2467-21-3-07-02-0000	1C	102160.000000	
JOHN B & ANNIE L SHAVER	0000012102	08-2467-21-3-07-03-0000	1C	43800.000000	
DEAN E BERG	0000022500	08-2467-21-2-01-07-0000	1C	3830.000000	
MARVIN L & CHARLOTTE DEBUFF	0000023070	08-2467-21-4-02-03-0000	1C	2173.000000	
LEWISTOWN TRAP & SKEET CLUB-GARY FITZPATRICK	0000025600	08-2467-21-3-04-01-0000	1C	14250.000000	
CENTRAL MONTANA FLYWHEELERS-BRIAN SALLEE	0000025610	08-2467-21-3-04-02-4000	1C	8950.000000	EXEMPT
FERGUS COUNTY SEARCH & RESCUE	0000025620	08-2467-21-3-13-01-4000	1C	50900.000000	EXEMPT
LEWISTOWN RURAL FIRE DISTRICT	0000025630	08-2467-21-3-13-02-4000	1C	7210.000000	EXEMPT
BRIAN D LARSON	0000029600	08-2467-21-2-01-02-0000	1C	3020.000000	
ROALD L TORGERSON	0000030090	08-2467-21-2-10-01-0000	1C	45600.000000	
FERGUS COUNTY '	0000032100	08-2467-21-3-11-01-0000	1C	104860.000000	EXEMPT
DOUG RAHN C/O GARY POTTER	0000033100	08-2467-21-3-08-01-0000	1C	68000.000000	
MONTANA UNIVERSITY SYSTEM MSU-NORTHERN	0000034800	08-2467-21-3-01-01-0000	1C	44737.000000	EXEMPT
MONTANA UNIVERSITY SYSTEM MSU-NORTHERN	0000034800	08-2467-21-3-01-01-0000	1C	1511030.000000	EXEMPT
STATE OF MONTANA-DEPT OF HIGHWAYS	0000034810	08-2467-21-1-01-02-0000	1C	283843.000000	EXEMPT

STATE OF MONTANA - NATHIONAL GUARD	0000034820	08-2467-21-3-01-02-0000	1C	51800.000000	EXEMPT
USDI FISH WILDLIFE SERVICE	0000034830	08-2467-21-1-03-01-0000	1C	236393.000000	EXEMPT
FERGUS COUNTY	0000034840	08-2467-21-3-01-03-0000	1C	83990.000000	EXEMPT
WAYNE C RILEY ET AL	0000035200	08-2467-21-3-09-01-0000	1C	65000.000000	
LEWITOWN MUNICIPAL AIRPORT	0000036000	08-2467-21-2-13-01-0000	1C	223550.000000	EXEMPT
DANIELS S & LANA m LANGFORD	0000036001	08-2467-21-2-13-02-0000	1C	93250.000000	
CIRCLE S BUILDINGS THOMAS & CINDIE S EVANS	0000036010	08-2467-21-3-18-01-4000	1C	111200.000000	
BIG SKY ELECTRIC - JOHN & JERRI CAMPBELL	0000036020	08-2467-21-1-02-01-4000	1C	287370.000000	
INTL CHURCH OF THE FOURSQUARE GOSPEL	0000036021	08-2467-21-1-02-05-4000	1C	688640.000000	EXEMPT
TONY'S POST FRAME BUILDINGS	0000036022	08-2467-21-1-02-04-4000	1C	744300.000000	
DARRYL MCKENZIE L& R ENTERPRIZES	0000036800	08-2467-21-2-12-01-0000	1C	27240.000000	
LEWISTOWN MUNICIPAL AIRPORT	0000038700	08-2467-21-3-12-01-0000	1C	79530.000000	EXEMPT
FERGUS COUNTY	0000038701	08-2467-21-3-12-01-4001	1C	60850.000000	EXEMPT
ROBERT E O'DELL	0000038900	08-2467-21-3-14-01-0000	1C	65600.000000	
PETER SMITH	0000039000	08-2467-21-2-01-04-0000	1C	3830.000000	
BAR 19 INC & L&R ENTERPRISES	0000039910	08-2467-21-2-11-01-0000	1C	27240.000000	
WILLIAMS BROTHERS ONSTRUCTION % BEACON WEST	0000044400	08-2467-21-2-01-03-0000	1C	3830.000000	
WILLIAMS BROTHERS ONSTRUCTION % BEACON WEST	0000109122	08-2467-21-3-18-01-0000	1C	202200.000000	
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	18087.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	796100.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	38474.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	6400.000000	EXEMPT
LEWISTOWN DRAG RACEWAY ASSOC	32120	08-2467-19-3-04-01-4000	1C	40600.000000	EXEMPT
STATE OF MONTANTA MONTANA DRIVERS EDUCATION	34850	08-2467-30-1-03-01-4000	1C	40000.000000	EXEMPT
WESTERN TRANSPORTATION INSTITUTE	34860	08-2467-29-4-03-01-4000	1C	250000.000000	EXEMPT

	AssessmentCode	PropertyNumber	Description	Real_MarketValue	
BYRON RICHARD J	16411	08-2467-16-2-04-05-0000	IC		
BANK OF THE ROCKIES NA	16416	08-2467-16-2-04-06-0000	IC		
MYERS STEVENS L & JAMI A	16417	08-2467-16-2-04-07-0000	IC		
SMITH ROGER E & MARCIA J	16418	08-2467-16-2-04-08-0000	IC		
SMITH ROGER E & MARCIA J	16421	08-2467-16-2-04-09-0000	IC		
HOVERSLAND TANNER R	16422	08-2467-16-2-04-10-0000	IC		
BANK OF THE ROCKIES NA	16423	08-2467-16-2-04-11-0000	IC		
BANK OF THE ROCKIES NA	16424	08-2467-16-2-04-12-0000	IC		
BANK OF THE ROCKIES NA	16425	08-2467-16-2-04-13-0000	IC		
BANK OF THE ROCKIES NA	16426	08-2467-16-2-04-14-0000	IC		
MEADER DALE A & PATRICIA J	16450	08-2467-16-3-01-03-0000	IC		
BANK OF THE ROCKIES NA	16400	08-2467-16-3-03-07-0000	IC		
T.M. PIERCE INC	19400	08-2467-16-3-05-03-0000	IC		
FRANZ KENNETH L & LYNN E	16420	08-2467-16-3-10-01-0000	IC		
FIDC XXXIX LLC	87210	08-2467-16-4-10-01-0000	IC		
FIDC XXXIX LLC	87200	08-2467-16-4-10-02-0000	IC		
FIDC XXXIX LLC	87100	08-2467-16-4-10-03-0000	IC		
FIDC XXXIX LLC	87201	08-2467-16-4-10-04-0000	IC		
JUDITH RIVER PROPERTIES	87202	08-2467-16-4-10-05-0000	IC		
LEWISTOWN DRAG RACEWAY ASSOC	32120	08-2467-19-3-04-01-4000	1C	40600.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	18087.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	796100.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	38474.000000	EXEMPT
FERGUS COUNTY & CITY OF LEWISTOWN	0000109129	08-2467-21-1-01-01-0000	1C	6400.000000	EXEMPT
STATE OF MONTANA-DEPT OF HIGHWAYS	0000034810	08-2467-21-1-01-02-0000	1C	283843.000000	EXEMPT
MORGENSTERN HOLDINGS LLC	0000005707	08-2467-21-1-01-03-4001	1C	499400.000000	
DONALD & BOBETTA NEWTON	0000005711	08-2467-21-1-01-04-4001	1C	178100.000000	
GREG SMITH	0000005712	08-2467-21-1-01-05-4001	1C	150500.000000	
MICHAEL E & ELLEN L WALKER	0000005713	08-2467-21-1-01-06-4001	1C	229300.000000	
MONTE WEEDEN	0000005714	08-2467-21-1-01-07-4001	1C	285200.000000	
BIG SKY ELECTRIC - JOHN & JERRI CAMPBELL	0000036020	08-2467-21-1-02-01-4000	1C	287370.000000	
TONY'S POST FRAME BUILDINGS	0000036022	08-2467-21-1-02-04-4000	1C	744300.000000	
INTL CHURCH OF THE FOURSQUARE GOSPEL	0000036021	08-2467-21-1-02-05-4000	1C	688640.000000	EXEMPT
USDI FISH WILDLIFE SERVICE	0000034830	08-2467-21-1-03-01-0000	1C	236393.000000	EXEMPT
BRIAN D LARSON	0000029600	08-2467-21-2-01-02-0000	1C	3020.000000	
WILLIAMS BROTHERS ONSTRUCTION % BEACON WEST	0000044400	08-2467-21-2-01-03-0000	1C	3830.000000	
PETER SMITH	0000039000	08-2467-21-2-01-04-0000	1C	3830.000000	

