

Prairie County Board of Commissioners Meeting
January 15th, 2025
Prairie County Court House Commissioners Room
217 West Park St Terry, MT 59349
www.prairiecounty.org

Prairie County Board of Commissioners Christine Keltner and Dennis Teske met in regular session at 9:00 a.m. In attendance Clerk and Recorder Shari Robertson to do minutes, Sheila Dixon and Keifer Lewis. Commissioner Devlin was in Helena at the legislative session.

9:00 a.m. Pledge of Allegiance, call to order.

Email from Dennis Teske to the other commissioners concerning a video, as exhibit G, to stay in compliance with public meeting laws.

9:03 a.m. Public Comment:

Shane Eaton, Tylene Eaton, Donnie Keuhn, Tim Ehman, Keifer Lewis, and Mary Bucher.

Tylene Eaton Prairie County Resident made a comment on the commissioners and the public participation.

Shane Eaton made a comment about previous conduct of meetings.

Mr. Teske made comments on the agreement and contracts that will be presented later with his comments.

Donnie Keuhn made public comment on the contracts.

Mr. Teske talked on tax abatements, Medicare and the affects as a whole.

Mary Bucher made a public comment, agreeing with the statements.

Mr. Teske took note of all the concerns.

Sheila Dixon made a public comment past meeting participation.

9:30- Todd Henry joined the meeting on road discussion. He presented road and bridge updates and discussed his plan to track road equipment and maintenance more closely. The county employees will help move heavy artifacts at the museum. Usage report was sent in. Mr. Teske explained that they are looking into Bankhead Jones and the mineral rights on gravel. Quarterly final report from the Montana Department of Transportation Bridge Summary was looked over for the Milwaukee Bridge (see attached exhibit A).

9:51 The Terry Tribune

10:00 The commissioners went through minutes and made changes as needed. Dennis made the motion to accept the minutes as corrected. Christine seconded. No further discussion all in favor, motion passed.

10:30 Deputy Treasurer Cheryl Morrison in to discuss tax base Increase associated with wind farms. See the attached breakdown sheet (Exhibit B) Map of the Projects that were going in 2018 and are currently going. Discussion included positive and negative tax changes that may come from wind energy in Prairie County. Custer County Commissioner Jason Strouf did not appear but has offered to be a point of contact if commissioners have questions about how wind farms have impacted Custer County.

Nothing further.

11:00 a break will be taken to set up in the courtroom for the 11:00 meeting.

Recording started at 11:09 session started with Next Era, (list of public members in attendance attached as Exhibit C)

Ross Freehan following up on the proposed Development agreement the draft road agreement and impact agreement (attached as Exhibit D). Road use agreement would not be fully implemented on transportation routes as these have not been identified. It was specified that the loads allowed on roads are made by the Commissioners, the State, and County Road Supervisor. A discussion was had on the expenses and repairs done during all stages of construction, and was determined that the expenses will be paid by Glendive Wind LLC. All repairs and permits including detours and closures must be approved by the board of county commissioners. A discussion was had on the contents of pages 3 & 4 of the Impact agreement. It was specified that money will come in one year after construction starts. Ross Feehan presented a preliminary map showing proposed turbines, and transmission lines (Exhibit E). Commissioner Keltner inquired on the decommission bond, and it was explained that the amount in the bond would be coordinated with DEQ at 100% of the decommission- the DNRC schedule was mentioned as a reference.

Teske questioned on abatement transferable LLC. A discussion about the 60 year plan occurred. After some discussion it was decided that this is a 60 year contract and we really need to look at facts so we make correct decisions. The commissioners clarified that there will not be an abatement in Prairie County because the tax base will change with or without the abatement. Keltner- felt the impression was that our taxes will go down but they are going to go up as our Deputy Treasurer showed the facts this morning. Teske wants more information on the Projection. A shorter window of reviewing, more like 2 years. Ross stated that these are valid concerns and all of these should be gone through and reevaluated to mitigate any of these concerns or setbacks. He totally agreed.

Rob Reukauf commented about the footprint of the project. He shared the historical significance of the area in relation to the Sioux and Norther Cheyenne Wars (Exhibit F). The windmills are proposed to be on the historical battlefield.

Todd Tibbets made a public comment over concerns about roads being blocked.

Shiela Dixon- Correspond with Ross cc

Norma Reilly made a public comment raising concerns about the effects on their family homestead.

Dave Kaston made public comment on “good neighbor”, and potential negative impacts on non-participating members

Shane Eaton made a public comment on creating larger setbacks and public input on negotiations.

Renee Pirtz made a public comment about concerns with next era energy.

Teske made a statement on working to get the facts and continuing to do so.

Dan Hudson- made a comment on where the green power is at.

Keltner thanked the community for their participation. The meeting will be adjourned for lunch and reconvened at 1:00 with the Clerk and Recorder and claims.

1:09 PM Deputy Clerk Aria Walters provided commissioners with claims.

Claim # 1083 for amount \$6146.72

Claim # 1084 for amount \$736.17

Commissioner Keltner made a motion to sign RM88 for records that have met their retention dates regarding Human Resources and Insurance materials. Materials related to Retention schedules 24, 1, and 5. Retention schedules found on Secretary of State’s website. Materials will be shredded to protect personally identifiable information, seconded by Commissioner Teske, “all in favor” motion passed.

1:24 PM Clerk and Recorder Shari Robertson spoke to commissioners about excess leave for employees, and letters sent informing them of excess leave. Letters sent 6th of January to employees, copies of letters provided to commissioners for review. Discussion on how annual leave works, and limitations on accrual of leave. At state elected official training Shari Robertson was informed that the county should no longer pay out leave but instead provide them with the opportunity to use that time until the end of the calendar year. Discussion related to statute MCA-2-18-617.

1:30 PM Discussion between Shari Robertson and Commissioner Teske along with Commissioner Keltner about how to account for leave payout in case of county closure or catastrophic employee loss. Discussion about public participation, and limitations on facilities in terms of size and accommodation. Discussion about statute requiring meeting place that accommodates a crowd, and discussion about the use of the senior center in case courtroom is unavailable and commissioner room is unsuitable. Discussion about fees related to the usage of the Senior Center. Commissioners had this discussion because they want to ensure we have adequate room for participation.

1:36 PM Justice of the Peace Mary Bucher came to commissioners to ask questions about the county growth plan and project map provided by NextEra.

1:59 PM Terra Burman of the Eastern Plains Economic Development Corp (EPEDC) came for scheduled time on agenda. Brought two new community development specialists to introduce. Jaime Shanks, provided a brief introduction and background, followed by Hannah Dresel, who is a food and ag development specialist for southeast Montana. Hannah described several grants available to ag producers through EPEDC. Terra Burman provided updates on EPEDC and asked questions about the development plan vs potential growth policy. A discussion was held about the provisions of the new growth policy. Concerns about data centers were brought up, and they would need to be addressed in the new growth policy. Mention was made about possible legislation, but that the county should not rely on protections being made at the state level. Commissioner Teske states he has fielded over 250 calls from citizens regarding their concerns about the wind farm. Further discussion on wind development was had. Terra moved the discussion to the topic of the ongoing Milwaukee Bridge Project. Both commissioners present stated they had heard nothing new, neither had Terra. Statements were made that there are federal delays in the process of repair. Discussion about splitting the project into two separate components and bidding them as a two-part project, with different deadlines and separate costs. Commissioner Teske expressed thankfulness for EPEDC and started discussion about museum project. Terra brought up securing funding for the fairgrounds project, and advised she was going to meet with the extension agent. Discussion of possible grants and funding for all these projects. Present commissioners were asked if they were able to attend a scheduled event through EPEDC, both declined due to prior commitment.

2:30 PM Ambulance Manager Andrea Bybee came in to discuss issues with Pintler, who provides medical billing and coding services for the Prairie County Ambulance. Commissioner Keltner asked if Andrea was ready to provide billing services for the ambulance, Andrea stated the county cannot bear the cost. Andrea brought forward accounts that need to be written off or sent to collections. Two write offs due to deceased patients with no estate.

Motion made by Teske to approve, motion seconded by Keltner, motion passed with two 'ayes'. Motion made by Keltner to send \$7262 to collections, motion seconded by Teske, motion passed.

Discussion about needs for ambulance crew, and potential grants. Andrea mentioned crisis grant awarded in July, will follow up with Todd Devlin when the commissioner is available. Discussion about Todd Devlin's increasing duties at the state and federal level. Discussion about ambulance staffing between Commissioner Teske and Andrea. Andrea tells story about a citizen giving her an outdated ambulance crew uniform. Andrea states she needs a signature from Todd Devlin in order to move forward with crisis grant. Andrea states she is also looking into additional grants. Commissioner Teske thanked Andrea for service with Ambulance crew.

3:00 PM Meeting opened for Public Comment.

Members of the public present: Chele Cole-Harrington, Jeanie Smallis, Clint Grue, Mary Elizabeth Grue, Shane Eaton, Todd Tibbetts, Chris Kopenhaver, Norma Reilly.

Chele Cole-Harrington made a public comment in opposition of wind farms.

Clint Grue made a public comment expressing concerns about wind turbines.

Jeanie Smallis commented in opposition to the wind farms.

Mary Elizabeth Grue made a public comment expressing concerns over wind farms in regards to county roads.

Dennis Teske reminded that the wind energy companies will need to post bond that is reassessed every two years. Commissioner Teske brought up the template version of the road agreement that NextEra brought to the commission and assured the assembly that there won't be a contract signed without involving the public in the process.

Shane Eaton made a public comment in opposition to the wind farms.

Chris Kopenhaver made a public comment emphasizing the importance of due process before entering into an agreement.

Todd Tibbetts Land Planning Board Member explained that the Land Planning board will meet January 16 at 1:00 PM to send out the scoping letters.

A discussion was had about including the agenda for the Land Planning Board agendas on the website or through email. Deputy Clerk Aria Walters explained that there would be some logistical issues with email lists, but she will work on posting to the Prairie County website.

Norma Reilly made a public comment raising concerns about the content of the wind agreements that landowners signed 5 yrs ago.

Aaron Martinson informed the commission that the discussions have included exemptions for agricultural use.

Todd Tibbetts explained that the towers that will be brought into Prairie County will be a larger tower than the previously used towers in the Angela area, and that the Land Planning Board is taking into consideration the size when creating the growth policy.

4:00 PM Treasurer Garrett Lapp joined the meeting. Treasurer Lapp explained that Stockman bank was able to add him to the banking system with the signed Oath of office. Treasurer Lapp is a signer, and authorized user on the Prairie County bank accounts.

Commissioner Keltner made a motion to accept and sign the treasurer investments as presented. Commissioner Teske seconded, all votes in favor, motion passed.

Deputy Treasurer Morrison presented tax abatement check #2335 to be reissued from Spring of 2024.

4:30 PM Extension Agent Sharla Sackman, member of the public Tamara Choat, and Fair Board Members: Aaron Martinson, Tom Pisk in attendance. Sharla gave an update on Fair business. The fair board is requesting \$7,500 as a match for contract services on constructing a building at the fairgrounds. A suggestion was made to utilize the Operating Fund (2992) for the match and write a CBGB grant for the rest of the contracted amount. Commissioner Keltner made a motion to allow \$7,500 to be paid from account 2992 Operating Fund to procure a contract with the

Bannik Group. Commissioner Teske Seconded, there was discussion about the feasibility of the project, All votes in favor, motion passed. Sharla Sackman will submit a claim once they receive an invoice to be paid from Operating Funds (2992) object code 820.

5:00 PM Commissioner Teske made a motion to adjourn the meeting, Commissioner Keltner seconded. All in favor. Meeting adjourned.

Signed on this 29th day of January 2025.



Todd Devlin, Chair

ATTEST:



Shari Robertson, Clerk & Recorder



**Prairie County Bridge Summary for
Quarter 4 2024 (October 1 - December 31)**

Work Recommendations:

The following list includes open work recommendations from MDT bridge inspectors .

To comply with National Bridge Inspection Standards (23 CFR 650.315), MDT is required to update inventory data in BrM within 90 days of bridge work being completed. Please coordinate with your area bridge inspection manager and keep them up-to-date on any upcoming, ongoing, and completed work so that post-rehab inspections can be scheduled accordingly.

