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| **Gallatin River Ranch Rural Fire District****Board of Trustees Meeting**Date: 12/16/20 Time: 1600 hrGRR Equestrian Center Tack Room750 Equestrian Center Loop Road, Manhattan, MT |

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| Present: Presiding officer: Spencer Millimen. Secretary: Sue PiechowskiTrustees present: Richard Anderson, Wendy Ward, Rick McCourtOthers present: Chief Marlin Sprow, Executive Assistant John Andrews |

Quorum established and meeting was called to order at: 1557

Public Comment: No members of the public were present.

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| Agenda Topic | Background | Discussion | Resolution/Follow-up |
| Approval of Minutes | Minutes of the 11/18/20 meeting were presented to trustees prior to the meeting by email. | Minutes are reviewed and discussed | Motion to approve by: McCourtSeconded by: MillimenApproved on unanimous vote |
| Treasurer’s Report | The October Profit/Loss statement and balance sheet were presented along with the reforecast and November check register. | Treasurer’s report discussed. The tax revenue estimate is reviewed. | Approved by acclamation |
| Fire Chief’s Report | Fire Chief’s report was distributed to trustees prior to the meeting. | Chief’s report discussed. | The Chief’s report is filed. |

Unfinished Business

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| Agenda Topic | Background | Discussion | Resolution/Follow-up |
| Fire Station Project | The construction of a new fire station is an ongoing project. The Board is updated each month on project progress.Members of the GRRRFD Board met with GRRHOA Board members in April 2020 and have had multiple discussions and email communications regarding the purchase of part of the HOA building for conversion to a fire station since that time. The fire station architecture work is complete and Attorney Dinwiddie has recommended that GRRRFD’s purchase include an interest in the property itself in order to secure its position.Discussions with Manhattan Bank are ongoing and the emails associated with that discussion have been shared with Trustees. | Chair Millimen and Executive Assistant Andrews will meet with the GRRHOA Board to discuss the proposal to purchase 40% of the HOA building and up to a 50% interest in the property as recommended by attorney Dinwiddie. The details of the rationale and mechanism of the interest in the property vis a vis designation as tenants in common were distributed to Trustees prior to this meeting and has been communicated to the HOA Board. A motion was made to the Gallatin River Ranch Homeowner Association for the GRRRFD to purchase 40% of the HOA building at 5770 Nixon Gulch Road and up to a 50% ownership in the property as tenants in common for a sum of $120,000.The Board is aware that the GRRHOA will probably ask for an additional sum for the purchase of its interest in the property of Parcel 129. The parameters of this component are discussed with allowance to increase the offer by an additional $20,000 to cover this.The banking side of this project was not subject to additional discussion during this meeting. | Motion made by McCourtSeconded by PiechowskiApproved by unanimous vote.Millimen and Andrews will meet with the GRRHOA Board at 5:30 pm on 12/16/20 (following this meeting) to discuss this proposal. The proposal has been previously discussed at length with GRRHOA Board members and its President and has been forwarded to the entire GRRHOA Board by email last week. |
| Manhattan Discussions. | The relationship between GRRFD and MVFD is the subject of ongoing discussions. | The service contract with MRFD has been signed by both parties and is now in effect. Its first use will be for SCBA flow testing done last week. | For information only. |
| Grant Application Update | Grant applications are discussed. | The SCBA regional grant application was turned down. The reasons for this are not known at this time. The implications were discussed. The MSA dealer has a demo G1 unit for sale for $5,700. This is about $1000 less than a new unit would cost. The possibility of a purchase is discussed. One additional G1 pack would be good to have but is not mission-critical. No other grants are outstanding at this time. | Chief Sprow will contact the vendor to see if we can purchase this at a lower price. |
| Reserve Update | Reserve activities are reviewed at each meeting | Chair Millimen has identified one prospect for a new reserve member, but there is no commitment on that at this time. He will follow up. | For information only. |
| Auxiliary Update | Auxiliary activities are reviewed at each meeting | No new information. | For information only. |
| Facilities Update | Facilities activities not otherwise covered in the Chief’s Report are reviewed at each meeting. | No new information other than the matter of the chief’s house (see below) | For information only. |
| Disposition of surplus equipment | A number of items in the inventory are considered surplus. The BOT examines the matter of disposition of this equipment at each meeting. | Discussed | For information only. |

New Business

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| Agenda Topic | Background | Discussion | Resolution/Follow-up |
| Chief’s House | Chair Millimen and EA Andrews met with Tom Langel, owner of Hill County, which owns the property where the Chief’s house and Station 1 are located. They discussed the pros and cons of selling the house and station to Hill Country with an understanding that GRRRFD could rent/lease back Station 1 at a favorable rate and that Hill Country would lease the living quarters to enable Chief Sprow to continue to live in the home at a favorable rate. | The house and station located at 480 Equestrian Center Loop Road was constructed with a loan and donation in about 2002, and is owned by GRRRFD. The underlying property is owned by Hill Country LLC which completed a Leave and Lease agreement with GRRRFD on 8/19/2014. The ownership of this building creates potential problems in future consolidation with Manhattan RFD. The GRRRFD Trustees discussed the matter of price in the Executive Session this date. Following that session, the Board resumed the public meeting. A motion was made to authorize Chair Millimen to continue to pursue possible sale of the building to Hill Country, LLC, price to be determined. | Motion made by McCourtSeconded by WardApproved by unanimous voteMillimen and Andrews will continue discussions with Mr. Langel regarding the value of the building, possible sale, and lease options.Chief Sprow will discuss future and longer term needs for Station 1 with Manhattan Chief Ulmen. |

Executive session: Began at 1631 hours and ended at 1703 hours.

Date, time and location of next meeting: 1/20/20 at 4:00 pm at the GRREC Tack Room

Adjourned: 1712

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Spencer Millimen, Chairman Date Susan M. Piechowski, Secretary Date