JASON BIRDWELL	000005610	08-2467-21-2-01-05-0000	1C	3830.000000	
MATTHEW LUTZ	000005600	08-2467-21-2-01-06-0000	1C	3830.000000	
DEAN E BERG	0000022500	08-2467-21-2-01-07-0000	1C	3830.000000	
COMMUNITY COUNSELING & CORRECTIONAL SERV	000005705	08-2467-21-2-07-04-4000	1C	10203800.000000	EXEMPT
GREGORY A & MELISSA J SMITH	000005710	08-2467-21-2-08-01-0000	1C	73600.000000	
GREGORY A & MELISSA J SMITH	000005710	08-2467-21-2-09-01-0000	1C	154800.000000	
ROALD L TORGERSON	0000030090	08-2467-21-2-10-01-0000	1C	45600.000000	
BAR 19 INC & L&R ENTERPRISES	0000039910	08-2467-21-2-11-01-0000	1C	27240.000000	
DARRYL MCKENZIE L& R ENTERPRIZES	0000036800	08-2467-21-2-12-01-0000	1C	27240.000000	
LEWITOWN MUNICIPAL AIRPORT	0000036000	08-2467-21-2-13-01-0000	1C	223550.000000	EXEMPT
KONITZ CONTRACTING INC	000005704	08-2467-21-2-13-01-4001	1C	127600.000000	
DANIELS S & LANA m LANGFORD	0000036001	08-2467-21-2-13-02-0000	1C	93250.000000	
KEN BRIDGEFORD	000005703	08-2467-21-2-13-03-4000	1C	171700.000000	
CHRISTOPERH ROBERT MERKER	000005708	08-2467-21-2-13-04-4000	1C	72900.000000	
CIRCLE S BUILDINGS THOMAS & CINDIE S EVANS	000009501	08-2467-21-2-14-01-0000	1C	96300.000000	
MONTANA UNIVERSITY SYSTEM MSU-NORTHERN	0000034800	08-2467-21-3-01-01-0000	1C	44737.000000	EXEMPT
MONTANA UNIVERSITY SYSTEM MSU-NORTHERN	0000034800	08-2467-21-3-01-01-0000	1C	1511030.000000	EXEMPT
STATE OF MONTANA - NATHIONAL GUARD	0000034820	08-2467-21-3-01-02-0000	1C	51800.000000	EXEMPT
FERGUS COUNTY	0000034840	08-2467-21-3-01-03-0000	1C	83990.000000	EXEMPT
LEWISTOWN TRAP & SKEET CLUB-GARY FITZPATRICK	0000025600	08-2467-21-3-04-01-0000	1C	14250.000000	
CENTRAL MONTANA FLYWHEELERS-BRIAN SALLEE	0000025610	08-2467-21-3-04-02-4000	1C	8950.000000	EXEMPT
GUY A WOODBURN & EILEEN T PETERSON	0000012100	08-2467-21-3-07-01-0000	1C	32800.000000	
GORDON L & IRENE K KAUFMAN ET AL	0000012101	08-2467-21-3-07-02-0000	1C	102160.000000	
JOHN B & ANNIE L SHAVER	0000012102	08-2467-21-3-07-03-0000	1C	43800.000000	
MICHAEL A NEWTON	000005706	08-2467-21-3-07-04-4000	1C	138600.000000	
DOUG RAHN C/O GARY POTTER	0000033100	08-2467-21-3-08-01-0000	1C	68000.000000	

Date: 10/16/2017  
Time: 12:41:33  
Oper: Junek

FERGUS COUNTY  
Tax Roll

Page: 1

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000004300  
AVIATION ELECTRONICS  
FLAT SIX HOLDINGS LLC  
311 URANIUM DR  
LEWISTOWN MT 59457-3293

Loc: 1 GEO: 08-2467-21-3-15-01-0000 DIST: 1C LEWISTOWN CITY  
105 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BLDG ON AIRPORT  
LEASED LAND IN NWSW ON BLK 9 LT 2  
LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	85,900	1,624	0.00	1,395.75
9972	SOIL CONSERVATION	0.000	0	0	1.92	1.92
	**** Total Property	0.000	85,900	1,624	0.00	1,395.75
	**** Total Specials					1.92
	**** Total Tax					1,397.67

\*\*\* PARCEL COUNT: 1

Date: 10/16/2017  
Time: 12:11:45  
Oper: Junek

FERGUS COUNTY  
Tax Roll

Page: 1

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000005600  
LUTZ MATTHEW  
62 STOVEMAN LN  
LEWISTOWN MT 59457-2271

Loc: 1 GEO: 08-2467-21-2-01-06-0000 DIST: 1C LEWISTOWN CITY  
400 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, HANGER UNIT LABELED \*  
F\* ON LEASED AIRPORT LAND

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,830	72	0.00	61.88
9972 SOIL CONSERVATION	0.000	0	0	0.08	0.08
***** Total Property	0.000	3,830	72	0.00	61.88
***** Total Specials					0.08
***** Total Tax					61.96

Tax Code : 0000005610  
BIRDWELL JASON  
PO BOX 3653  
LEWISTOWN MT 59457-3653

Loc: 1 GEO: 08-2467-21-2-01-05-0000 DIST: 1C LEWISTOWN CITY  
400 AZTEC  
SCT:21 TWN:15 N RNG:18 N  
S21, T15 N, R18 N, HANGER UNIT LABELED \*  
E\* ON LEASED AIRPORT LAND

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,830	72	0.00	61.88
9972 SOIL CONSERVATION	0.000	0	0	0.08	0.08
***** Total Property	0.000	3,830	72	0.00	61.88
***** Total Specials					0.08
***** Total Tax					61.96

\*\*\* PARCEL COUNT: 2

Date: 10/16/2017  
Time: 12:07:58  
Oper: Junek

FERGUS COUNTY  
Tax Roll

Page: 1

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

RANGES: TAX YEAR: (R) 2017 - 2017  
TAX TYPE: (R) RE - RE  
LEVY DISTRICT: (R) 1C - 1C  
LEVY SUB DISTRICT: (A)  
PARCEL#: (R) 5700 - 5715  
ALPHA NAME: (A)  
LIST CODE: (A)  
MODS CHANGE CODE: (A)  
SUBDIVISION CODE: (A)

OPTIONS: SORT ORDER: A  
PAGE BREAK: N  
SHOW RANGE/OPTIONS?: Y  
LASER PRINTER: Y

TOTALS PAGE ONLY: N  
SHOW RECEIPTING BOX?: N  
INCLUDE DEED INFO?: N

PRINT TOTALS PAGE: N  
REPORT FORMAT: 2  
INCLUDE TAX INFO?: Y

Tax Code : 000005700  
MORGENSTERN HOLDINGS LLC  
510 1ST AVE N  
LEWISTOWN MT 59457-1732

Loc: 1 GEO: 08-2467-21-3-16-01-0000 DIST: 1C LEWISTOWN CITY  
113 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, IMPROVEMENTS ON  
AIRPORT LEASED LAND ON BLK 9 LT 3  
LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	60,620	1,146	0.00	984.93
9972 SOIL CONSERVATION	0.000	0	0	1.35	1.35
***** Total Property	0.000	60,620	1,146	0.00	984.93
***** Total Specials					1.35
***** Total Tax					986.28