Bridge ID: 04079		Feature Intersected: YELLOWSTONE RIVER 030		
Bridge Location: 4M SW TERRY		Facility: MILWAUKEE RD		
Lat/Long: (46.779222, 105.412000)				
Recommended By:	Date Recommended:	Type:	Status:	Suggested Priority:
	09/25/2019	Rail Repair	Repair Suggestion	Medium
Comments:				
Replace missing section of cable railing at Piers 3 and 4.				
7/15/2023 - Existing work candidate is still recommended. Tension cable and add proper cable anchorage hardware (currently cables ends are tied off with baling wire).				
Recommended By:	Date Recommended:	Type:	Status:	Suggested Priority:
	09/02/2020	Pier Scour	Repair Suggestion	Low
Comments:				
Install scour countermeasures at Pier 4.				
Recommended By:	Date Recommended:	Type:	Status:	Suggested Priority:
Brandon Willis	07/13/2023	Timber Deck	Repair Suggestion	High
Comments:				
Replace decayed sidewalk support beams and broken/loose sidewalk planks. Replace the tie spacer (curb) on the east side to prevent further movement of timber deck ties and to anchor the loose sidewalk assemblies.				
Recommended By:	Date Recommended:	Type:	Status:	Suggested Priority:
Brandon Willis	07/13/2023	Rail Repair	Repair Suggestion	High
Comments:				
Replace missing rail connection bolts at Span 2 L1E, Span 2 L5E, and Span 1 L8E. Repair cracked rail connection brackets at End Posts: Span 1 U8-L9E, Span 2 L0-U1E, and Span 4 L0-U1E.				
Recommended By:	Date Recommended:	Type:	Status:	Suggested Priority:
Brandon Willis	07/13/2023	Timber Deck	Repair Suggestion	High
Comments:				
Replace the timber sill beams on top of Abutments 1 and 2 which were heavily decayed and allowing gravel to accumulate on the abutments. Decayed voids were compacted with roadway gravel on the top side.				
Recommended By:	Date Recommended:	Type:	Status:	Suggested Priority:
Brandon Willis	07/13/2023	Bearings	Repair Suggestion	Low
Comments:				
Replace sheared upper guide plate connection bolts at truss moveable bearings. Replace sheared stringer sliding bearing connection bolts.				



Prairie County Bridge Summary for
Quarter 4 2024 (October 1 - December 31)

This is a bridge inspection summary report and includes bridges that have been inspected and had quality control performed during Quarter 4 2024 (October 1 - December 31).

Bridges included in this report are bridges that are in Prairie county and are either owned and/or maintained by the county or a city within the county.

This is a summary report and does not include all important information related to the bridge and may also not include all bridges in Prairie County. Please go to BrM and review each bridge inspection report.

Section 1 includes bridge condition summary information and Section 2 contains open bridge work recommendations.

For questions about bridge inspection reports or work recommendations contact your area bridge inspection manager.

Bridge Condition Summary:

Bridges have condition components rated on a 0 to 9 scale as part of the National Bridge Inspection Program. The lowest condition rating is used to determine if a bridge is in good, fair, or poor condition. If the lowest condition rating for a bridge is a 7 or greater it is considered good, 5 or 6 is fair, and 4 or lower is poor.

	Inspection Dates	Deck Rating	Superstructure Rating	Substructure Rating	Culvert Rating
MDT ID: 04079 NBI ID: L40042002+06001 Owner: County Highway Agency Maintenance: County Highway Agency Posting Status: P Posted for load Facility: MILWAUKEE RD Feature: YELLOWSTONE RIVER 030 Location: 4M SW TERRY Lat/Long: (46.779222, -105.412000)	Current: 09/03/2024 Previous: 07/13/2023	Current: 5 Fair Previous: 3 Serious	Current: 6 Satisfactory Previous: 6 Satisfactory	Current: 5 Fair Previous: 5 Fair	Current: N N/A (NBI) Previous: N N/A (NBI)
MDT ID: 04087 NBI ID: L40112001+07001 Owner: County Highway Agency Maintenance: County Highway Agency Posting Status: A Open, no restriction Facility: CABIN CREEK RD Feature: CABIN CREEK 008 Location: 13M NE MILDRED Lat/Long: (46.750222, -104.763889)	Current: 10/15/2024 Previous: 10/19/2022	Current: 7 Good Previous: 7 Good	Current: 8 Very Good Previous: 8 Very Good	Current: 7 Good Previous: 7 Good	Current: N N/A (NBI) Previous: N N/A (NBI)
MDT ID: 06869 NBI ID: S00504012+05151 Owner: County Highway Agency Maintenance: County Highway Agency Posting Status: A Open, no restriction Facility: CABIN CREEK RD Feature: CABIN CREEK Location: 19M SE FALLON Lat/Long: (46.771688, -104.783672)	Current: 10/15/2024 Previous: 10/19/2022	Current: N N/A (NBI) Previous: N N/A (NBI)	Current: N N/A (NBI) Previous: N N/A (NBI)	Current: N N/A (NBI) Previous: N N/A (NBI)	Current: 6 Deterioration Previous: 7 Minor Deteriorat

Wind Farm Taxbase

"Industry raises Taxbase"

TB elevated 25%-32% across MT

Pr Co Towers 3.2 MW

Custer County – Clearwater Energy '24 TB \$42,005.63 & Portland General Electric '24 TB

\$949,875.88 First tax bill for both – assessments as of Jan 1

- Assessed as Centrally (Utilities) Transmission lines important part of assessment valuation – like RR
- Impact fees – based on \$4.15 mil improvements. County may assess up to .5% of value of specific project (may be each or group). \$6 mil over 3 yrs - \$2.75 mill in Sept '23 & Oct '24, checks were written by Portland General
- 4.? Mil set aside of Impact fees for Sr Cntr, town demanded 1.(2)5 Mil got \$200,000 – town debt not part of wind farms impacting the community
- Abatement is not set yet could be 50% 1st 5yrs & increase until 10yrs OR 75% 1st 5yrs & increase substantially until 100%
- **Abatements are transferrable** Considered an 'asset' in the DOR world. Started with CW & went to PG. Statute says would take an egregious violation of contract to permit termination of abatement. EX – Yellowstone County

Fallon County – MDU – Wind Generation 12-14 Midlevel towers

- Abated 10yr finalized in 2024
- 2008 \$22,277.04 2024 \$247,781.52
- Privately owned (deeded land)

Garfield County – Clearwater 1, Clearwater 2 & Portland General Electric 70 (+/-) towers

- Abated 1st field (10yr), no abatement on any further development

'22 \$1,058,121.85 **DOR error in '23-'24 - Double check field areas**

Information was gathered from MT DOR
County Treasurers offices, County
Commissioners & County Clerk & Records

Meagher County – Gordon Buttes & DA Winds Taxbase listed as PP, privately owned by (now) Commissioner.

- Abated in '24 down to \$15,000 ea

Wheatland County – 2 existing fields with 1 more coming

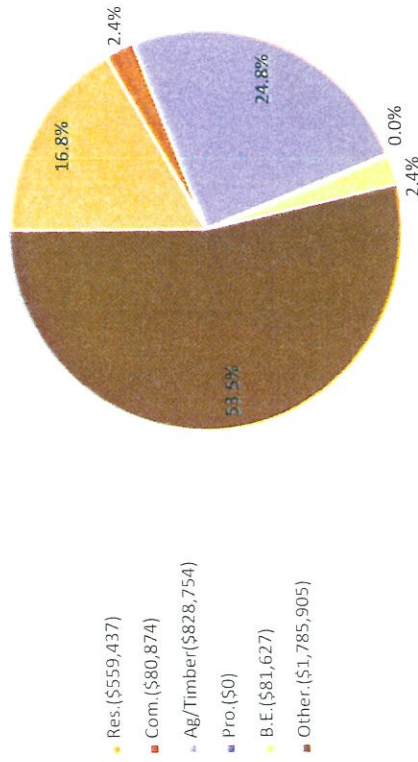
- Invenergy LLC #1 '24 TB \$263,499.67 & #2 '24 TB \$413,537.11
- Musselshell Holding LLC '24 TB \$228,797.33 Not in Production yet
- 2008 TB \$1 mill 2020 \$500,000
- Uses Interest off of Base strictly as a grant program for County Entities ex – Harlow Music Festival, Sr Cntr(not county), Hospital, cemetery, School
- Jason Stroh Custer Co Commissioner – Resource on retaining Reserves
- Will use in 2026 for roads, bridges & more infrastructure projects
- 1 in Judith Gap is ending it's 20yr lifespan, will be retro fitted with updated tech, projected to double watts
- First decommissioned field several yrs ago, looks like prairie on Cadastral
- Convergence of 4 pipelines – TB is almost equal

Rosebud County – 139 Towers (Jan '25) 50% Abatement .35% Impact Fees over 3yrs

- Mining Coal started by Railroad in 1924 steam engines. 1959 Power Cos bought & in 1969 open mining. 'Coal Growth Proceeds' based on 1989 mill levies (based on coal production) goes mainly to 2 school districts in Colstrip. Continual source of Taxbase, can fluctuate - \$10 Mil in '24 ½ that in '21.
- Rosebud Co Commissioners say Wind Energy filled an energy gap left by 2 of 4 coal towers closing – taxbase is still increasing, expected to level out by 2026. recommend 'planning for skinny days' & 'getting everything in writing'

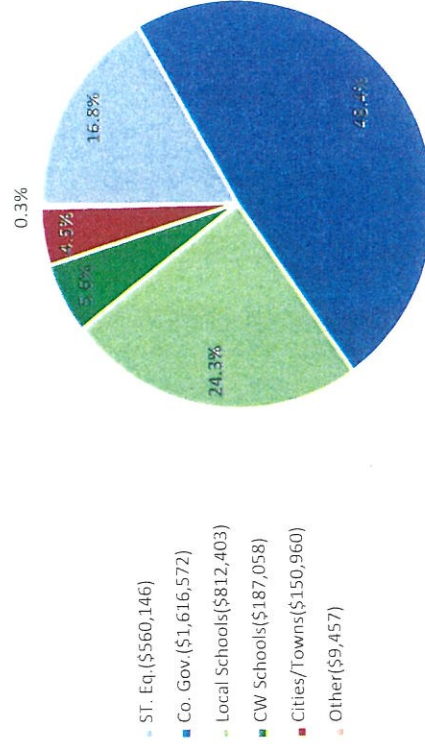
45-Prairie (Tax Base)

Property Type	Market Value	Taxable Value	Taxes	% of Total
Residential	\$65,838,516	\$852,599	\$559,437	16.8%
Commercial	\$5,943,662	\$112,325	\$80,874	2.4%
Ag./Timber	\$65,909,320	\$1,429,300	\$828,754	24.8%
Proceeds	\$0	\$0	\$0	0.0%
Business Equipm	\$8,457,115	\$137,596	\$81,627	2.4%
Other	\$76,043,459	\$3,000,078	\$1,785,905	53.5%
Total	\$222,192,072	\$5,531,898	\$3,336,597	100.0%



45-Prairie (Tax Distribution)

Taxing Jurisdiction	Taxes	% of Total
State Equalization & MUS	\$560,146	16.8%
County	\$1,616,572	48.4%
Local Schools	\$812,403	24.3%
County-Wide Schools	\$187,058	5.6%
Cities and Towns	\$150,960	4.5%
Fire and Miscellaneous	\$9,457	0.3%
Total	\$3,336,597	100.0%



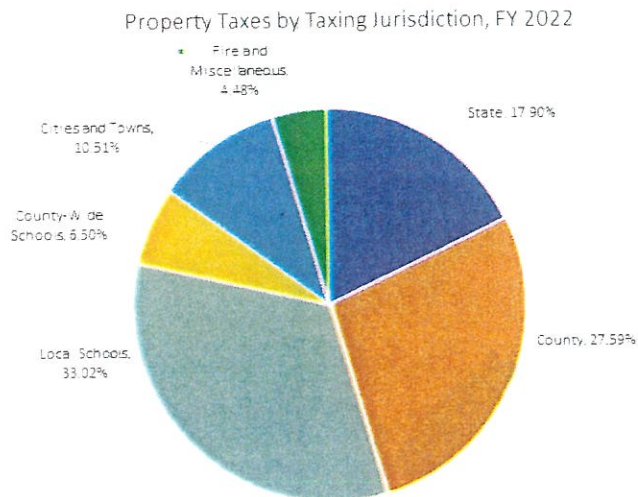
2023 Tax Base

More Than Half of Montana Property Taxes Fund Schools

Of the \$1.99 billion in property tax revenue collected in FY 2022, \$1.12 billion funds K-12 education.

- Local school district property taxes totaled \$658 million, or one-third of collections.
- County-wide school levies make up another 6.5%, or \$130 million.
- Of state property tax collections, \$334 million is deposited in the general fund. Though not directly earmarked for K-12 funding, the revenue accounts for less than half of the \$881 million in general fund revenue budgeted for schools in FY 2022.

The remaining 44% of property taxes are distributed as follows: 27.6% to counties, 10.5% to cities and towns, 4.5% to fire and miscellaneous districts, and 1.1% to higher education.



Source: Department of Revenue

MONTANA LEGISLATIVE SERVICES DIVISION
Revenue Interim Committee

57% School
27% County
17% State

Assessed as of Jan 1st
taken as a centrally assessed
24 OTHER Property Tax Statement
CUSTER COUNTY TREASURER
TARA MOOREHEAD, TREASURER
1010 MAIN ST.SUITE 15
MILES CITY, MT 59301

2.7mw?
Towers?

