

Missoula Rural Fire District
Board of Trustees
Missoula, Montana 59804

October 25th, 2021

The Missoula Rural Fire District (MRFD) Board of Trustees (BOT) met in regular session at the Station 1 Headquarters meeting room and via a "Zoom" video conference on **Tuesday, October 25th, 2021.**

CALL TO ORDER: Chairman Murphy called the meeting to order at 09:00 hours

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Chairman Ben Murphy, Vice-Chairman Larry Hanson, Secretary Dick Mangan, and Trustee Dan Corti. Absent: Trustee Jeff Merritt

PUBLIC COMMENT: Present for the meeting is Ken Peers, who came to represent the members of the Piltzville community. Mr. Peers asked that when selling the current Station 4, MRFD consider the noise levels that a potential business will bring to the area and ask that MRFD be selective of whom they sell Station 4 to.

NEW BUSINESS:

1. **Notice of Intent to Sell Real Property located at 9840 Highway 10 East, Bonner, Montana (S27, T13 N, R18 W, C.O.S. 1344, Acres 0.386, Exempt, Missoula County, Montana) No Longer Necessary for the Conduct of Fire District Business by Public Auction for Appraised Value and Setting Hearing on Resolution Authorizing Sale and Disposition of the Real Property:** Secretary Mangan asked for a refresh of the process for selling the property according to the State Law. Chief Newman went over the tentative timeline of the process as explained in the October 12th meeting. Secretary Mangan asked for clarification if MRFD sold Station 4 at auction, would it be at 90% of the appraised value. In the last session, Chief Newman explained that the legislature changed it to 100% of the appraised value, which will be the minimum that MRFD can sell in a public auction. Chairman Murphy asked for clarification of what happens if it does not sell for 100% of appraised value at auction. Chief Newman responded that if it does not sell at auction, it can go through standard real estate sale according to the old legislation. However, because State Law can change without notice, the MRFD's attorney is researching to confirm if that is still the case or if something has changed in the process. Secretary Mangan made a motion to approve the notice of public hearing with the intent to sell and dispose of real property. Trustee Corti seconded the motion. Motion was voted and passed. Chairman Murphy is out of town and unable to sign the approval. Secretary Mangan moved to empower Chief Newman to sign on Chairman Murphy's behalf. Trustee Corti seconded the motion. Motion was voted and passed.
2. **Public Auctioneer Agreement:** The auctioneer contract is for Travis Ballenger with Ballenger Auctioneers, LLC. Trustee Corti asked what the auctioneer fees would be. Chief Newman read sections 3 and 4 of the contract that explained the auctioneer would receive a 5% commission of the sale and \$2,000 for expenses related to advertising and marketing. Trustee Corti asked if the property didn't sell at auction, would the auctioneer still be paid that commission. Chief Newman responded that if the property does not sell at auction, the auctioneer will not receive the 5% commission. Secretary Mangan asked if there was a conflict of interest with the auctioneer being a real estate broker. Newman responded that he was under the assumption that the MRFD's attorney would have vetted that information but would confirm. Trustee Corti motioned for the auctioneer contract to be signed. Vice-Chairman Hanson seconded the motion. Motion was voted and passed.

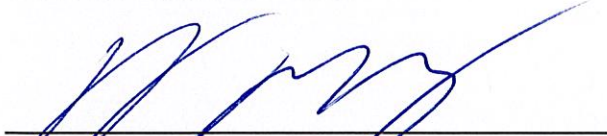
Secretary Mangan moved to empower Chief Newman to sign on Chairman Murphy's behalf. Vice-Chairman Hanson seconded the motion. Motion was voted and passed.

ADJOURNMENT: Vice-Chairman Hanson made the motion to adjourn the meeting. Trustee Corti seconded the motion. Chairman Murphy adjourned the meeting at 09:20 hours.

Respectfully submitted,



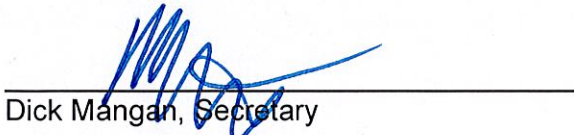
Jenn Culp, Administrative Assistant
Missoula Rural Fire District



John (Ben) Murphy, Chairman

11/9/21

Date



Dick Mangan, Secretary

11/12/21

Date