Tax Code : 000005701  
THOMPSON KENNETH  
PO BOX 181  
LEWISTOWN MT 59457-0181

Loc: 1 GEO: 08-2467-21-3-16-02-0000 DIST: 1C LEWISTOWN CITY  
135 HORIZON  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON LOT 10  
BLK 2 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	50,140	948	0.00	814.76
9972 SOIL CONSERVATION	0.000	0	0	1.12	1.12
***** Total Property	0.000	50,140	948	0.00	814.76
***** Total Specials					1.12
***** Total Tax					815.88

Tax Code : 000005702  
EVANS THOMAS & CINDIE S  
PO BOX 619  
LEWISTOWN MT 59457-0619

Loc: 1 GEO: 08-2467-21-3-16-03-4000 DIST: 1C LEWISTOWN CITY  
107 BONANAZA  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING AT AIRPORT  
ON BLK 10 LT 1 LEWISTOWN AIRPORT (  
BONANZA AVE)

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	30,400	575	0.00	494.18
9972 SOIL CONSERVATION	0.000	0	0	0.68	0.68
***** Total Property	0.000	30,400	575	0.00	494.18
***** Total Specials					0.68
***** Total Tax					494.86

Tax Code : 000005703  
BRIDGEFORD KEN  
2063 CASINO CREEK DR  
LEWISTOWN MT 59457-8789

Loc: 1 GEO: 08-2467-21-2-13-03-4000 DIST: 1C LEWISTOWN CITY  
206 GULF STREAM  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, 44X68 BLDG ON LEASED

Date: 10/16/2017  
Time: 12:07:58  
Oper: Junek

FERGUS COUNTY  
Tax Roll

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REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

AIRPORT LAND ON BLK 4 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	171,700	3,245	0.00	2,788.92
9972 SOIL CONSERVATION	0.000	0	0	3.83	3.83
***** Total Property	0.000	171,700	3,245	0.00	2,788.92
***** Total Specials					3.83
***** Total Tax					2,792.75

Tax Code : 0000005704  
KONITZ CONTRACTING INC  
5450 CASTLE BUTTE RD  
LEWISTOWN MT 59457-8736

Loc: 1 GEO: 08-2467-21-2-13-01-4001 DIST: 1C LEWISTOWN CITY  
105 PUBLIC  
SCT:21 TW:15 N RNG:18 E  
S21, T15 N, R18 E, HANGER ON LEASED  
AIRPORT LAND ON BLK 1 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	127,600	2,412	0.00	2,072.99
9972 SOIL CONSERVATION	0.000	0	0	2.85	2.85
***** Total Property	0.000	127,600	2,412	0.00	2,072.99
***** Total Specials					2.85
***** Total Tax					2,075.84

Tax Code : 0000005705  
COMMUNITY COUNSELING & CORRECTIONAL SERV  
471 E MERCURY ST  
BUTTE MT 59701-1906

Loc: 1 GEO: 08-2467-21-2-07-04-4000 DIST: 1C LEWISTOWN CITY  
110 SKYLINE  
SCT:21 TW:15 N RNG:18 E  
S21, T15 N, R18 E, RESIDENTIAL  
METHAMPHETAMINE TREATMENT FACILITY  
LOCATED ON THE FERGUS COUNTY/ LEWISTOWN  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	10,203,800	0	0.00	0.00

Tax Code : 0000005706  
NEWTON MICHAEL A  
PO BOX 3734  
LEWISTOWN MT 59457-3734

Loc: 1 GEO: 08-2467-21-3-07-04-4000 DIST: 1C LEWISTOWN CITY  
143 STRATOSPHERE  
SCT:21 TW:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON AIRPORT  
LAND

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	138,600	2,620	0.00	2,251.76
9972 SOIL CONSERVATION	0.000	0	0	3.09	3.09
***** Total Property	0.000	138,600	2,620	0.00	2,251.76
***** Total Specials					3.09
***** Total Tax					2,254.85

Tax Code : 0000005707  
MORGENSTERN HOLDINGS LLC  
510 1ST AVE N  
LEWISTOWN MT 59457-1732

Loc: 1 GEO: 08-2467-21-1-01-03-4001 DIST: 1C LEWISTOWN CITY  
83 JACK'S HANGER  
SCT:21 TW:15 N RNG:18 E  
S21, T15 N, R18 E, 100x100 HANGER ON LT  
A-1 OF EAST HANGER DEVELOPMENT OF  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	499,400	9,439	0.00	8,112.35
9972 SOIL CONSERVATION	0.000	0	0	11.14	11.14
***** Total Property	0.000	499,400	9,439	0.00	8,112.35
***** Total Specials					11.14
***** Total Tax					8,123.49

Date: 10/16/2017  
 Time: 12:07:58  
 Oper: Junek

FERGUS COUNTY  
 Tax Roll

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000005708  
 MERKER CHRISTOPHER ROBERT  
 227 SNOWY MOUNTAIN DR  
 LEWISTOWN MT 59457-9638

Loc: 1 GEO: 08-2467-21-2-13-04-4000 DIST: 1C LEWISTOWN CITY  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, HANGER ON BLK 4 AT  
 AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	72,900	1,378	0.00	1,184.32
9972 SOIL CONSERVATION	0.000	0	0	1.63	1.63
***** Total Property	0.000	72,900	1,378	0.00	1,184.32
***** Total Specials					1.63
***** Total Tax					1,185.95

Tax Code : 0000005710  
 SMITH GREGORY A & MELISSA J  
 360 GLENHAVEN LN  
 LEWISTOWN MT 59457-7676

Loc: 1 GEO: 08-2467-21-2-08-01-0000 DIST: 1C LEWISTOWN CITY  
 410 SKYLINE  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, 56 X 23 FRAME OFFICE  
 BUILDING ON LEASED AIRPORT LAND ON BLK  
 1 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	73,600	1,391	0.00	1,195.49

Loc: 2 GEO: 08-2467-21-2-09-01-0000 DIST: 1C LEWISTOWN CITY  
 410 SKYLINE  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, 60 X 72 BUTLER  
 BUILDING, FUEL TANKS & HI-QUAL BLDG ON  
 BLK 1 AT AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	154,800	2,926	0.00	2,514.75
9972 SOIL CONSERVATION	0.000	0	0	5.09	5.09
***** Total Property	0.000	228,400	4,317	0.00	3,710.24
***** Total Specials					5.09
***** Total Tax					3,715.33

Tax Code : 0000005711  
 NEWTON DONALD & BOBETTA  
 393 LOWER AIRPORT RD  
 LEWISTOWN MT 59457-3206

Loc: 1 GEO: 08-2467-21-1-01-04-4001 DIST: 1C LEWISTOWN CITY  
 57 TAXIWAY  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, HANGER ON LT B1 OF  
 EAST HANGER DEVELOPMENT AT AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	178,100	3,366	0.00	2,892.91
9972 SOIL CONSERVATION	0.000	0	0	3.97	3.97
***** Total Property	0.000	178,100	3,366	0.00	2,892.91
***** Total Specials					3.97
***** Total Tax					2,896.88

Tax Code : 0000005712  
 SMITH GREG  
 410 SKYLINE DR  
 LEWISTOWN MT 59457-8012

Loc: 1 GEO: 08-2467-21-1-01-05-4001 DIST: 1C LEWISTOWN CITY  
 75 TAXIWAY  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, ACRES 0, 60X70  
 HANGER ON LT B2 OF EAST HANGER  
 DEVELOPMENT AT AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	150,500	2,844	0.00	2,444.28

Date: 10/16/2017  
Time: 12:07:58  
Oper: Junek

FERGUS COUNTY  
Tax Roll

REAL ESTATE Tax Roll for Tax Year 2017

9972	SOIL CONSERVATION	0.000	0	0	3.36	3.36
***** Total Property		0.000	150,500	2,844	0.00	2,444.28
***** Total Specials						3.36
***** Total Tax						2,447.64