10/15/24

Tax Payer
PORTLAND GENERAL ELECTRIC
121 SW SALMON ST
PORTLAND OR 97204-2904

Property Description

Tax Payer 000RSB0183
School District 63 KINSEY
Taxable Value 1,496,834
Geo Code 4163-52-6-25-6C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	399,347.83	399,347.82	798,695.65	STATE SCHOOL LEVY	29.93 %	\$284,398.46	95.000
N & E UNIVERSITY MILLS	4,490.50	4,490.50	8,981.00	School District Distribution			
N & E STATE SCHOOL	29,936.68	29,936.68	59,873.36	* HS GENERAL	7.83 %	\$74,437.55	49.730
N & E GENERAL SCHOOL	24,697.76	24,697.76	49,395.52	HS TRANSPORTATION	0.24 %	\$2,260.24	1.510
N & E HIGH SCHOOL	16,465.18	16,465.17	32,930.35	HS BUS DEPRECIATIO	0.37 %	\$3,472.63	2.320
				HS TUITION	0.30 %	\$2,888.92	1.930
1st Half Due (11/30/24)	474,937.95			* HS TECHNOLOGY	0.24 %	\$2,290.13	1.530
2nd Half Due (05/31/25)		474,937.93		* HS BUILDING RESERV	0.76 %	\$7,199.78	4.810
Total Bill			949,875.88	ELEM GENERAL	2.43 %	\$23,036.27	15.390
**PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPT. OF REVENUE OFFICE (15-7-139, MCA)				ELEM TRANSPORTATIO	2.04 %	\$19,398.97	12.960
				* MCC GENERAL	5.96 %	\$56,580.32	37.800
				MCC RETIREMENT	3.77 %	\$35,834.22	23.940
				* MCC ADULT ED	0.20 %	\$1,856.11	1.240
				MCC PERMISSIVE LEV	0.40 %	\$3,816.88	2.550
				TOTAL SCHOOL DISTRICT	24.54 %	\$233,072.02	155.710
				STATE LEVY - UNIVER	1.89 %	\$17,962.00	6.000
				COUNTYWIDE EDUCATIO	2.79 %	\$26,508.92	17.710
				Total School	59.15 %	\$561,941.40	274.420
				County			
IF YOU ARE LOW INCOME, ELDERLY OR A VETERAN WITH A 100% RATED SERVICE DISABILITY YOU MAY OUALIFY FOR TAX ASSISTANCE.CONTACT THE LOCAL DEPT. OF REVENUE FOR MORE INFORMATION.				GENERAL	8.48 %	\$80,574.57	53.830
				ROAD	5.35 %	\$50,802.55	33.940
				BRIDGE	1.94 %	\$18,455.96	12.330
				WEED	0.71 %	\$6,765.69	4.520
				FAIR DAY TO DAY	2.21 %	\$21,030.52	14.050
				FAIR ANNUAL	0.29 %	\$2,724.24	1.820
				AIRPORT	0.24 %	\$2,245.25	1.500
				DISTRICT COURT	1.57 %	\$14,893.50	9.950
				PROPERTY/CASUALTY I	0.76 %	\$7,184.80	4.800
				LIBRARY	0.26 %	\$2,469.78	1.650
Payments mav be made bv using echeck.credit or debit cards online WITH A FEE at www.custercountymt.gov				CEMETERY	0.88 %	\$8,337.37	5.570
				COUNCIL ON AGING	1.67 %	\$15,851.47	10.590
				EXTENSION SERVICE	0.91 %	\$8,681.64	5.800
				PUBLIC SAFETY	7.24 %	\$68,809.46	45.970
				* ECONOMIC DEVELOPMEN	0.16 %	\$1,496.83	1.000
				* PERMISSIVE LEVY	4.89 %	\$46,461.73	31.040
				* JAIL CONSTRUCTION G	3.28 %	\$31,149.12	20.810
				Total County	40.84 %	\$387,934.48	259.170
				Total Bill	100.00 %	\$949,875.88	533.590

Total if both halves paid: 949,875.88

Total if both halves paid: 949,875.88



Name
PORTLAND GENERAL ELECTRIC
121 SW SALMON ST
000RSB0183

Name
PORTLAND GENERAL ELECTRIC
121 SW SALMON ST
000RSB0183

Due 474,937.95 11/30/24

Due 474,937.93 05/31/25

Return this stub with payment to:
CUSTER COUNTY TREASURER
TARA MOOREHEAD, TREASURER
1010 MAIN ST.SUITE 15
MILES CITY, MT 59301

Return this stub with payment to:
CUSTER COUNTY TREASURER
TARA MOOREHEAD, TREASURER
1010 MAIN ST.SUITE 15
MILES CITY, MT 59301

Custer County | Detail

Date: 01/13/25
Time: 04:01:58 pm

CUSTER COUNTY TREASURER
TARA MOOREHEAD, TREASURER
1010 MAIN ST.SUITE 15

Tax ID: 000RSB0184
Type: Other

Name and Address
CLEARWATER ENERGY
RESOURCES LLC
700 UNIVERSE BLVD
JUNO BEACH FL 33408-2657

Tax Roll Information TW Range SC Description
Geocode: 5255-44-4-27-8C-AP

Class	Dist	Quantity	Market	Taxable/\$	Assessed Tax
148632 Class 14 Mileage - NEI Yr 3 50	63	0.00	4,403,866	66,058.00	35,247.89
990012 0110 SOIL CONSERVATION	0110	0.00	0	66,058.00	85.88
999011 N & E UNIVERISY MILLS	NEUM	0.00	0	0.00	396.35
999012 N & E STATE SCHOOL	NESE	0.00	0	0.00	2,642.32
999013 N & E GENERAL SCHOOL	NEGS	0.00	0	0.00	2,179.91
999014 N & E HIGH SCHOOL	NEHS	0.00	0	0.00	1,453.28
Totals for 2024				66,058.00	42,005.63

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V 2.0.2

Towers 70%
Not tied to Abatement

Impact fees - New SR Center (as of Now) * Based on 4.15 mill Improvements
- Oct - \$2.75 mill (Set 23 Oct 24) - 5% of value of specific project
✓ By Portland General
\$6 mill over 3 yrs
↑ up to

OR 50% 1st 5 yrs
75% 1st 5 yrs

Abatements are transferable

- Portland General is the new owner

As a Rule
Rural pays 60% State
40% grow to 60

2008 FALLON COUNTY UTILITIES TAX NOTICE

PARCEL#: 0001720055
 DATE: 01/13/2025
 GEO CODE:
 SITE ADDRESS:
 LEVY DISTRICT: 12R-IN 12R EXPANDING INDUSTRY
 MONTANA DAKOTA UTILITIES - WIND GENERATO
 PO BOX 5650
 BISMARCK, ND 58501-5650

LEGAL DESCRIPTION:
 (1)
 DIAMOND WILLOW WIND FARM
 14-6N-60E AND 15-6N-60E

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	2007 AMOUNT	2008 AMOUNT
BAKER RURAL FIRE DISTRICT	0.00	434.94
BRIDGE	0.00	965.62
CEMETERY	0.00	152.64
FAIR	0.00	654.60
GENERAL	0.00	3,193.20
HOSPITAL	0.00	1,436.94
LIBRARY	0.00	95.80
PORT AUTHORITY	0.00	127.72
ROAD	0.00	1,519.32
SELF INSURANCE-HEALTH	0.00	318.04
WEED	0.00	477.70
Total COUNTY	0.00	9,376.52
ELEM EQUAL EXPANDING INDUSTRY	0.00	4,215.02
HS EQUAL EXPANDING INDUSTRY	0.00	2,810.02
ST EQUAL AID EXPANDING INDUSTRY	0.00	5,109.12
UNIVERSITY MILL EXPANDING INDUSTRY	0.00	766.36
Total STATE	0.00	12,900.52

Total Levied Taxes 0.00 22,277.04

DELINQUENT TAXES - INTEREST DATE: 01/13/2025

YEAR	AMOUNT	YEAR	AMOUNT

VALUATION:

Market: 4,257,580 Taxable: 63,864

2008 TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	11,138.52	11,138.52	22,277.04

TOTAL TAX 11,138.52 11,138.52 22,277.04

2008 TAXES DUE

By December 1, 2008 11,138.52
 By June 1, 2009 11,138.52

TOTAL TAX DUE 22,277.04

The balance of tax not paid by the due date shall bear interest and penalty.
 Total does not include delinquent taxes.

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
 P.O. BOX 787
 10 WEST FALLON
 BAKER, MT 59313-0787
 Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
 PARCEL#: 0001720055
 FIRST INSTALLMENT: \$11,138.52
 OR TOTAL AMOUNT DUE: \$22,277.04
 DUE DATE: December 1, 2008

PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
 P.O. BOX 787
 10 WEST FALLON
 BAKER, MT 59313-0787
 Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
 PARCEL#: 0001720055
 SECOND INSTALLMENT: \$11,138.52
 DUE DATE: June 1, 2009



2009 FALLON COUNTY UTILITIES TAX NOTICE

PARCEL# : 0001720055
DATE: 01/13/2025
GEO CODE:
SITE ADDRESS:
LEVY DISTRICT: 12R-IN 12R EXPANDING INDUSTRY
MONTANA DAKOTA UTILITIES - WIND GENERATO
PO BOX 5650
BISMARCK, ND 58501-5650

LEGAL DESCRIPTION:

(1)
DIAMOND WILLOW WIND FARM
14-6N-60E AND 15-6N-60E

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	2008 AMOUNT	2009 AMOUNT
AIRPORT	0.00	943.09
BAKER RURAL FIRE DISTRICT	434.94	469.46
BRIDGE	965.62	1,100.25
CEMETERY	152.64	84.10
FAIR	654.60	0.00
GENERAL	3,193.20	3,439.33
HOSPITAL	1,436.94	1,551.10
LIBRARY	95.80	103.40
PORT AUTHORITY	127.72	137.88
ROAD	1,519.32	1,675.88
SELF INSURANCE-HEALTH	318.04	344.69
WEED	477.70	479.80
Total COUNTY	9,376.52	10,328.98
ELEM EQUAL EXPANDING INDUSTRY	4,215.02	4,549.90
HS EQUAL EXPANDING INDUSTRY	2,810.02	3,033.27
ST EQUAL AID EXPANDING INDUSTRY	5,109.12	5,515.04
UNIVERSITY MILL EXPANDING INDUSTRY	766.36	827.26
Total STATE	12,900.52	13,925.47

VALUATION:

Market: 4,595,841

Taxable: 68,938

2009 TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	12,127.23	12,127.22	24,254.45

TOTAL TAX 12,127.23 12,127.22 24,254.45

2009 TAXES DUE

By November 30, 2009 12,127.23
By June 1, 2010 12,127.22

TOTAL TAX DUE 24,254.45

The balance of tax not paid by the due date shall bear interest and penalty.
Total does not include delinquent taxes.

Total Levied Taxes 22,277.04 24,254.45

DELINQUENT TAXES - INTEREST DATE: 01/13/2025

YEAR	AMOUNT	YEAR	AMOUNT
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SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

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FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL# : 0001720055
FIRST INSTALLMENT: \$12,127.23
OR TOTAL AMOUNT DUE: \$24,254.45
DUE DATE: November 30, 2009



PLEASE DETACH AND RETURN WITH PAYMENT

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FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL# : 0001720055
SECOND INSTALLMENT: \$12,127.22
DUE DATE: June 1, 2010



2010 FALLON COUNTY UTILITIES TAX NOTICE

PARCEL# : 0001720055

DATE: 01/13/2025

GEO CODE:

SITE ADDRESS:

LEVY DISTRICT: 12R-IN 12R EXPANDING INDUSTRY

MONTANA DAKOTA UTILITIES - WIND GENERATO

PO BOX 5650

BISMARCK, ND 58501-5650

LEGAL DESCRIPTION:

(1)

DIAMOND WILLOW WIND FARM

14-6N-60E AND 15-6N-60E

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	2009 AMOUNT	2010 AMOUNT
AIRPORT	943.09	1,162.66
BAKER RURAL FIRE DISTRICT	469.46	472.98
BRIDGE	1,100.25	972.36
CEMETERY	84.10	116.68
EMER. MED. & AMBULANCE	0.00	50.00
GENERAL	3,439.33	3,766.49
HOSPITAL	1,551.10	1,632.17
LIBRARY	103.40	104.18
PORT AUTHORITY	137.88	138.91
ROAD	1,675.88	1,757.88
SELF INSURANCE-HEALTH	344.69	347.28
WEED	479.80	225.72
Total COUNTY	10,328.98	10,747.31
ELEM EQUAL EXPANDING INDUSTRY	4,549.90	4,583.96
HS EQUAL EXPANDING INDUSTRY	3,033.27	3,055.98
ST EQUAL AID EXPANDING INDUSTRY	5,515.04	5,556.32
UNIVERSITY MILL EXPANDING INDUSTRY	827.26	833.45
Total STATE	13,925.47	14,029.71

VALUATION:

Market: 4,630,246

Taxable: 69,454

2010 TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	12,388.52	12,388.50	24,777.02

TOTAL TAX 12,388.52 12,388.50 24,777.02

2010 TAXES DUE

By November 30, 2010 12,388.52
By May 31, 2011 12,388.50

TOTAL TAX DUE 24,777.02

The balance of tax not paid by the due date shall bear interest and penalty.
Total does not include delinquent taxes.

Total Levied Taxes 24,254.45 24,777.02

DELINQUENT TAXES - INTEREST DATE: 01/13/2025

YEAR **AMOUNT** **YEAR** **AMOUNT**

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

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P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

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P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL# : 0001720055
FIRST INSTALLMENT: \$12,388.52
OR TOTAL AMOUNT DUE: \$24,777.02
DUE DATE: November 30, 2010

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL# : 0001720055
SECOND INSTALLMENT: \$12,388.50
DUE DATE: May 31, 2011



2011 FALLON COUNTY UTILITIES TAX NOTICE

PARCEL# : 0001720055
DATE: 01/13/2025
GEO CODE:
SITE ADDRESS:
LEVY DISTRICT: 12R-IN 12R EXPANDING INDUSTRY
 MONTANA DAKOTA UTILITIES - WIND GENERATO
 PO BOX 5650
 BISMARCK, ND 58501-5650

LEGAL DESCRIPTION:
 (1)
 DIAMOND WILLOW WIND FARM
 14-6N-60E AND 15-6N-60E

THIS IS HOW YOUR TAX DOLLARS WILL BE USED			
TAXING AUTHORITY	2010 AMOUNT	2011 AMOUNT	
AIRPORT	1,162.66	6,245.92	
BAKER RURAL FIRE DISTRICT	472.98	0.00	
BRIDGE	972.36	5,261.30	
CEMETERY	116.68	597.54	
EMER. MED. & AMBULANCE	50.00	0.00	
FAIR	0.00	751.62	
GENERAL	3,766.49	22,788.94	
HOSPITAL	1,632.17	8,831.46	
LIBRARY	104.18	563.71	
PORT AUTHORITY	138.91	751.62	
ROAD	1,757.88	9,098.28	
SELF INSURANCE-HEALTH	347.28	0.00	
WEED	225.72	1,127.42	
Total COUNTY	10,747.31	56,017.81	
ELEM EQUAL EXPANDING INDUSTRY	4,583.96	24,803.26	
HS EQUAL EXPANDING INDUSTRY	3,055.98	16,535.50	
ST EQUAL AID EXPANDING INDUSTRY	5,556.32	30,064.56	
UNIVERSITY MILL EXPANDING INDUSTRY	833.45	4,509.68	
Total STATE	14,029.71	75,913.00	
Total Levied Taxes	24,777.02	131,930.81	
DELINQUENT TAXES - INTEREST DATE: 01/13/2025			
YEAR	AMOUNT	YEAR	AMOUNT

VALUATION:
 Market: 25,053,817 Taxable: 375,807

2011 TAX ITEMS			
TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	65,965.41	65,965.40	131,930.81
TOTAL TAX	65,965.41	65,965.40	131,930.81

2011 TAXES DUE	
By November 30, 2011	65,965.41
By May 31, 2012	65,965.40
TOTAL TAX DUE	131,930.81
The balance of tax not paid by the due date shall bear interest and penalty. Total does not include delinquent taxes.	

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
 P.O. BOX 787
 10 WEST FALLON
 BAKER, MT 59313-0787
 Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
 PARCEL#: 0001720055
 FIRST INSTALLMENT: \$65,965.41
 OR TOTAL AMOUNT DUE: \$131,930.81
 DUE DATE: November 30, 2011



PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
 P.O. BOX 787
 10 WEST FALLON
 BAKER, MT 59313-0787
 Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
 PARCEL#: 0001720055
 SECOND INSTALLMENT: \$65,965.40
 DUE DATE: May 31, 2012



2022 FALLON COUNTY CENTRALLY ASSESSED TAX NOTICE

PARCEL#: 0001720055

DATE: 01/13/2025

GEO CODE:

SITE ADDRESS:

LEVY DISTRICT: 12R District 12R

MONTANA DAKOTA UTILITIES - WIND GENERATION
PO BOX 5650
BISMARCK, ND 58506-5650

LEGAL DESCRIPTION:

(1)

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	2021 AMOUNT	2022 AMOUNT
AIRPORT	0.00	3,175.48
BAKER RURAL FIRE DISTRICT	6,780.32	7,091.88
BRIDGE	5,523.18	22,090.68
CEMETERY	1,298.36	1,376.04
FAIR	10,304.44	4,593.84
GENERAL	104,765.24	102,186.62
HOSPITAL	5,152.22	0.00
LIBRARY	1,545.66	1,587.74
PORT AUTHORITY	2,060.88	2,116.98
ROAD	29,625.26	30,971.42
WEED	1,988.76	1,481.88
Total COUNTY	169,044.32	176,672.56
#12 GENERAL VOTED LEVY(Voted)	22,958.30	49,854.88
#12 SCHL GENERAL ADDITIONAL LEVY	35,272.10	0.00
#12 SCHL TRANSP ADDITIONAL LEVY	9,449.18	8,870.14
Total SCHOOL	67,679.58	58,725.02
ELEM. EQUAL AD VALOREM	34,004.66	34,930.18
H S EQUAL AD VALOREM	22,669.77	23,286.78
ST. EQUALIZATION AID LEVY	41,217.76	42,339.60
UNIVERSITY MILLAGE	6,182.66	6,350.94
Total STATE	104,074.85	106,907.50

VALUATION:

Market: 35,283,025

Taxable: 1,058,490

2022 TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	171,152.54	171,152.54	342,305.08

TOTAL TAX 171,152.54 171,152.54 **342,305.08**

2022 TAXES DUE

By November 30, 2022	171,152.54
By May 31, 2023	171,152.54

TOTAL TAX DUE 342,305.08

The balance of tax not paid by the due date shall bear interest and penalty.
Total does not include delinquent taxes.

Total Levied Taxes 340,798.75 342,305.08

DELINQUENT TAXES - INTEREST DATE: 01/13/2025

YEAR	AMOUNT	YEAR	AMOUNT
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SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
FIRST INSTALLMENT: \$171,152.54
OR TOTAL AMOUNT DUE: \$342,305.08
DUE DATE: November 30, 2022



PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
SECOND INSTALLMENT: \$171,152.54
DUE DATE: May 31, 2023



2023 FALLON COUNTY CENTRALLY ASSESSED TAX NOTICE

PARCEL#: 0001720055

DATE: 01/13/2025

GEO CODE:

SITE ADDRESS:

LEVY DISTRICT: 12R District 12R

MONTANA DAKOTA UTILITIES - WIND GENERATION
PO BOX 5650
BISMARCK, ND 58506-5650

LEGAL DESCRIPTION:

(1)

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	2022 AMOUNT	2023 AMOUNT
AIRPORT	3,175.48	0.00
BAKER RURAL FIRE DISTRICT	7,091.88	4,856.18
BRIDGE	22,090.68	0.00
CEMETERY	1,376.04	1,223.18
FAIR	4,593.84	3,395.66
GENERAL	102,186.62	31,336.90
HOSPITAL	0.00	2,957.52
LIBRARY	1,587.74	1,369.22
PORT AUTHORITY	2,116.98	1,825.62
ROAD	30,971.42	18,256.28
WEED	1,481.88	1,999.06
Total COUNTY	176,672.56	67,219.62
#12 GENERAL VOTED LEVY(Voted)	49,854.88	16,339.36
#12 SCHL GENERAL ADDL NON VOTED	0.00	27,311.40
#12 SCHL TRANSP ADDITIONAL LEVY	8,870.14	8,051.02
Total SCHOOL	58,725.02	51,701.78
ELEM. EQUAL AD VALOREM	34,930.18	24,645.98
H S EQUAL AD VALOREM	23,286.78	16,430.66
ST. EQUALIZATION AID LEVY	42,339.60	30,031.58
UNIVERSITY MILLAGE	6,350.94	5,476.88
Total STATE	106,907.50	76,585.10

VALUATION:

Market: 30,427,141

Taxable: 912,814

2023 TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	97,753.25	97,753.25	195,506.50

TOTAL TAX 97,753.25 97,753.25 **195,506.50**

2023 TAXES DUE

By November 30, 2023 97,753.25
By May 31, 2024 97,753.25

TOTAL TAX DUE 195,506.50

The balance of tax not paid by the due date shall bear interest and penalty.
Total does not include delinquent taxes.

Total Levied Taxes 342,305.08 195,506.50

DELINQUENT TAXES - INTEREST DATE: 01/13/2025

YEAR AMOUNT YEAR AMOUNT

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include, Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

PLEASE DETACH AND RETURN WITH PAYMENT

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FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
FIRST INSTALLMENT: \$97,753.25
OR TOTAL AMOUNT DUE: \$195,506.50
DUE DATE: November 30, 2023



PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
SECOND INSTALLMENT: \$97,753.25
DUE DATE: May 31, 2024



2023 FALLON COUNTY CENTRALLY ASSESSED TAX NOTICE

PARCEL# : 0001720055
DATE: 01/13/2025
GEO CODE:
SITE ADDRESS:
LEVY DISTRICT: 12R District 12R
MONTANA DAKOTA UTILITIES - WIND GENERATION
PO BOX 5650
BISMARCK, ND 58506-5650

LEGAL DESCRIPTION:
(1)
Add'l Mills

THIS IS HOW YOUR TAX DOLLARS WILL BE USED			
TAXING AUTHORITY	2022 AMOUNT	2023 AMOUNT	
AIRPORT	3,175.48	0.00	
BAKER RURAL FIRE DISTRICT	7,091.88	0.00	
BRIDGE	22,090.68	0.00	
CEMETERY	1,376.04	0.00	
FAIR	4,593.84	0.00	
GENERAL	102,186.62	0.00	
LIBRARY	1,587.74	0.00	
PORT AUTHORITY	2,116.98	0.00	
ROAD	30,971.42	0.00	
WEED	1,481.88	0.00	
Total COUNTY	176,672.56	0.00	
#12 GENERAL VOTED LEVY(Voted)	49,854.88	0.00	
#12 SCHL TRANSP ADDITIONAL LEVY	8,870.14	0.00	
Total SCHOOL	58,725.02	0.00	
ELEM. EQUAL AD VALOREM	34,930.18	0.00	
H S EQUAL AD VALOREM	23,286.78	0.00	
ST. EQUALIZATION AID LEVY	42,339.60	0.00	
UNIVERSITY MILLAGE	6,350.94	0.00	
Total STATE	106,907.50	0.00	
Total Levied Taxes 342,305.08 0.00			
DELINQUENT TAXES - INTEREST DATE: 01/13/2025			
YEAR	AMOUNT	YEAR	AMOUNT

VALUATION:
Market: 30,427,141 Taxable: 912,814

2023 TAX ITEMS			
TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
ELEM EQUAL AD ADD'L MILL	0.00	5,476.88	5,476.88
HS EQUAL AD ADD'L MILLS	0.00	3,651.26	3,651.26
ST EQUAL AID ADD'L MILLS	0.00	6,480.98	6,480.98
TOTAL TAX	0.00	15,609.12	15,609.12

2023 TAXES DUE	
By May 31, 2024	15,609.12
TOTAL TAX DUE	15,609.12
The balance of tax not paid by the due date shall bear interest and penalty. Total does not include delinquent taxes.	

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

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10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

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PLEASE MAKE CHECK PAYABLE TO:
FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
FIRST INSTALLMENT: \$0.00
OR TOTAL AMOUNT DUE: \$15,609.12
DUE DATE: ?

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
SECOND INSTALLMENT: \$15,609.12
DUE DATE: May 31, 2024



2024 FALLON COUNTY CENTRALLY ASSESSED TAX NOTICE

PARCEL# : 0001720055

DATE: 01/13/2025

GEO CODE:

SITE ADDRESS:

LEVY DISTRICT: 12R District 12R

MONTANA DAKOTA UTILITIES - WIND GENERATION

LAURI WAVRA, TAX ANALYST

ATTN: UG FIXED ASSET ACCOUNTING

400 NORTH FOURTH STREET

BISMARCK, ND 58501-4022

LEGAL DESCRIPTION:

(1)

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	2023 AMOUNT	2024 AMOUNT
BRIDGE	0.00	6,726.20
CEMETERY	1,223.18	1,221.42
FAIR	3,395.66	10,775.30
GENERAL	31,336.90	57,749.88
HOSPITAL	2,957.52	4,325.18
LIBRARY	1,369.22	1,254.88
PORT AUTHORITY	1,825.62	1,673.18
ROAD	18,256.28	22,587.96
WEED	1,999.06	1,681.54
Total COUNTY	62,363.44	107,995.54
BAKER RURAL FIRE DISTRICT	4,856.18	6,291.16
Total OTHER	4,856.18	6,291.16
*#12 GENERAL VOTED LEVY(Voted)	16,339.36	0.00
#12 SCHL GENERAL ADDL NON VOTED	27,311.40	40,850.74
#12 SCHL TRANSP NON VOTED	8,051.02	8,148.40
Total SCHOOL	51,701.78	48,999.14
ELEM. EQUAL AD VALOREM	24,645.98	27,607.50
H S EQUAL AD VALOREM	16,430.66	18,405.00
ST. EQUALIZATION AID LEVY	30,031.58	33,463.64
UNIVERSITY MILLAGE	5,476.88	5,019.54
Total STATE	76,585.10	84,495.68

VALUATION:

Market: 27,886,359

Taxable: 836,591

2024 TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	123,890.76	123,890.76	247,781.52

TOTAL TAX 123,890.76 123,890.76 **247,781.52**

2024 TAXES DUE

By November 30, 2024	123,890.76
By May 31, 2025	123,890.76

TOTAL TAX DUE 247,781.52

The balance of tax not paid by the due date shall bear interest and penalty.
Total does not include delinquent taxes.