Tax Code : 0000005713  
WALKER MICHAEL E & ELLEN L  
31056 MT HIGHWAY 81  
LEWISTOWN MT 59457-2233

Loc: 1 GEO: 08-2467-21-1-01-06-4001 DIST: 1C LEWISTOWN CITY  
41 TAXIWAY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, 80X80 HANGER ON LT  
D2 OF EAST HANGER DEVELOPMENT AT  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax	
3507 IMPROVEMENTS ON COMMERCIAL CITY/TOWN LOTS	0.000	229,300	4,334	0.00	3,724.86	
9972 SOIL CONSERVATION	0.000	0	0	5.11	5.11	
***** Total Property		0.000	229,300	4,334	0.00	3,724.86
***** Total Specials						5.11
***** Total Tax						3,729.97

Tax Code : 0000005714  
WERDEN MONTE  
PO BOX 1164  
LEWISTOWN MT 59457-1164

Loc: 1 GEO: 08-2467-21-1-01-07-4001 DIST: 1C LEWISTOWN CITY  
23 TAXIWAY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, 80X80 HANGER ON LT  
D1 OF EAST HANGER DEVELOPMENT AT  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax	
3507 IMPROVEMENTS ON COMMERCIAL CITY/TOWN LOTS	0.000	285,200	5,390	0.00	4,632.44	
9972 SOIL CONSERVATION	0.000	0	0	6.36	6.36	
***** Total Property		0.000	285,200	5,390	0.00	4,632.44
***** Total Specials						6.36
***** Total Tax						4,638.80

Tax Code : 0000005715  
HARTMAN E DUANE & T DIANNE  
401 7TH AVE S UNIT 222  
LEWISTOWN MT 59457-3105

Loc: 1 GEO: 08-2467-21-3-16-04-4000 DIST: 1C LEWISTOWN CITY  
113 BONANZA  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON BLK 10  
LT 1, LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax	
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	73,110	1,382	0.00	1,187.76	
9972 SOIL CONSERVATION	0.000	0	0	1.63	1.63	
***** Total Property		0.000	73,110	1,382	0.00	1,187.76
***** Total Specials						1.63
***** Total Tax						1,189.39

\*\*\* PARCEL COUNT: 15

Date: 10/16/2017  
Time: 12:22:38  
Oper: Junek

FERGUS COUNTY  
Tax Roll

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000009500  
CENTRAL AIR SERVICE  
ROGERS JOHN W  
PO BOX 3611  
LEWISTOWN MT 59457-3611

Loc: 1 GEO: DIST: 1C LEWISTOWN CITY  
PERSONAL PROPERTY - BUSINESS

		Quantity	Market	Taxable	Amount	Tax
6311	FURNITURE & FIXTURES OF COMMERCIAL PROP	6.000	0	0	0.00	0.00
6510	NON-HAND TOOLS & SHOP EQUIPMENT	3.000	0	0	0.00	0.00
6512	HAND HELD SHOP TOOLS OVER \$15000 MARKET	0.000	0	0	0.00	0.00
6834	CITIZEN BAND RADIOS & MOBILE PHONES	0.000	0	0	0.00	0.00

Loc: 2 GEO: 08-2467-21-3-17-01-0000 DIST: 1C LEWISTOWN CITY  
111 GULF STREAM  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, HANGER ON LEASED  
AIRPORT LAND ON BLK 3 LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	431,770	8,160	0.00	7,013.11
9972	SOIL CONSERVATION	0.000	0	0	9.63	9.63
	***** Total Property	9.000	431,770	8,160	0.00	7,013.11
	***** Total Specials					9.63
	***** Total Tax					7,022.74

Tax Code : 0000009501  
CIRCLE S BUILDINGS  
EVANS THOMAS & CINDIE S  
PO BOX 619  
LEWISTOWN MT 59457-0619

Loc: 1 GEO: 08-2467-21-2-14-01-0000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, MULTI-STORAGE UNITS  
ON LEASED AIRPORT LAND ON BLK 2 LOT 3  
LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	96,300	1,820	0.00	1,564.20
9972	SOIL CONSERVATION	0.000	0	0	2.15	2.15
	***** Total Property	0.000	96,300	1,820	0.00	1,564.20
	***** Total Specials					2.15
	***** Total Tax					1,566.35

\*\*\* PARCEL COUNT: 2

Date: 10/16/2017  
Time: 12:20:34  
Oper: Junek

FERGUS COUNTY  
Tax Roll

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REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000012100  
WOODBURN GUY A &  
PETERSON EILEEN T  
20030 72ND PL SE  
SNOHOMISH WA 98290-7348

Loc: 1 GEO: 08-2467-21-3-07-01-0000 DIST: 1C LEWISTOWN CITY  
115 STRATOSPHERE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, 30' X 60' BUILDING  
ON AIRPORT LAND ON BLK 12 LT 4 OF  
LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	32,800	620	0.00	532.86
9972	SOIL CONSERVATION	0.000	0	0	0.73	0.73
	***** Total Property	0.000	32,800	620	0.00	532.86
	***** Total Specials					0.73
	***** Total Tax					533.59

Tax Code : 0000012101  
KAUFMAN GORDON L & IRENE K ET AL  
618 STODDARD ST  
LEWISTOWN MT 59457-8018

Loc: 1 GEO: 08-2467-21-3-07-02-0000 DIST: 1C LEWISTOWN CITY  
125 STRATOSPHERE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON AIRPORT  
LAND ON BLK 12 LT 4 OF LEWISTOWN  
AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	102,160	1,931	0.00	1,659.60
9972	SOIL CONSERVATION	0.000	0	0	2.28	2.28
	***** Total Property	0.000	102,160	1,931	0.00	1,659.60
	***** Total Specials					2.28
	***** Total Tax					1,661.88

Tax Code : 0000012102  
SHAVER JOHN B & ANNIE L  
PO BOX 536  
LEWISTOWN MT 59457-0536

Loc: 1 GEO: 08-2467-21-3-07-03-0000 DIST: 1C LEWISTOWN CITY  
135 STRATOSPHERE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON AIRPORT  
LAND ON BLK 12 LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	43,800	828	0.00	711.62
9972	SOIL CONSERVATION	0.000	0	0	0.98	0.98
	***** Total Property	0.000	43,800	828	0.00	711.62
	***** Total Specials					0.98
	***** Total Tax					712.60

\*\*\* PARCEL COUNT: 3

Date: 10/16/2017  
 Time: 12:15:45  
 Oper: Junek

FERGUS COUNTY  
 Tax Roll

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000022500  
 BERG DEAN E  
 698 N TROUT CREEK RD  
 MOORE MT 59464-9468

Loc: 1 GEO: 08-2467-21-2-01-07-0000 DIST: 1C LEWISTOWN CITY  
 400 AZTEC  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, 30x40 HANGER UNIT  
 LABELED "B" ON LEASED AIRPORT LAND

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,830	72	0.00	61.88
9972	SOIL CONSERVATION	0.000	0	0	0.08	0.08
	***** Total Property	0.000	3,830	72	0.00	61.88
	***** Total Specials					0.08
	***** Total Tax					61.96

Tax Code : 0000023070  
 DEBUFF MARVIN L & CHARLOTTE  
 PO BOX 657  
 LEWISTOWN MT 59457-0657

Loc: 1 GEO: 08-2467-21-4-02-03-0000 DIST: 1C LEWISTOWN CITY  
 LC2 SubDivision LC2  
 BUFFALO BERRY  
 SCT:21 TWN:15 N RNG:18 E  
 BLK: LOT:1-A  
 LITTLE CASINO CREEK SUBDIVISION PHASE  
 II, S21, T15 N, R18 E, Lot 1-A, ACRES  
 46.156, AMENDED PLAT OF LOTS 1 & 3

		Quantity	Market	Taxable	Amount	Tax
1701	NON-QUALIFIED AG LAND 20-160 ACRES	45.160	2,173	329	0.00	282.76
9194	MAINTAIN STREETS	21,536.000	0	0	667.62	667.62
9972	SOIL CONSERVATION	0.000	0	0	0.39	0.39
	***** Total Property	45.160	2,173	329	0.00	282.76
	***** Total Specials					668.01
	***** Total Tax					950.77