Total Levied Taxes 195,506.50 247,781.52

DELINQUENT TAXES - INTEREST DATE: 01/13/2025

YEAR	AMOUNT	YEAR	AMOUNT
------	--------	------	--------

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue at (406) 778-7172 for further information.

PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
FIRST INSTALLMENT: \$123,890.76
OR TOTAL AMOUNT DUE: \$247,781.52
DUE DATE: November 30, 2024



PLEASE DETACH AND RETURN WITH PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

FALLON COUNTY TREASURER
P.O. BOX 787
10 WEST FALLON
BAKER, MT 59313-0787
Phone: (406) 778-7109

TAXPAYER NAME: MONTANA DAKOTA UTILITIES - WIND GEN
PARCEL#: 0001720055
SECOND INSTALLMENT: \$123,890.76
DUE DATE: May 31, 2025



2024 REAL Property Tax Statement

GARFIELD COUNTY TREASURER
JENNIFER CRAWFORD, TREASURER
P.O. BOX 8
JORDAN, MT 59337

11/06/24

Tax Payer	Property Description
CLEARWATER WIND 1, LLC 700 UNIVERSE BLVD JUNO BEACH FL 33408	

Tax Payer 10059800
School District 27 COHAGEN
Taxable Value 2,240,336
Geo Code - - - -

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	706,568.37	706,568.37	1,413,136.74	STATE SCHOOL LEVY	25.97 %	\$425,663.84	95.000
N & E UNIVERSITY MILLS	6,721.01	6,721.01	13,442.02	School District Distribution			
N & E STATE EQUALIZATION	44,806.72	44,806.72	89,613.44	H. S. GENERAL	4.61 %	\$75,611.37	33.750
N & E ELEMENTARY EQUALIZ	36,965.55	36,965.54	73,931.09	H. S. TRANSPORTATI	2.31 %	\$37,884.05	16.910
N & E HIGH SCHOOL EQUALI	24,643.70	24,643.69	49,287.39	H. S. BUILDING RES	0.13 %	\$2,105.91	0.940
				ELEMENTARY GENERAL	1.78 %	\$29,146.78	13.010
				ELEMENTARY TRANSP	1.22 %	\$19,983.77	8.920
				ELEMENTARY BUS DEP	1.34 %	\$21,977.71	9.810
1st Half Due (11/30/24)	819,705.35			TOTAL SCHOOL DISTRICT	11.39 %	\$186,709.60	83.340
2nd Half Due (05/31/25)		819,705.33		STATE LEVY - UNIVER	1.64 %	\$26,894.04	6.000
Total Bill			1,639,410.68	COUNTYWIDE EDUCATIO	4.31 %	\$70,727.41	31.570

TO MAKE AN ONLINE PAYMENT, PLEASE VISIT
WWW.GARFIELDCOUNTYMT.COM UNDER THE COUNTY TREASURER TAB.
(NOTE: A CONVENIENCE FEE FOR THE USE OF CREDIT OR DEBIT
CARDS OF 2.65% WITH A \$2.00 MINIMUM IS CHARGED BY OUR
THIRD-PARTY PROCESSOR.
E-CHECKS ARE TIERED BASED ON TOTAL AMOUNT OF TRANSACTION)

IN ORDER TO GET A PAID RECEIPT, YOU MUST INCLUDE A
SELF-ADDRESSED STAMPED ENVELOPE.

THIS IS THE ONLY STATEMENT THAT YOU WILL RECEIVE.

* ASTERISK INDICATES VOTER APPROVED MILL LEVIES.

PROPERTY VALUATION STAFF MAY BE VISITING YOUR
PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX
PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT.
IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL
DEPT. OF REVENUE OFFICE AT 406-557-6164. (HB-188)

This property may qualify for a Property Tax Assistance
Program. This may include: Property Tax Assistance,
Disabled or Deceased Veterans' Residential Exemption, and/or
Elderly Homeowner's Tax Credit. Contact the Montana
Department of Revenue for further information. (406)557-6164

Total School	43.31 %	\$709,984.89	215.910
County			
GENERAL	12.91 %	\$211,644.54	94.470
ROAD	7.96 %	\$130,432.36	58.220
BRIDGE	4.64 %	\$76,037.00	33.940
WEED	0.43 %	\$7,034.66	3.140
FAIR	0.30 %	\$4,839.13	2.160
AIRPORT	0.14 %	\$2,262.74	1.010
DISTRICT COURT	0.98 %	\$16,130.42	7.200
INSURANCE	2.61 %	\$42,812.82	19.110
SWIMMING POOL	1.57 %	\$25,808.67	11.520
LIBRARY	0.51 %	\$8,423.66	3.760
AMBULANCE	0.46 %	\$7,617.14	3.400
SENIOR CITIZENS	0.88 %	\$14,382.96	6.420
EXTENSION SERVICE	1.30 %	\$21,283.19	9.500
PUBLIC SAFETY	6.01 %	\$98,529.98	43.980
SR. CITIZENS TRANSP	0.07 %	\$1,164.97	0.520
Total County	40.77 %	\$668,404.24	298.350
Other			
* NURSING HOME	15.92 %	\$261,021.55	116.510
Total Other	15.92 %	\$261,021.55	116.510
Total Bill	100.00 %	\$1,639,410.68	630.770

Total if both halves paid: 1,639,410.68



Name CLEARWATER WIND 1, LLC
700 UNIVERSE BLVD
10059800

Due 819,705.35 11/30/24

Return this stub with payment to:
GARFIELD COUNTY TREASURER
JENNIFER CRAWFORD, TREASURER
P.O. BOX 8
JORDAN, MT 59337

Total if both halves paid: 1,639,410.68



Name CLEARWATER WIND 1, LLC
700 UNIVERSE BLVD
10059800

Due 819,705.33 05/31/25

Return this stub with payment to:
GARFIELD COUNTY TREASURER
JENNIFER CRAWFORD, TREASURER
P.O. BOX 8
JORDAN, MT 59337

2.7 MW
Towns

2024 REAL Property Tax Statement

GARFIELD COUNTY TREASURER
JENNIFER CRAWFORD, TREASURER
P.O. BOX 8
JORDAN, MT 59337

10/18/24

Tax Payer	Property Description
CLEARWATER WIND II, LLC 700 UNIVERSE BLVD JUNO BEACH FL 33408	

Tax Payer	10059900
School District	27 COHAGEN
Taxable Value	231,079
Geo Code	- - - -

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	72,878.86	72,878.84	145,757.70				
1st Half Due (11/30/24)	72,878.86						
2nd Half Due (05/31/25)		72,878.84					
Total Bill			145,757.70				

TO MAKE AN ONLINE PAYMENT, PLEASE VISIT
WWW.GARFIELDCOUNTYMT.COM UNDER THE COUNTY TREASURER TAB.
(NOTE: A CONVENIENCE FEE FOR THE USE OF CREDIT OR DEBIT
CARDS OF 2.65% WITH A \$2.00 MINIMUM IS CHARGED BY OUR
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E-CHECKS ARE TIERED BASED ON TOTAL AMOUNT OF TRANSACTION)

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PROPERTY VALUATION STAFF MAY BE VISITING YOUR
PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX
PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT.
IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL
DEPT. OF REVENUE OFFICE AT 406-557-6164. (HB-188)

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Disabled or Deceased Veterans' Residential Exemption, and/or
Elderly Homeowner's Tax Credit. Contact the Montana
Department of Revenue for further information. (406)557-6164

STATE SCHOOL LEVY	15.06 %	\$21,952.51	95.000
School District Distribution			
H. S. GENERAL	5.36 %	\$7,798.92	33.750
H. S. TRANSPORTATI	2.68 %	\$3,907.54	16.910
H. S. BUILDING RES	0.15 %	\$217.22	0.940
ELEMENTARY GENERAL	2.06 %	\$3,006.34	13.010
ELEMENTARY TRANSP	1.41 %	\$2,061.22	8.920
ELEMENTARY BUS DEP	1.55 %	\$2,266.89	9.810
TOTAL SCHOOL DISTRICT	13.21 %	\$19,258.13	83.340
STATE LEVY - UNIVER	0.95 %	\$1,386.47	6.000
COUNTYWIDE EDUCATIO	5.01 %	\$7,299.17	31.570
Total School	34.23 %	\$49,892.28	215.910
County			
GENERAL	14.98 %	\$21,830.02	94.470
ROAD	9.23 %	\$13,453.42	58.220
BRIDGE	5.38 %	\$7,842.82	33.940
WEED	0.50 %	\$725.59	3.140
FAIR	0.34 %	\$499.13	2.160
AIRPORT	0.16 %	\$233.39	1.010
DISTRICT COURT	1.14 %	\$1,663.77	7.200
INSURANCE	3.03 %	\$4,415.92	19.110
SWIMMING POOL	1.83 %	\$2,662.03	11.520
LIBRARY	0.60 %	\$868.86	3.760
AMBULANCE	0.54 %	\$785.67	3.400
SENIOR CITIZENS	1.02 %	\$1,483.53	6.420
EXTENSION SERVICE	1.51 %	\$2,195.25	9.500
PUBLIC SAFETY	6.97 %	\$10,162.85	43.980
SR. CITIZENS TRANSP	0.08 %	\$120.16	0.520
Total County	47.31 %	\$68,942.41	298.350
Other			
* NURSING HOME	18.47 %	\$26,923.01	116.510
Total Other	18.47 %	\$26,923.01	116.510
Total Bill	100.00 %	\$145,757.70	630.770

Total if both halves paid: 145,757.70



Name CLEARWATER WIND II, LLC
700 UNIVERSE BLVD
10059900

Due 72,878.86 11/30/24

Return this stub with payment to:
GARFIELD COUNTY TREASURER
JENNIFER CRAWFORD, TREASURER
P.O. BOX 8
JORDAN, MT 59337

Total if both halves paid: 145,757.70



Name CLEARWATER WIND II, LLC
700 UNIVERSE BLVD
10059900

Due 72,878.84 05/31/25

Return this stub with payment to:
GARFIELD COUNTY TREASURER
JENNIFER CRAWFORD, TREASURER
P.O. BOX 8
JORDAN, MT 59337

1.5 KW
Towers

2024 REAL Property Tax Statement

KARI SCHUCHARD
WHEATLAND COUNTY TREASURER
PO BOX 6930
HARLOWTON, MT 59036

10/26/24

Tax Payer	Property Description
INVENERGY LLC	Intangible Software
1 S WACKER DR STE 1900	Manufacturing Machinery and Ma
ATTN: PROJECT ACCOUNTING	Class 14 Personal Property (15
CHICAGO IL 60606-4644	

Tax Payer 1945009044
School District 1945 1945/160UT
Taxable Value 935,689
Geo Code - - - - -

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	206,768.56	206,768.55	413,537.11				
1st Half Due (12/02/24)	206,768.56						
2nd Half Due (06/02/25)		206,768.55					
Total Bill			413,537.11				

STATE SCHOOL LEVY	21.50 %	\$88,890.46	95.000
DISTRICT SCHOOL LEV	26.56 %	\$109,821.82	117.370
* STATE LEVY - UNIVER	1.36 %	\$5,614.13	6.000
COUNTYWIDE EDUCATIO	6.16 %	\$25,497.53	27.250
Total School	55.58 %	\$229,823.94	245.620
County			
GENERAL	12.93 %	\$53,483.99	57.160
ROAD	6.37 %	\$26,349.00	28.160
BRIDGE	3.66 %	\$15,120.73	16.160
WEED CONTROL	1.52 %	\$6,278.47	6.710
FAIR	0.84 %	\$3,490.12	3.730
AIRPORT	0.47 %	\$1,927.52	2.060
DIST COURT	0.83 %	\$3,424.62	3.660
COMP INS	2.48 %	\$10,255.15	10.960
LIBRARY	0.60 %	\$2,479.58	2.650
CEMETERY DIST	0.81 %	\$3,340.41	3.570
HEALTH	0.17 %	\$692.41	0.740
EXT SERV	0.96 %	\$3,967.32	4.240
PUBLIC SAFETY	4.86 %	\$20,079.89	21.460
FIRE CONTROL	0.79 %	\$3,246.84	3.470
EMPR CONT PERS/PERD	1.22 %	\$5,052.72	5.400
EMPR CONT GR HEALTH	1.79 %	\$7,420.01	7.930
PERMISSIVE MEDICAL	2.71 %	\$11,209.55	11.980
AMBULANCE	1.16 %	\$4,809.44	5.140
MUSEUM	0.26 %	\$1,085.40	1.160
Total County	44.43 %	\$183,713.17	196.340
Total Bill	100.00 %	\$413,537.11	441.960

**PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX PURPOSES (15-7-139). YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPT. OF REVENUE OFFICE AT 406-896-4005

**IF YOU ARE LOW INCOME, ELDERLY OR A VETERAN WITH A 100% RATED SERVICE DISABILITY YOU MAY QUALIFY FOR TAX ASSISTANCE. CONTACT THE LOCAL DEPT. OF REVENUE AT 406-896-4005 FOR MORE INFORMATION.

**CREDIT CARDS ACCEPTED WITH A FEE. VISIT OUR WEBSITE AT: <https://secure.cpteller.com/govtellerlookup/>

Total if both halves paid: 413,537.11



Name INVENERGY LLC
1 S WACKER DR STE 1900
1945009044

Due 206,768.56 12/02/24

Return this stub with payment to:
KARI SCHUCHARD
WHEATLAND COUNTY TREASURER
PO BOX 6930
HARLOWTON, MT 59036

Total if both halves paid: 413,537.11



Name INVENERGY LLC
1 S WACKER DR STE 1900
1945009044

Due 206,768.55 06/02/25

Return this stub with payment to:
KARI SCHUCHARD
WHEATLAND COUNTY TREASURER
PO BOX 6930
HARLOWTON, MT 59036

2024 REAL Property Tax Statement

10/22/24

KARI SCHUCHARD
WHEATLAND COUNTY TREASURER

PO BOX 6930

HARLOWTON, MT 59036

Tax Payer
INVERGEGY LLC

Property Description
Furniture and fixtures of comm

Heavy equipment and SM Equipme

Manufacturing Machinery and Ma

Citizen Band Radios and Mobile

Class 14 Personal Property (15

Acres: 5.00

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
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Tax Payer
1948009043

School District 1948 1948/210UT

Taxable Value
655,945

Geo Code

CENTRALLY ASSESSED PROP. 131,749.84 131,749.83 263,499.67
1st Half Due (12/02/24) 131,749.84
2nd Half Due (06/02/25) 131,749.83
Total Bill 263,499.67

**PROPERTY VALUATION STATE MAY BE VISITING YOUR PROPERTY TO
CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX
PURPOSES (15-7-139). YOU OR YOUR AGENT MAY WANT TO BE
PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE
LOCAL DEPT. OF REVENUE OFFICE AT 406-896-4005
**IF YOU ARE LOW INCOME, ELDERLY OR A VETERAN WITH A 100%
RATED SERVICE DISABILITY YOU MAY QUALIFY FOR TAX
ASSISTANCE. CONTACT THE LOCAL DEPT. OF REVENUE AT
406-896-4005 FOR MORE INFORMATION.
**CREDIT CARDS ACCEPTED WITH A FEE. VISIT OUR WEBSITE AT:
<https://secure.optallex.com/govtallieslookup/>

Total Bill	100.00 %	\$263,499.67	401.710
State School Levy	23.65 %	\$62,314.78	95.000
District School Lev	19.20 %	\$50,586.48	77.120
State Levy - Univer	1.49 %	\$9,935.67	6.000
Countywide Educatio	6.78 %	\$17,814.50	27.250
Total School	51.12 %	\$134,711.43	205.370
General	14.23 %	\$37,493.82	57.160
Road	7.01 %	\$18,471.41	28.160
Bridge	4.02 %	\$10,600.07	16.160
Need Control	1.67 %	\$4,401.39	6.710
Fair	0.93 %	\$2,446.67	3.730
Airport	0.51 %	\$1,351.25	2.060
Comp Ins	2.73 %	\$7,189.16	10.960
Library	0.66 %	\$1,738.25	2.650
Cemetery Dist	0.89 %	\$2,341.72	3.570
Health	0.18 %	\$485.40	0.740
Ext Serv	1.06 %	\$2,781.21	4.240
Public Safety	5.34 %	\$14,076.58	21.460
Fire Control	0.86 %	\$2,276.13	3.470
Empr Cont Pers/Pend	1.34 %	\$3,542.10	5.400
Empr Cont Gr Health	1.97 %	\$5,201.64	7.930
Permissive Medical	2.98 %	\$7,858.22	11.980
Maintenance	1.28 %	\$3,371.56	5.140
Museum	0.29 %	\$760.90	1.160
Total County	48.86 %	\$128,788.24	196.340

Total if both halves paid: 263,499.67



Name
INVERGEGY LLC
1 S WACKER DR STE 1900
1948009043

Due
131,749.84 12/02/24

Return this stub with payment to:

KARI SCHUCHARD

WHEATLAND COUNTY TREASURER

PO BOX 6930

HARLOWTON, MT 59036

Total if both halves paid: 263,499.67



Name
INVERGEGY LLC
1 S WACKER DR STE 1900
1948009043

Due

131,749.83 06/02/25

Return this stub with payment to:

KARI SCHUCHARD

WHEATLAND COUNTY TREASURER

PO BOX 6930

HARLOWTON, MT 59036

2024 PERSONAL PROPERTY TAX STATEMENT

KARI SCHUCHARD
WHEATLAND COUNTY TREASURER

07/15/24

PO BOX 6930

HARLOWTON, MT 59036

Tax Payer	Property Description
MUSSELSHELL HOLDING LLC	Tax Rate Adjustment Threshold
200 WELLINGTON ST W	Manufacturing Machinery and Ma
SUITE 1102 PO BOX 169	Supplies and Materials
TORONTO, ON M5V 3C7	Tax Rate Adjustment Threshold
	Manufacturing Machinery and Ma
	Supplies and Materials

Tax Payer 0947PP0538
 School District 1945 1945/16OUT
 Taxable Value 523,408
 Geo Code - - - - -
 Street: 400 MUD CREEK RD

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
PERSONAL PROPERTY	219,847.06	0.00	219,847.06	STATE SCHOOL LEVY	21.73 %	\$49,723.75	95.000
MT SUPREME COURT ORDER	8,950.27	0.00	8,950.27	DISTRICT SCHOOL LEV	28.86 %	\$66,033.15	126.160
				* STATE LEVY - UNIVER	1.37 %	\$3,140.45	6.000
				COUNTYWIDE EDUCATIO	6.17 %	\$14,126.79	26.990
1st Half Due (07/01/24)	228,797.33			Total School	58.13 %	\$133,024.14	254.150
Total Bill			228,797.33	County			

**PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO
 CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX
 PURPOSES (15-7-139). YOU OR YOUR AGENT MAY WANT TO BE
 PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE
 LOCAL DEPT. OF REVENUE OFFICE AT 406-896-4005

**IF YOU ARE LOW INCOME, ELDERLY OR A VETERAN WITH A 100%
 RATED SERVICE DISABILITY YOU MAY QUALIFY FOR TAX
 ASSISTANCE. CONTACT THE LOCAL DEPT. OF REVENUE AT
 406-896-4005 FOR MORE INFORMATION.

**CREDIT CARDS ACCEPTED WITH A FEE. VISIT OUR WEBSITE AT:
<https://secure.cpteller.com/govtellerlookup/>

GENERAL	11.98 %	\$27,400.42	52.350
ROAD	5.81 %	\$13,294.56	25.400
BRIDGE	3.36 %	\$7,688.86	14.690
WEED CONTROL	1.02 %	\$2,344.87	4.480
FAIR	0.39 %	\$900.26	1.720
AIRPORT	0.13 %	\$298.34	0.570
DIST COURT	0.94 %	\$2,145.97	4.100
COMP INS	2.53 %	\$5,788.89	11.060
LIBRARY	0.63 %	\$1,444.61	2.760
CEMETERY DIST	0.69 %	\$1,580.69	3.020
HEALTH	0.11 %	\$246.00	0.470
EXT SERV	0.75 %	\$1,706.31	3.260
PUBLIC SAFETY	6.49 %	\$14,854.32	28.380
FIRE CONTROL	0.81 %	\$1,852.86	3.540
EMPR CONT PERS/PERD	2.30 %	\$5,270.72	10.070
EMPR CONT GR HEALTH	0.46 %	\$1,062.32	2.030
PERMISSIVE MEDICAL	2.41 %	\$5,521.95	10.550
AMBULANCE	0.78 %	\$1,779.59	3.400
MUSEUM	0.26 %	\$591.45	1.130
Total County	41.85 %	\$95,773.19	182.980
Total Bill	100.00 %	\$228,797.33	437.130

Total if both halves paid: 228,797.33



Name MUSSELSHELL HOLDING LLC
 200 WELLINGTON ST W
 0947PP0538

Due 228,797.33 07/01/24

Return this stub with payment to:
 KARI SCHUCHARD
 WHEATLAND COUNTY TREASURER
 PO BOX 6930
 HARLOWTON, MT 59036

Total if both halves paid: 228,797.33



Name MUSSELSHELL HOLDING LLC
 200 WELLINGTON ST W
 0947PP0538

Due / /

Return this stub with payment to:
 KARI SCHUCHARD
 WHEATLAND COUNTY TREASURER
 PO BOX 6930
 HARLOWTON, MT 59036

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER

10/22/24

PO BOX 167

FORSYTH, MT 59327

Tax Payer	Property Description
WESTMORELAND ROSEBUD MINING	Twn/Png/Sect 01N/41E /04
10375 PARK MEADOWS DR STE 400	ALL
LONE TREE CO 80124-6736	

Tax Payer 4577
 School District 19A COLSTRIP IND
 Taxable Value 1,895,056
 Geo Code 1049-04-1-01-01-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Milli Levy
BLDS & IMPROVEMENTS	42,994.80	42,994.79	85,989.59	STATE SCHOOL LEVY	23.71 %	\$180,030.32	95.000
PERSONAL PROPERTY	311,465.01	311,465.00	622,930.01	School District Distribution			
SOIL CONSERVATION DIST #	239.06	239.06	478.12	ELEMENTARY GENERAL	2.38 %	\$18,116.72	9.560
COUNTY LANDFILL	49,875.00	0.00	49,875.00	* ELEMENTARY GENERAL	2.48 %	\$18,798.97	9.920
				ELEMENTARY TRANSP	0.38 %	\$2,861.54	1.510
				ELEMENTARY TECHNOL	0.45 %	\$3,411.09	1.800
				ELEMENTARY BUILDIN	0.30 %	\$2,274.07	1.200
				H. S. GENERAL	2.55 %	\$19,348.52	10.210
1st Half Due (11/30/24)	404,573.87			* H.S. GENERAL VOTED	0.81 %	\$6,177.89	3.260
2nd Half Due (05/31/25)		354,698.85		H. S. TRANSPORTATI	0.24 %	\$1,819.25	0.950
Total Bill			\$759,272.72	H. S. BUS DEPRECIA	0.37 %	\$2,785.74	1.470
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD. SO PLEASE CALL FOR THE FEE.				H. S. ADULT EDUCAT	0.33 %	\$2,539.33	1.340
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov				H. S. TECHNOLOGY	0.30 %	\$2,274.06	1.200
NOTICE: Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.				H. S. BUILDING RES	0.16 %	\$1,231.79	0.650
***ATTENTION** Property Tax Assistance Programs available to Property Taxpayers: These include Property Tax Assistance (MCA 15-6-305), Disabled or Deceased Veterans Residence Exemption (MCA 15-6-311), and Elderly Residential Property Tax Credit (MCA 15-30-2337-2341). For more information contact the MT Department of Revenue at 406-232-1295.				TOTAL SCHOOL DISTRICT	10.75 %	\$81,639.01	43.080
				STATE LEVY - UNIVER	1.50 %	\$11,370.34	6.000
				COUNTYWIDE EDUCATIO	4.95 %	\$36,801.99	19.420
Receipt Validation for 1st Half:	404,573.87			Total School	40.81 %	\$309,841.65	163.500
Penalty:				County			
Interest:				GENERAL	6.14 %	\$46,619.37	24.600
Total:				ROAD	12.48 %	\$94,752.80	50.000
Receipt Validation for 2nd Half:		354,698.85		WEED CONTROL	0.20 %	\$1,516.04	0.800
Penalty:				COUNTY FAIR FUND	0.97 %	\$7,390.72	3.900
Interest:				LIBRARY	1.05 %	\$7,959.24	4.200
Total:				* AMBULANCE	1.27 %	\$9,664.79	5.100
				ROSEBUD HEALTHCARE	1.34 %	\$10,195.40	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.40 %	\$3,032.09	1.600
				PUBLIC SAFETY	6.84 %	\$51,905.58	27.390
				MUSEUM FUND	0.07 %	\$568.52	0.300
				PERMISSIVE COUNTY	2.75 %	\$20,845.62	11.000
				SHERIFF RETIREMENT	0.11 %	\$831.93	0.439
				Total County	33.62 %	\$255,281.10	134.709
				Other			
				COUNTY LANDFILL	6.57 %	\$49,875.00	
				COLSTRIP MEDICAL DI	4.00 %	\$30,358.80	16.020
				COLSTRIP PARKS	11.81 %	\$89,655.10	47.310
				* COLSTRIP MEDICAL VO	2.38 %	\$18,097.78	9.550
				* COLSTRIP PARKS VOTE	0.75 %	\$5,685.17	3.000
				SOIL CONSERVATION D	0.06 %	\$478.12	0.280
				Total Other	25.57 %	\$194,149.97	77.960
				Total Bill	100.00 %	\$759,272.72	376.159