\*\*\* PARCEL COUNT: 2

Date: 10/16/2017  
Time: 12:25:18  
Oper: Junek

FERGUS COUNTY  
Tax Roll

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REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000025600  
LEWISTOWN TRAP & SKEET CLUB  
FITZPATRICK GARY  
MAIL TO BOARD OF DIRECTORS  
PO BOX 1141  
LEWISTOWN MT 59457-1141

Loc: 1 GEO: 08-2467-21-3-04-01-0000 DIST: 1C LEWISTOWN CITY  
1035 AIRPORT  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON LEASED  
LAND NE4SW4

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	14,250	269	0.00	231.19
9972 SOIL CONSERVATION	0.000	0	0	0.32	0.32
***** Total Property	0.000	14,250	269	0.00	231.19
***** Total Specials					0.32
***** Total Tax					231.51

Tax Code : 0000025610  
CENTRAL MONTANA FLYWHEELERS  
MAIL TO BRIAN SALLBE  
1015 W WASHINGTON ST  
LEWISTOWN MT 59457-2345

Loc: 1 GEO: 08-2467-21-3-04-02-4000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, IMPROVEMENTS ON  
AIRPORT LEASE

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	8,950	0	0.00	0.00

Tax Code : 0000025620  
FERGUS COUNTY SEARCH & RESCUE  
MAIL TO FERGUS COUNTY SHERIFF  
712 W MAIN ST  
LEWISTOWN MT 59457-2562

Loc: 1 GEO: 08-2467-21-3-13-01-4000 DIST: 1C LEWISTOWN CITY  
104 HORIZON  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, IMPROVEMENTS ON  
AIRPORT ON BLK 8 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	50,900	0	0.00	0.00

Tax Code : 0000025630  
LEWISTOWN RURAL FIRE DISTRICT  
305 W WATSON ST  
LEWISTOWN MT 59457-2961

Loc: 1 GEO: 08-2467-21-3-13-02-4000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, IMPROVEMENTS ON  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	7,210	0	0.00	0.00

\*\*\* PARCEL COUNT: 4

Date: 10/16/2017  
Time: 12:26:17  
Oper: Junek

FERGUS COUNTY  
Tax Roll

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REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000029600  
LARSON BRIAN D  
PO BOX 578  
LEWISTOWN MT 59457-0578

Loc: 1 GEO: 08-2467-21-2-01-02-0000 DIST: 1C LEWISTOWN CITY  
400 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, HANGAR UNIT LABELD "  
C" ON LEASED AIRPORT LAND

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,020	57	0.00	48.99
9972	SOIL CONSERVATION	0.000	0	0	0.07	0.07
	***** Total Property	0.000	3,020	57	0.00	48.99
	***** Total Specials					0.07
	***** Total Tax					49.06

\*\*\* PARCEL COUNT: 1

Date: 10/16/2017  
Time: 12:40:27  
Oper: Junek

FERGUS COUNTY  
Tax Roll

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TAX YEAR 2017

( Range of Tax Types )

Tax Code : 0000030090  
TORGERSON ROALD L  
PO BOX 537  
LEWISTOWN MT 59457-0537

Loc: 1 GEO: 08-2467-21-2-10-01-0000 DIST: 1C LEWISTOWN CITY  
304 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, HANGER ON LEASED  
LAND (AIRPORT) ON BLK 1 LEWISTOWN  
AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	45,600	862	0.00	740.85
9972	SOIL CONSERVATION	0.000	0	0	1.02	1.02
	**** Total Property	0.000	45,600	862	0.00	740.85
	**** Total Specials					1.02
	**** Total Tax					741.87

\*\*\* PARCEL COUNT: 1

Date: 10/16/2017  
 Time: 12:28:12  
 Oper: Junek

FERGUS COUNTY  
 Tax Roll

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

Tax Code : 0000032100  
 FERGUS COUNTY  
 712 W MAIN ST  
 LEWISTOWN MT 59457-2562

Loc: 1 GEO: 08-2467-21-3-11-01-0000 DIST: 1C LEWISTOWN CITY  
 HORIZON  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, BUTLER BUILDING AND  
 ADDITION ON AIRPORT LAND IN NW4SW4 ON  
 BLK 10 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	104,860	0	0.00	0.00

Tax Code : 0000032110  
 FERGUS COUNTY  
 712 W MAIN ST  
 LEWISTOWN MT 59457-2562

Loc: 1 GEO: 08-2467-30-1-02-01-4000 DIST: 1C LEWISTOWN CITY  
 SCT:30 TWN:15 N RNG:18 E  
 S30, T15 N, R18 E, 6 GRAIN BINS ON  
 AIRPORT LAND IN SE4NE4

	Quantity	Market	Taxable	Amount	Tax
3151 AG/FOREST EXEMPT IMPROVEMENTS	0.000	41,650	0	0.00	0.00

Tax Code : 0000032120  
 LEWISTOWN DRAG RACEWAY ASS  
 PO BOX 83  
 LEWISTOWN MT 59457-0083

Loc: 1 GEO: 08-2467-19-3-04-01-4000 DIST: 1C LEWISTOWN CITY  
 SCT:19 TWN:15 N RNG:18 E  
 S19, T15 N, R18 E, BUILDINGS ON AIRPORT  
 LAND IN SE4SW4

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	40,600	0	0.00	0.00

Tax Code : 0000032700  
 BELCHER DONALD & JUDITH  
 3819 100TH PL NE  
 MARYSVILLE WA 98270-9102

Loc: 1 GEO: 08-2467-22-2-03-02-0000 DIST: 1C LEWISTOWN CITY  
 CASINO CREEK  
 SCT:22 TWN:15 N RNG:18 E  
 S22, T15 N, R18 E, C.O.S. 839, TRACT 2  
 IN S2NW4

	Quantity	Market	Taxable	Amount	Tax
1701 NON-QUALIFIED AG LAND 20-160 ACRES	28.960	1,394	211	0.00	181.34
9972 SOIL CONSERVATION	0.000	0	0	0.25	0.25
**** Total Property	28.960	1,394	211	0.00	181.34
**** Total Specials					0.25
**** Total Tax					181.59

Tax Code : 0000032715  
 CITY OF LEWISTOWN  
 305 W WATSON ST  
 LEWISTOWN MT 59457-2961

Loc: 1 GEO: 08-2467-22-3-02-02-0000 DIST: 1C LEWISTOWN CITY  
 CH2 SubDivision CH2  
 SCT:22 TWN:15 N RNG:18 E  
 CASINO CREEK HIGHLANDS SUBDIVISION  
 PHASE II-A, S22, T15 N, R18 E, ACRES  
 2.716, PUBLIC PARK #2

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	2.720	53,877	0	0.00	0.00
9194 MAINTAIN STREETS	118,308.960	0	0	3,667.58	3,667.58
**** Total Property	2.720	53,877	0	0.00	0.00
**** Total Specials					3,667.58
**** Total Tax					3,667.58

Tax Code : 0000033100

Date: 10/16/2017  
Time: 12:28:12  
Oper: Junek

FERGUS COUNTY  
Tax Roll

REAL ESTATE Tax Roll for Tax Year 2017

With Levies for 2017

33100  
RAHN DOUG  
POTTER GARY  
PO BOX 3718  
LEWISTOWN MT 59457-3718

Loc: 1 GEO: 08-2467-21-3-08-01-0000 DIST: 1C LEWISTOWN CITY  
145 STRATOSPHERE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING 40'X72' ON  
LEASED AIRPORT LAND ON BLK 12 LT 2  
LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	68,000	1,285	0.00	1,104.39
9972 SOIL CONSERVATION	0.000	0	0	1.52	1.52
**** Total Property	0.000	68,000	1,285	0.00	1,104.39
**** Total Specials					1.52
**** Total Tax					1,105.91