Total if both halves paid: 759,272.72

Total if both halves paid: 759,272.72



Name WESTMORELAND ROSEBUD MINING
 10375 PARK MEADOWS DR STE 400
 4577

Name WESTMORELAND ROSEBUD MINING
 10375 PARK MEADOWS DR STE 400
 4577

Due 404,573.87 11/30/24

Due 354,698.85 05/31/25

Return this stub with payment to:
 ROSEBUD COUNTY TREASURER
 KATHY FAHRENBRUCK TREASURER
 PO BOX 167
 FORSYTH, MT 59327

Return this stub with payment to:
 ROSEBUD COUNTY TREASURER
 KATHY FAHRENBRUCK TREASURER
 PO BOX 167
 FORSYTH, MT 59327

2024 OTHER Property Tax Statement

10/23/24

Tax Payer
WESTMORELAND ROSEBUD MINING
10375 PARK MEADOWS DRIVE,
LONE TREE CO 80124

Property Description

Tax Payer 4999
School District 97A GROSS PROCEE
Taxable Value 197,565,759
Geo Code - - - -

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.2469,572.00	2469,572.00	4939,144.00					
CENTRALLY ASSESSED PROP.2469,571.98	2469,571.97	4939,143.95					
1st Half Due (11/30/24)	4939,143.98						
2nd Half Due (05/31/25)		4939,143.97					
Total Bill			9,878,287.95				
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD. SO PLEASE CALL FOR THE FEE.							
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov							
NOTICE: Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.							
ATTENTION Property Tax Assistance Programs available to Property Taxpayers: These include Property Tax Assistance (MCA 15-6-305), Disabled or Deceased Veterans Residence Exemption (MCA 15-6-311), and Elderly Residential Property Tax Credit (MCA 15-30-2337-2341). For more information contact the MT Department of Revenue at 406-232-1295.							
Receipt Validation for 1st Half:	4,939,143.98						
Penalty:							
Interest:							
Total:							
Receipt Validation for 2nd Half:		4,939,143.97					
Penalty:							
Interest:							
Total:							
				STATE SCHOOL LEVY	0.00 %	\$0.00	0.000
				School District Distribution			
				ELEMENTARY GENERAL	13.10 %	\$1,293,611.18	6.760
				ELEMENTARY BUS DEP	0.19 %	\$19,135.71	0.100
				FLEX FUND	0.41 %	\$40,186.92	0.210
				ELEMENTARY BUILDING	2.65 %	\$262,166.27	1.370
				H. S. GENERAL	9.13 %	\$901,399.48	4.710
				H. S. TRANSPORTATION	0.33 %	\$32,534.46	0.170
				H. S. BUS DEPRECIATION	0.19 %	\$19,137.51	0.100
				H. S. ADULT EDUCATION	0.25 %	\$24,879.06	0.130
				TOTAL SCHOOL DISTRICT	26.25 %	\$2,593,050.59	13.550
				STATE LEVY - UNIFORM	0.00 %	\$0.00	0.000
				COUNTYWIDE EDUCATION	6.58 %	\$649,991.35	3.340
				Total School	32.83 %	\$3,243,041.94	16.890
				County			
				GENERAL	3.38 %	\$333,886.13	
				ROAD	2.87 %	\$283,506.86	
				BRIDGE FUND	0.42 %	\$41,488.81	
				WEED CONTROL	0.31 %	\$30,622.69	
				COUNTY FAIR FUND	0.23 %	\$22,720.07	
				AIRPORT FUND	0.06 %	\$5,926.98	
				LIBRARY	0.39 %	\$38,525.33	
				CEMETERY FUND	0.14 %	\$13,829.60	
				SENIOR CITIZENS	0.14 %	\$13,829.60	
				MUSEUM FUND	0.02 %	\$1,975.66	
				Total County	7.96 %	\$786,311.73	0.000
				Other State			
				University Millage	6.59 %	\$650,979.17	
				High School Equalization	18.66 %	\$1,843,288.53	
				Elementary Equalization	30.77 %	\$3,039,549.20	
				Total Other State	56.02 %	\$5,533,816.90	0.000
				Other			
				COLSTRIP PARKS	3.19 %	\$315,117.38	
				Total Other	3.19 %	\$315,117.38	0.000
				Total Bill	100.00 %	\$9,878,287.95	16.890

Total if both halves paid: 9,878,287.95

Total if both halves paid: 9,878,287.95



Name WESTMORELAND ROSEBUD MINING
10375 PARK MEADOWS DRIVE,
4999

Name WESTMORELAND ROSEBUD MINING
10375 PARK MEADOWS DRIVE,
4999

Due 4,939,143.98 11/30/24

Due 4,939,143.97 05/31/25

Return this stub with payment to:

Return this stub with payment to:

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER

10/22/24

PO BOX 167

FORSYTH, MT 59327

Tax Payer: TALEN MONTANA LLC
600 HAMILTON ST STE 600
ALLENTOWN PA 18101-2130

Property Description: 5164
School District: 13A COLSTRIP POW
Taxable Value: 693,711
Geo Code: 4018-14-6-27-0C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	172,012.24	172,012.23	344,024.47	STATE SCHOOL LEVY	15.98 %	\$65,902.54	95.000
SOIL CONSERVATION DIST #	493.82	493.81	987.63	School District Distribution			
COLSTRIP LIGHTS	1,642.88	1,642.88	3,285.76	ELEMENTARY GENERAL	1.61 %	\$6,631.87	9.560
COLSTRIP REFUSE	32,004.00	32,004.00	64,008.00	ELEMENTARY GENERAL	1.67 %	\$6,881.62	9.920
				ELEMENTARY TRANSP	0.25 %	\$1,047.51	1.510
1st Half Due (11/30/24)	206,152.94			ELEMENTARY TECHNOL	0.30 %	\$1,248.68	1.800
2nd Half Due (05/31/25)		206,152.92		ELEMENTARY BUILDIN	0.20 %	\$832.45	1.200
Total Bill			\$412,305.86	H. S. GENERAL	1.72 %	\$7,082.79	10.210
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD, SO PLEASE CALL FOR THE FEE.				H. S. GENERAL VOTED	0.55 %	\$2,261.50	3.260
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov				H. S. TRANSPORTATI	0.16 %	\$655.96	0.960
NOTICE: Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.				H. S. BUS DEPRECIAT	0.25 %	\$1,019.76	1.470
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				H. S. TECHNOLOGY	0.20 %	\$832.45	1.200
				H. S. BUILDING RES	0.11 %	\$450.91	0.650
				TOTAL SCHOOL DISTRICT	7.25 %	\$29,885.07	43.080
				STATE LEVY - UNIVER	1.01 %	\$4,162.27	6.000
				COUNTYWIDE EDUCATIO	3.27 %	\$13,471.87	19.420
				Total School	27.51 %	\$113,421.75	163.500
				County			
				GENERAL	4.14 %	\$17,065.29	24.600
				WEED CONTROL	0.13 %	\$554.97	0.800
				COUNTY FAIR FUND	0.66 %	\$2,705.47	3.900
				LIBRARY	0.71 %	\$2,913.59	4.200
				AMBULANCE	0.66 %	\$3,537.93	5.100
				ROSEBUD HEALTHCARE	0.91 %	\$3,732.17	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.27 %	\$1,109.94	1.600
				PUBLIC SAFETY	4.61 %	\$19,000.74	27.390
				MUSEUM FUND	0.05 %	\$208.11	0.300
				PERMISSIVE COUNTY	1.85 %	\$7,630.82	11.000
				SHERIFF RETIREMENT	0.07 %	\$304.54	0.430
				Total County	14.26 %	\$58,763.57	84.709
				City			
				CITY OF COLSTRIP	28.91 %	\$119,200.36	171.830
				COLSTRIP LIGHTS	0.80 %	\$3,285.76	6.920
				Total City	29.71 %	\$122,486.12	178.750
				Other			
				COLSTRIP MEDICAL DI	2.70 %	\$11,113.25	16.020
				COLSTRIP PARKS	7.95 %	\$32,819.47	47.310
				COLSTRIP MEDICAL VO	1.61 %	\$6,624.94	9.550
				COLSTRIP PARKS VOTE	0.50 %	\$2,081.13	3.000
				SOIL CONSERVATION D	0.24 %	\$987.63	2.080
				Total Other	13.01 %	\$53,626.42	77.950
				Fees			
				CITY OF COLSTRIP RE	15.52 %	\$64,008.00	
				Total Fees	15.52 %	\$64,008.00	0.000
				Total Bill	100.00 %	\$412,305.86	504.919

Total if both halves paid: 412,305.86



Name: TALEN MONTANA LLC
600 HAMILTON ST STE 600
5164

Due: 206,152.94 11/30/24

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Total if both halves paid: 412,305.86



Name: TALEN MONTANA LLC
600 HAMILTON ST STE 600
5164

Due: 206,152.92 05/31/25

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER

10/22/24

PO BOX 167

FORSYTH, MT 59327

Tax Payer	Property Description
CLEARWATER ENERGY RESOURCES 700 UNIVERSE BLVD JUNO BEACH FL 33408-2657	

Tax Payer	6004
School District	4 FORSYTH RURA
Taxable Value	289,249
Geo Code	5255-44-4-27-8C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	70,358.23	70,358.23	140,716.46	STATE SCHOOL LEVY	32.34 %	\$54,957.32	95.000
N & E UNIVERSITY MILLS	867.75	867.74	1,735.49	School District Distribution			
N & E STATE EQUALIZATION	5,784.98	5,784.98	11,569.96	ELEMENTARY GENERAL	15.48 %	\$26,312.98	90.970
N & E GENERAL SCHOOL	4,772.61	4,772.61	9,545.22	ELEMENTARY TRANSP	2.40 %	\$4,086.49	13.610
N & E HIGH SCHOOL	3,181.74	3,181.74	6,363.48	ELEMENTARY BUS DEP	1.55 %	\$2,636.26	8.780
				ELEMENTARY TUITION	0.65 %	\$1,098.93	3.660
				ELEMENTARY TECHNOL	1.24 %	\$2,101.82	7.000
				ELEMENTARY BUILDIN	0.35 %	\$601.65	2.080
				ELEMENTARY BUILDIN	0.24 %	\$399.79	2.640
1st Half Due (11/30/24)	84,965.31			H. S. GENERAL	10.91 %	\$18,532.20	64.070
2nd Half Due (05/31/25)		84,965.30		H. S. TRANSPORTATI	2.24 %	\$3,812.30	13.180
Total Bill			169,930.61	H. S. BUS DEPRECA	1.63 %	\$2,771.00	9.580
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD. SO PLEASE CALL FOR THE FEE.				H. S. ADULT EDUCAT	1.01 %	\$1,718.13	5.940
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov				H. S. TECHNOLOGY	1.10 %	\$1,865.65	6.450
NOTICE: Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.				H. S. BUILDING RES	0.16 %	\$277.68	0.960
ATTENTION Property Tax Assistance Programs available to Property Taxpayers: These include Property Tax Assistance (MCA 15-6-305), Disabled or Deceased Veterans Residence Exemption (MCA 15-6-311), and Elderly Residential Property Tax Credit (MCA 15-30-2337-2341). For more information contact the MT Department of Revenue at 406-232-1295.				H.S. BUILDING RESE	0.42 %	\$705.77	2.440
				TOTAL SCHOOL DISTRICT	39.38 %	\$66,920.65	231.360
				STATE LEVY - UNIVER	2.04 %	\$3,470.98	6.000
				COUNTYWIDE EDUCATIO	3.31 %	\$5,617.21	19.420
				Total School	77.07 %	\$130,966.16	351.780
				County			
				GENERAL	4.19 %	\$7,115.53	24.600
				ROAD	8.51 %	\$14,462.45	50.000
				WEED CONTROL	0.14 %	\$231.40	0.800
				COUNTY FAIR FUND	0.66 %	\$1,128.07	3.900
				LIBRARY	0.71 %	\$1,214.85	4.200
				AMBULANCE	0.87 %	\$1,475.17	5.100
				* ROSEBUD HEALTHCARE	0.92 %	\$1,556.16	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.27 %	\$462.80	1.600
				PUBLIC SAFETY	4.66 %	\$7,922.53	27.390
				MUSEUM FUND	0.03 %	\$85.77	0.300
				PERMISSIVE COUNTY	1.87 %	\$3,181.74	11.000
				SHERIFF RETIREMENT	0.07 %	\$126.98	0.439
				Total County	22.92 %	\$38,964.45	134.709
				Total Bill	100.00 %	\$169,930.61	486.489