Tax Code : 0000033700  
KLINGAMAN JAMES J & CATHY A  
155 E HODGEMAN RD  
BOZEMAN MT 59718-7314

Loc: 1 GEO: 08-2467-15-4-13-01-0000 DIST: 1C LEWISTOWN CITY  
614 BRASSEY  
SCT:15 TWN:15 N RNG:18 E  
S15, T15 N, R18 E, SURVEY #178 LESS  
HIGHWAY IN PT NW4SE4, PT SW4SE4

	Quantity	Market	Taxable	Amount	Tax
2101 TRACT LAND	9.650	80,982	1,093	0.00	939.38
3301 IMPROVEMENTS ON RURAL LAND	0.000	272,018	3,672	0.00	3,155.90
9194 MAINTAIN STREETS	15,000.000	0	0	465.00	465.00
9950 FERGUS CO RECREATION DIST	1.000	0	0	35.00	35.00
9972 SOIL CONSERVATION	0.000	0	0	5.62	5.62
**** Total Property	9.650	353,000	4,765	0.00	4,095.28
**** Total Specials					505.62
**** Total Tax					4,600.90

Tax Code : 0000034800  
MONTANA UNIVERSITY SYSTEM  
MONTANA STATE UNIVERSITY - NORTHERN  
300 11TH ST W  
HAVRE MT 59501-4917

Loc: 1 GEO: 08-2467-21-3-01-01-0000 DIST: 1C LEWISTOWN CITY  
733 AIRPORT  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, TRACT IN NE/4SW/4  
INCLUDES OFFICE BLDG 2.94 AC &  
RELOCATED TRACT 1 OF AMENDED LITTLE  
CASINO CREEK SUBDIVISION PHASE 11 (.151  
AC)

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	3.090	44,737	0	0.00	0.00
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	1,511,030	0	0.00	0.00
9194 MAINTAIN STREETS	134,644.000	0	0	4,173.96	4,173.96
**** Total Property	3.090	1,555,767	0	0.00	0.00
**** Total Specials					4,173.96
**** Total Tax					4,173.96

Tax Code : 0000034810  
STATE OF MONTANA  
DEPT OF HIGHWAYS  
2701 PROSPECT AVE  
HELENA MT 59601-9746

Loc: 1 GEO: 08-2467-21-1-01-02-0000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, C.O.S. 969, IN NENE  
SEE BK 180 PG 359 MT DEPT OF  
TRANSPORTATION OFFICE & SHOP

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	12.060	283,843	0	0.00	0.00

Tax Code : 0000034820  
STATE OF MONTANA

Date: 10/16/2017  
Time: 12:28:12  
Oper: Junek

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PO BOX 1  
HELENA MT 59624-0001

Loc: 1 GEO: 08-2467-21-3-01-02-0000 DIST: 1C LEWISTOWN CITY  
863 AIRPORT  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, M & B TRACT IN NESW  
SEE BK 168 PG 275 NATIONAL GUARD

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	5.000	51,800	0	0.00	0.00

Tax Code : 0000034830  
USDI FISH WILDLIFE SERVICE  
GENERAL DELIVERY  
HELENA MT 59601-9999

Loc: 1 GEO: 08-2467-21-1-03-01-0000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, M & B TRACTS IN NE  
SEE BK 186 PG 147 & BK 158 PG 372  
CHARLES RUSSELL NATIONAL WILDLIFE REFUGE

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	54.890	236,393	0	0.00	0.00

Tax Code : 0000034840  
FERGUS COUNTY  
712 W MAIN ST  
LEWISTOWN MT 59457-2562

Loc: 1 GEO: 08-2467-21-3-01-03-0000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, M & B TRACT IN E2SW4  
SEE BK 192 PG 792 FERGUS COUNTY SHOP

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	13.700	83,990	0	0.00	0.00

Tax Code : 0000034850  
STATE OF MONTANA  
MONTANA DRIVERS EDUCATION  
2701 PROSPECT AVE  
HELENA MT 59601-9746

Loc: 1 GEO: 08-2467-30-1-03-01-4000 DIST: 1C LEWISTOWN CITY  
SCT:30 TWN:15 N RNG:18 E  
S30, T15 N, R18 E, IMPROVEMENTS AT  
AIRPORT IN SE4NE4 (DRIVERS EDUCATION  
FACILITY

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	40,000	0	0.00	0.00

Tax Code : 0000034860  
WESTERN TRANSPORTATION INSTITUTE  
PO BOX 172760  
BOZEMAN MT 59717-2760

Loc: 1 GEO: 08-2467-29-4-03-01-4000 DIST: 1C LEWISTOWN CITY  
SCT:29 TWN:15 N RNG:18 E  
S29, T15 N, R18 E, IMPROVEMENTS AT  
AIRPORT IN SW4SE4

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	250,000	0	0.00	0.00

Loc: 2 GEO: 08-2467-29-4-04-01-4000 DIST: 1C LEWISTOWN CITY  
SCT:29 TWN:15 N RNG:18 E  
S29, T15 N, R18 E, IMPROVEMENTS AT  
AIRPORT IN SE4SE4

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	17,100	0	0.00	0.00

Tax Code : 0000035200  
RILEY WAYNE C ET AL  
STEPHENS ROBIN TRUSTEE

Date: 10/16/2017  
Time: 12:28:12  
Oper: Junek

FERGUS COUNTY  
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224 W MAIN ST STE 300  
LEWISTOWN MT 59457-2759

Loc: 1 GEO: 08-2467-21-3-09-01-0000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON LEASED  
AIRPORT LAND IN NW4SW4  
RILEY, HUFFINE & STEPHENS FAMILY TRST  
1/3EA

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	65,000	1,229	0.00	1,056.26
9972 SOIL CONSERVATION	0.000	0	0	1.45	1.45
***** Total Property	0.000	65,000	1,229	0.00	1,056.26
***** Total Specials					1.45
***** Total Tax					1,057.71

Tax Code : 0000036000  
LEWISTOWN MUNICIPAL AIRPORT  
PO BOX 343  
LEWISTOWN MT 59457-0343

Loc: 1 GEO: 08-2467-21-2-13-01-0000 DIST: 1C LEWISTOWN CITY  
401 STRATOSPHERE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, IMPROVEMENTS ON  
LEASED AIRPORT LAND 100' X 100'  
BUILDING ON BLK 2 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	223,550	0	0.00	0.00

Tax Code : 0000036001  
LANGFORD DANIEL S & LANA M M  
PO BOX 363  
LEWISTOWN MT 59457-0363

Loc: 1 GEO: 08-2467-21-2-13-02-0000 DIST: 1C LEWISTOWN CITY  
410 RIMBY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, 50'X78' BLDG ON  
LEASED AIRPORT LAND ON BLK 2 LEWISTOWN  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	93,250	1,762	0.00	1,514.35
9972 SOIL CONSERVATION	0.000	0	0	2.08	2.08
***** Total Property	0.000	93,250	1,762	0.00	1,514.35
***** Total Specials					2.08
***** Total Tax					1,516.43

Tax Code : 0000036010  
CIRCLE S BUILDING  
EVANS THOMAS & CINDIE S  
PO BOX 619  
LEWISTOWN MT 59457-0619

Loc: 1 GEO: 08-2467-21-3-18-01-4000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, MULTI-STORAGE UNITS  
ON LEASED AIRPORT LAND 28 X 186 ON BLK  
10 LTS 1&3 LEWISTOWN AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	111,200	2,102	0.00	1,806.56
9972 SOIL CONSERVATION	0.000	0	0	2.48	2.48
***** Total Property	0.000	111,200	2,102	0.00	1,806.56
***** Total Specials					2.48
***** Total Tax					1,809.04

Tax Code : 0000036020  
BIG SKY ELECTRIC  
MAIL TO JOHN & JERRI CAMPBELL  
187 W FRONTAGE RD  
LEWISTOWN MT 59457-8350

Loc: 1 GEO: 08-2467-21-1-02-01-4000 DIST: 1C LEWISTOWN CITY  
187 FRONTAGE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, IMP ON LEASED

Date: 10/16/2017  
Time: 12:28:13  
Oper: Junek

FERGUS COUNTY  
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AIRPORT LAND 48 X 112

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	287,370	5,431	0.00	4,667.67
9972	SOIL CONSERVATION	0.000	0	0	6.41	6.41
	***** Total Property	0.000	287,370	5,431	0.00	4,667.67
	***** Total Specials					6.41
	***** Total Tax					4,674.08

Tax Code : 0000036021

INTL CHURCH OF THE FOURSQUARE GOSPEL  
PO BOX 26902  
LOS ANGELES CA 90026-0176

Loc: 1 GEO: 08-2467-21-1-02-05-4000 DIST: 1C LEWISTOWN CITY  
US HIGHWAY 87  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON AIRPORT  
LEASE ALONG HIGHWAY 87 WEST

		Quantity	Market	Taxable	Amount	Tax
3150	COMMERCIAL EXEMPT IMPROVEMENTS	0.000	688,640	0	0.00	0.00

Tax Code : 0000036022

TONY'S POST FRAME BUILDING  
STEIN WADE  
295 W FRONTAGE RD  
LEWISTOWN MT 59457-8306

Loc: 1 GEO: 08-2467-21-1-02-04-4000 DIST: 1C LEWISTOWN CITY  
291 FRONTAGE  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDINGS ON 2  
AIRPORT LEASE LAND ALONG HIGHWAY 87W

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	744,300	14,067	0.00	12,089.88
9972	SOIL CONSERVATION	0.000	0	0	16.60	16.60
	***** Total Property	0.000	744,300	14,067	0.00	12,089.88
	***** Total Specials					16.60
	***** Total Tax					12,106.48

Tax Code : 0000036800

MCKENZIE DARRYL  
L & R ENTERPRISES  
505 W MAIN ST STE 201  
LEWISTOWN MT 59457-5703

Loc: 1 GEO: 08-2467-21-2-12-01-0000 DIST: 1C LEWISTOWN CITY  
204 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING T506 ON  
LEASED AIRPORT LAND ON BLK 1 LEWISTOWN  
AIRPORT

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	27,240	515	0.00	442.62
9972	SOIL CONSERVATION	0.000	0	0	0.61	0.61
	***** Total Property	0.000	27,240	515	0.00	442.62
	***** Total Specials					0.61
	***** Total Tax					443.23

Tax Code : 0000037010

SPOJA WILLIAM A & MARY HELEN  
PO BOX 1065  
LEWISTOWN MT 59457-1065

Loc: 1 GEO: 08-2467-11-4-08-05-0000 DIST: 1C LEWISTOWN CITY  
SPJ SubDivision SPJ  
100 CATTAIL  
SCT:11 TWN:15 N RNG:18 E  
BLK: LOT:01A  
SPOJA SUBDIVISION  
002, S11, T15 N, R18 E, Lot  
01A, IN SE4 SEC 11 & NE4 SEC 14

		Quantity	Market	Taxable	Amount	Tax
2107	COMMERCIAL TRACT LAND	1.000	91,008	1,720	0.00	1,478.25
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	173,492	3,279	0.00	2,818.14

Date: 10/16/2017  
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Oper: Junek

FERGUS COUNTY  
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9194	MAINTAIN STREETS	43,560.000	0	0	1,350.36	1,350.36
9972	SOIL CONSERVATION	0.000	0	0	5.90	5.90
***** Total Property		1.000	264,500	4,999	0.00	4,296.39
***** Total Specials						1,356.26
***** Total Tax						5,652.65

Tax Code : 0000037020  
STEPHENS DOUGLAS A & JERIE D  
1102 W SPRING ST  
LEWISTOWN MT 59457-2832

Loc: 1 GEO: 08-2467-11-4-08-06-0000 DIST: 1C LEWISTOWN CITY  
BOC SubDivision BOC  
CATTAIL  
SCT:11 TWN:15 N RNG:18 E  
BLK: LOT:001  
BOYD CREEK SUBDIVISION, S11, T15 N, R18  
E, Lot 001, BEING LOT 2-A OF AMENDED  
PLAT #3 OF SPOJA SUB IN SE4 SEC 11 &  
NE4 SEC 14 T15N R18E

	Quantity	Market	Taxable	Amount	Tax	
2107	COMMERICAL TRACT LAND	0.850	79,011	1,493	0.00	1,283.16
9194	MAINTAIN STREETS	36,895.320	0	0	1,143.75	1,143.75
9972	SOIL CONSERVATION	0.000	0	0	1.76	1.76
***** Total Property		0.850	79,011	1,493	0.00	1,283.16
***** Total Specials						1,145.51
***** Total Tax						2,428.67

Tax Code : 0000037025  
NORSLIEN ERIK H & ANDREA L  
6091 COTTONWOOD CREEK RD  
LEWISTOWN MT 59457-7615

Loc: 1 GEO: 08-2467-11-4-08-08-0000 DIST: 1C LEWISTOWN CITY  
BOC SubDivision BOC  
CATTAIL  
SCT:11 TWN:15 N RNG:18 E  
BLK: LOT:002  
BOYD CREEK SUBDIVISION, S11, T15 N, R18  
E, Lot 002 - 003, BEING LOT 2-A OF  
AMENDED PLAT #3 OF SPOJA SUB IN SE4  
SECTION 11 & NE4 SEC 14 T15N R18E

	Quantity	Market	Taxable	Amount	Tax	
2107	COMMERICAL TRACT LAND	1.380	121,037	2,288	0.00	1,966.42
9194	MAINTAIN STREETS	60,243.480	0	0	1,867.55	1,867.55
9972	SOIL CONSERVATION	0.000	0	0	2.70	2.70
***** Total Property		1.380	121,037	2,288	0.00	1,966.42
***** Total Specials						1,870.25
***** Total Tax						3,836.67

Tax Code : 0000037030  
LEAVITT STANLEY A ET AL  
DUKE CONNIE LEAVITT  
714 2ND AVE S APT 6C  
LEWISTOWN MT 59457-3046

Loc: 1 GEO: 08-2467-11-4-08-07-0000 DIST: 1C LEWISTOWN CITY  
SPJ SubDivision SPJ  
920 MAIN  
SCT:11 TWN:15 N RNG:18 E  
BLK: LOT:3A1  
SPOJA SUBDIVISION  
002, S11, T15 N, R18 E, Lot  
3A1, OF AMENDED PLAT #3 OF SPOJA  
SUBDIVISION IN SE4 SEC 11 & NE4 SEC 14

	Quantity	Market	Taxable	Amount	Tax	
2107	COMMERICAL TRACT LAND	5.920	476,932	9,014	0.00	7,747.08
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,111,468	58,807	0.00	50,541.68
9194	MAINTAIN STREETS	257,962.320	0	0	7,996.83	7,996.83
9972	SOIL CONSERVATION	0.000	0	0	80.03	80.03
***** Total Property		5.920	3,588,400	67,821	0.00	58,288.76
***** Total Specials						8,076.86
***** Total Tax						66,365.62

Tax Code : 0000037801  
CITY OF LEWISTOWN  
305 W WATSON ST  
LEWISTOWN MT 59457-2961

Date: 10/16/2017  
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 Oper: Junek

FERGUS COUNTY  
 Tax Roll

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Loc: 1 GEO: 08-2467-14-1-02-03-0000 DIST: 1C  
 SCT:14 TWN:15 N RNG:18 E  
 S14, T15 N, R18 E, C.O.S. #920, BEING  
 PART OF US HIGHWAY 87 AND MEADOWLARK  
 LANE ANNEXED TO CITY WITH RESOLUTION  
 #3749

LEWISTOWN CITY

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	5.480	53,569	0	0.00	0.00

Tax Code : 0000037850  
 NEW LIFE ASSEMBLY OF GOD CHURCH  
 515 7TH AVE N  
 LEWISTOWN MT 59457-2530

Loc: 1 GEO: 08-2467-14-1-02-05-0000 DIST: 1C  
 NLF SubDivision NLF  
 US HIGHWAY 87  
 SCT:14 TWN:15 N RNG:18 E  
 BLK: LOT:01A  
 NEW LIFE SUBDIVISION, S1A, T15 N, R18 E,  
 Lot 01A, ACRES 3.749, IN NE

LEWISTOWN CITY

	Quantity	Market	Taxable	Amount	Tax
2153 EXEMPT COMMERCIAL LAND	3.750	171,712	0	0.00	0.00
9194 MAINTAIN STREETS	163,306.440	0	0	5,062.50	5,062.50

\*\*\*\*\* Total Property 3.750 171,712 0 0.00 0.00  
 \*\*\*\*\* Total Specials 5,062.50  
 \*\*\*\*\* Total Tax 5,062.50

Tax Code : 0000038700  
 LEWISTOWN MUNICIPAL AIRPORT  
 PO BOX 343  
 LEWISTOWN MT 59457-0343

Loc: 1 GEO: 08-2467-21-3-12-01-0000 DIST: 1C  
 127 HORIZON  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, 40X100 BUILDING ON  
 LEASED AIRPORT LAND ON BLK 10 LEWISTOWN  
 AIRPORT

LEWISTOWN CITY

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	79,530	0	0.00	0.00

Tax Code : 0000038701  
 FERGUS COUNTY  
 712 W MAIN ST  
 LEWISTOWN MT 59457-2562

Loc: 1 GEO: 08-2467-21-3-12-01-4001 DIST: 1C  
 125 HORIZON  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, 40X72 METAL BUILDING  
 WITH 20X50 ADD & 28X22 ADD @ AIRPORT ON  
 BLK 10 LEWISTOWN AIRPORT

LEWISTOWN CITY

	Quantity	Market	Taxable	Amount	Tax
3150 COMMERCIAL EXEMPT IMPROVEMENTS	0.000	60,850	0	0.00	0.00

Tax Code : 0000038900  
 O'DELL ROBERT E  
 204 STRATOSPHERE DR  
 LEWISTOWN MT 59457-8008

Loc: 1 GEO: 08-2467-21-3-14-01-0000 DIST: 1C  
 204 STRATOSPHERE  
 SCT:21 TWN:15 N RNG:18 E  
 S21, T15 N, R18 E, IMPROVEMENT ON  
 LEASED AIRPORT LAND ON BLK 9 LT 1  
 LEWISTOWN AIRPORT

LEWISTOWN CITY

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	65,600	1,240	0.00	1,065.72
9972 SOIL CONSERVATION	0.000	0	0	1.46	1.46

\*\*\*\*\* Total Property 0.000 65,600 1,240 0.00 1,065.72  
 \*\*\*\*\* Total Specials 1.46  
 \*\*\*\*\* Total Tax 1,067.18

Date: 10/16/2017  
Time: 12:28:13  
Oper: Junek

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Tax Code : 0000039000  
SMITH PETER  
4390 LIME KILN RD  
LEWISTOWN MT 59457-8036

Loc: 1 GEO: 08-2467-21-2-01-04-0000 DIST: 1C LEWISTOWN CITY  
400 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, 30X40 HANGER UNIT  
LABELED "A" ON LEASED AIRPORT LAND

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,830	72	0.00	61.88
9972 SOIL CONSERVATION	0.000	0	0	0.08	0.08
***** Total Property	0.000	3,830	72	0.00	61.88
***** Total Specials					0.08
***** Total Tax					61.96

Tax Code : 0000039910  
BAR 19 INC & L R ENTERPRISES  
505 W MAIN ST STE 201  
LEWISTOWN MT 59457-5703

Loc: 1 GEO: 08-2467-21-2-11-01-0000 DIST: 1C LEWISTOWN CITY  
AIRPORT  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BUILDING ON LEASED  
AIRPORT LAND BUILDING T510

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	27,240	515	0.00	442.62
9972 SOIL CONSERVATION	0.000	0	0	0.61	0.61
***** Total Property	0.000	27,240	515	0.00	442.62
***** Total Specials					0.61
***** Total Tax					443.23

\*\*\* PARCEL COUNT: 33

Date: 10/16/2017  
Time: 12:42:48  
Oper: Junek

FERGUS COUNTY  
Tax Roll

Page: 1

TAX YEAR 2017

( Range of Tax Types )

Tax Code : 0000044400  
WILLIAMS BROTHERS CONSTRUCTION  
MAIL TO BEACON WEST  
3643 SPOTTED JACK LOOP S  
BILLINGS MT 59101-6964

Loc: 1 GEO: 08-2467-21-2-01-03-0000 DIST: 1C LEWISTOWN CITY  
400 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, HANGER UNIT LABELED "  
D" ON LEASED AIRPORT LAND

		Quantity	Market	Taxable	Amount	Tax
3307	IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	3,830	72	0.00	61.88
9972	SOIL CONSERVATION	0.000	0	0	0.08	0.08
	**** Total Property	0.000	3,830	72	0.00	61.88
	**** Total Specials					0.08
	**** Total Tax					61.96

\*\*\* PARCEL COUNT: 1

Date: 10/16/2017  
Time: 12:46:07  
Oper: Junek

FERGUS COUNTY  
Tax Roll

Page: 1

TAX YEAR 2017

( Range of Tax Types )

Tax Code : 0000109122  
WILLIAMS BROS CONST  
MAIL TO BEACON WEST  
3643 SPOTTED JACK LOOP S  
BILLINGS MT 59101-6964

Loc: 1 GEO: 08-2467-21-3-18-01-0000 DIST: 1C LEWISTOWN CITY  
215 AZTEC  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, BLDG ON LEASED  
AIRPORT LAND ON BLK 8 LT 2 LEWISTOWN  
AIRPORT

	Quantity	Market	Taxable	Amount	Tax
3307 IMPROVEMENTS ON COMMERCIAL TRACT LAND	0.000	202,200	3,822	0.00	3,284.82
9972 SOIL CONSERVATION	0.000	0	0	4.51	4.51
**** Total Property	0.000	202,200	3,822	0.00	3,284.82
**** Total Specials					4.51
**** Total Tax					3,289.33

\*\*\* PARCEL COUNT: 1

Date: 10/16/2017  
Time: 12:46:39  
Oper: Junek

FERGUS COUNTY  
Tax Roll

Page: 1

TAX YEAR 2017

( Range of Tax Types )

Tax Code : 0000109129  
FERGUS COUNTY &  
CITY OF LEWISTOWN  
PO BOX 343  
LEWISTOWN MT 59457-0343

Loc: 1 GEO: 08-2467-20-1-01-01-0000 DIST: 1C LEWISTOWN CITY  
SCT:20 TWN:15 N RNG:18 E  
S20, T15 N, R18 E, ALL LESS TRACTS IN  
NWNW & HIGHWAY LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
1451	EXMPT TILLABLE/NON-IRRIG LAND(C.C)	385.080	95,677	0	0.00	0.00
1651	EXEMPT GRAZING LAND	235.070	11,739	0	0.00	0.00

Loc: 2 GEO: 08-2467-21-1-01-01-0000 DIST: 1C LEWISTOWN CITY  
SCT:21 TWN:15 N RNG:18 E  
S21, T15 N, R18 E, N2 & SW4 LESS TRACTS  
& HIGHWAY LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
1451	EXMPT TILLABLE/NON-IRRIG LAND(C.C)	133.390	38,474	0	0.00	0.00
1651	EXEMPT GRAZING LAND	229.940	18,087	0	0.00	0.00
1851	EXEMPT WILD HAY LAND	21.920	6,400	0	0.00	0.00
2153	EXEMPT COMMERCIAL LAND	50.000	796,100	0	0.00	0.00

Loc: 3 GEO: 08-2467-29-1-02-01-0000 DIST: 1C LEWISTOWN CITY  
SCT:29 TWN:15 N RNG:18 E  
S29, T15 N, R18 E, PART W2, PART W2E2  
LEWISTOWN AIRPORT

		Quantity	Market	Taxable	Amount	Tax
1651	EXEMPT GRAZING LAND	112.750	4,725	0	0.00	0.00
1451	EXMPT TILLABLE/NON-IRRIG LAND(C.C)	356.230	104,276	0	0.00	0.00

\*\*\* PARCEL COUNT: 1