Receipt Validation for 1st Half: 84,965.31
 Penalty:
 Interest:
 Total:
 Receipt Validation for 2nd Half: 84,965.30
 Penalty:
 Interest:
 Total:

Total if both halves paid: 169,930.61



Name CLEARWATER ENERGY RESOURCES
 700 UNIVERSE BLVD
 6004

Due 84,965.31 11/30/24

Return this stub with payment to:
 ROSEBUD COUNTY TREASURER
 KATHY FAHRENBRUCK TREASURER
 PO BOX 167
 FORSYTH, MT 59327

Total if both halves paid: 169,930.61



Name CLEARWATER ENERGY RESOURCES
 700 UNIVERSE BLVD
 6004

Due 84,965.30 05/31/25

Return this stub with payment to:
 ROSEBUD COUNTY TREASURER
 KATHY FAHRENBRUCK TREASURER
 PO BOX 167
 FORSYTH, MT 59327

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER

KATHY FAHRENBRUCK TREASURER

PO BOX 167

FORSYTH, MT 59327

10/22/24

Wnd

Tax Payer	Property Description
CLEARWATER ENERGY RESOURCES	
700 UNIVERSE BLVD	
JUNO BEACH FL 33408-2657	

Tax Payer	6005
School District 13	COLSTRIP TOW
Taxable Value	1,052
Geo Code	5255-44-4-27-8C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	260.86	260.85	521.71	STATE SCHOOL LEVY	31.82 %	\$199.78	95.000
N & E UNIVERSITY MILLS	3.16	3.15	6.31	School District Distribution			
N & E STATE EQUALIZATION	21.02	21.02	42.04	ELEMENTARY GENERAL	1.61 %	\$10.06	9.560
N & E GENERAL SCHOOL	17.34	17.34	34.68	* ELEMENTARY GENERAL	1.66 %	\$10.44	9.920
N & E HIGH SCHOOL	11.56	11.56	23.12	ELEMENTARY TRANSPOR	0.25 %	\$1.59	1.510
				ELEMENTARY TECHNOL	0.30 %	\$1.89	1.800
				ELEMENTARY BUILDIN	0.20 %	\$1.26	1.200
1st Half Due (11/30/24)	313.94			H. S. GENERAL	1.71 %	\$10.74	10.210
2nd Half Due (05/31/25)		313.92		* H.S. GENERAL VOTED	0.55 %	\$3.43	3.260
Total Bill			627.86	H. S. TRANSPORTATI	0.16 %	\$1.01	0.960
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON				H. S. BUS DEPRECIAT	0.25 %	\$1.55	1.470
THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD, SO PLEASE				H. S. ADULT EDUCAT	0.22 %	\$1.41	1.340
CALL FOR THE FEE.				H. S. TECHNOLOGY	0.20 %	\$1.26	1.200
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov				H. S. BUILDING RES	0.11 %	\$0.68	0.650
NOTICE: Property valuation staff may be visiting your				TOTAL SCHOOL DISTRICT	7.22 %	\$45.32	43.080
property to conduct an on-site review for property tax				STATE LEVY - UNIVER	2.01 %	\$12.62	6.000
purposes. You or your agent may want to be present. If you				COUNTYWIDE EDUCATIO	3.25 %	\$20.43	19.420
wish to make an appointment please call the local Department				Total School	44.30 %	\$278.15	163.500
of Revenue office at 406-232-1295.				County			
ATTENTION Property Tax Assistance Programs available to				GENERAL	4.12 %	\$25.88	24.600
Property Taxpayers: These include Property Tax Assistance				WEED CONTROL	0.13 %	\$0.84	0.800
(MCA 15-6-305), Disabled or Deceased Veterans Residence				COUNTY FAIR FUND	0.65 %	\$4.10	3.900
Exemption (MCA 15-6-311), and Elderly Residential Property				LIBRARY	0.70 %	\$4.42	4.200
Tax Credit (MCA 15-30-2337-2341). For more information				AMBULANCE	0.86 %	\$5.37	5.100
contact the MT Department of Revenue at 406-232-1295.				* ROSEBUD HEALTHCARE	0.90 %	\$5.66	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.27 %	\$1.68	1.600
				PUBLIC SAFETY	4.59 %	\$28.81	27.390
				MUSEUM FUND	0.05 %	\$0.32	0.300
				PERMISSIVE COUNTY	1.84 %	\$11.57	11.000
				SHERIFF RETIREMENT	0.07 %	\$0.46	0.439
				Total County	14.18 %	\$89.11	84.709
				City			
				CITY OF COLSTRIP	28.79 %	\$180.77	171.830
				Total City	28.79 %	\$180.77	171.830
				Other			
				COLSTRIP MEDICAL DI	2.68 %	\$16.85	16.020
				COLSTRIP PARKS	7.93 %	\$49.77	47.310
				* COLSTRIP MEDICAL VO	1.60 %	\$10.05	9.550
				* COLSTRIP PARKS VOTE	0.50 %	\$3.16	3.000
				Total Other	12.71 %	\$79.83	75.880
				Total Bill	100.00 %	\$627.86	495.919

Receipt Validation for 1st Half:	313.94
Penalty:	
Interest:	
Total:	
Receipt Validation for 2nd Half:	313.92
Penalty:	
Interest:	
Total:	

Total if both halves paid: 627.86



Name CLEARWATER ENERGY RESOURCES
700 UNIVERSE BLVD
6005

Due 313.94 11/30/24

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Total if both halves paid: 627.86



Name CLEARWATER ENERGY RESOURCES
700 UNIVERSE BLVD
6005

Due 313.92 05/31/25

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167

10/22/24

FORSYTH, MT 59327

Tax Payer	Property Description
CLEARWATER ENERGY RESOURCES 700 UNIVERSE BLVD JUNO BEACH FL 33408-2657	

Tax Payer	6006
School District	19A COLSTRIP IND
Taxable Value	21,614
Geo Code	5255-44-4-27-8C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	4,042.78	4,042.78	8,085.56				
N & E UNIVERSITY MILLS	64.84	64.84	129.68				
N & E STATE EQUALIZATION	432.26	432.26	864.52				
N & E GENERAL SCHOOL	356.62	356.61	713.23				
N & E HIGH SCHOOL	237.75	237.74	475.49				
1st Half Due (11/30/24)	5,134.25						
2nd Half Due (05/31/25)		5,134.23					
Total Bill			10,268.48				
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD, SO PLEASE CALL FOR THE FEE.							
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov							
NOTICE: Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.							
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Receipt Validation for 1st Half:		5,134.25					
Penalty:							
Interest:							
Total:							
Receipt Validation for 2nd Half:		5,134.23					
Penalty:							
Interest:							
Total:							
				STATE SCHOOL LEVY	39.99 %	\$4,106.57	95.000
				School District Distribution			
				ELEMENTARY GENERAL	2.01 %	\$206.63	9.560
				* ELEMENTARY GENERAL	2.09 %	\$214.41	9.920
				ELEMENTARY TRANSP	0.32 %	\$32.64	1.510
				ELEMENTARY TECHNOL	0.38 %	\$38.91	1.800
				ELEMENTARY BUILDIN	0.25 %	\$25.93	1.200
				H. S. GENERAL	2.15 %	\$220.68	10.210
				* H.S. GENERAL VOTED	0.69 %	\$70.46	3.260
				H. S. TRANSPORTATI	0.21 %	\$20.75	0.960
				H. S. BUS DEPRECI	0.31 %	\$31.77	1.470
				H. S. ADULT EDUCAT	0.28 %	\$28.96	1.340
				H. S. TECHNOLOGY	0.25 %	\$25.94	1.200
				H. S. BUILDING RES	0.14 %	\$14.05	0.650
				TOTAL SCHOOL DISTRICT	9.07 %	\$931.13	43.080
				STATE LEVY - UNIVER	2.53 %	\$259.36	6.000
				COUNTYWIDE EDUCATIO	4.09 %	\$419.74	19.420
				Total School	55.68 %	\$5,716.80	163.500
				County			
				GENERAL	5.18 %	\$531.73	24.600
				ROAD	10.52 %	\$1,080.70	50.000
				WEED CONTROL	0.17 %	\$17.29	0.800
				COUNTY FAIR FUND	0.82 %	\$84.29	3.900
				LIBRARY	0.88 %	\$90.78	4.200
				AMBULANCE	1.07 %	\$110.23	5.100
				* ROSEBUD HEALTHCARE	1.13 %	\$116.28	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.34 %	\$34.58	1.600
				PUBLIC SAFETY	5.77 %	\$592.01	27.390
				MUSEUM FUND	0.06 %	\$6.48	0.300
				PERMISSIVE COUNTY	2.32 %	\$237.75	11.000
				SHERIFF RETIREMENT	0.09 %	\$9.49	0.439
				Total County	28.35 %	\$2,911.61	134.709
				Other			
				COLSTRIP MEDICAL DI	3.37 %	\$346.26	16.020
				COLSTRIP PARKS	9.96 %	\$1,022.56	47.310
				* COLSTRIP MEDICAL VO	2.01 %	\$206.41	9.550
				* COLSTRIP PARKS VOTE	0.63 %	\$64.84	3.000
				Total Other	15.97 %	\$1,640.07	75.880
				Total Bill	100.00 %	\$10,268.48	374.089

Total if both halves paid: 10,268.48

Total if both halves paid: 10,268.48



Name CLEARWATER ENERGY RESOURCES
700 UNIVERSE BLVD
6006

Name CLEARWATER ENERGY RESOURCES
700 UNIVERSE BLVD
6006

Due 5,134.25 11/30/24

Due 5,134.23 05/31/25

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Wind

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER

10/22/24

PO BOX 167

FORSYTH, MT 59327

Tax Payer	Property Description
CLEARWATER WIND 1 LLC	
700 UNIVERSE BLVD	
JUNO BEACH FL 33408-2657	

Tax Payer 6012
 School District 12 ROSEBUD
 Taxable Value 3,831,407
 Geo Code 7120-48-5-27-9C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	620.532.76	620.532.76	1241.065.52	STATE SCHOOL LEVY	44.71 %	\$727,967.23	95.000
N & E UNIVERSITY MILLS	11.494.22	11.494.21	22.988.43	School District Distribution			
N & E STATE EQUALIZATION	76.628.12	76.628.12	153.256.24	H. S. GENERAL	10.87 %	\$176,896.03	46.170
N & E GENERAL SCHOOL	63.218.20	63.218.20	126.436.40	H. S. TRANSPORTATI	3.72 %	\$60,497.87	15.790
N & E HIGH SCHOOL	42,145.47	42,145.46	84,290.93	H. S. TECHNOLOGY	1.08 %	\$17,624.42	4.600
				H. S. BUILDING RES	0.52 %	\$8,544.17	2.230
1st Half Due (11/30/24)	814.018.77			TOTAL SCHOOL DISTRICT	16.19 %	\$263,562.49	68.790
2nd Half Due (05/31/25)		814,018.75		STATE LEVY - UNIVER	2.82 %	\$45,976.87	6.000
Total Bill			1628.037.52	COUNTYWIDE EDUCATIO	4.57 %	\$74,405.93	19.420
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD, SO PLEASE CALL FOR THE FEE.				Total School	68.29 %	\$1,111,912.52	189.210
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov				County			
NOTICE: Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.				GENERAL	5.79 %	\$94,252.59	24.600
ATTENTION Property Tax Assistance Programs available to Property Taxpayers: These include Property Tax Assistance (MCA 15-6-305), Disabled or Deceased Veterans Residence Exemption (MCA 15-6-311), and Elderly Residential Property Tax Credit (MCA 15-30-2337-2341). For more information contact the MT Department of Revenue at 406-232-1295.				ROAD	11.77 %	\$191,570.35	50.000
				WEED CONTROL	0.19 %	\$3,065.13	0.800
				COUNTY FAIR FUND	0.92 %	\$14,942.49	3.900
				LIBRARY	0.99 %	\$16,091.91	4.200
				AMBULANCE	1.20 %	\$19,540.18	5.100
				* ROSEBUD HEALTHCARE	1.27 %	\$20,612.97	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.38 %	\$6,130.25	1.600
				PUBLIC SAFETY	6.45 %	\$104,942.24	27.390
				MUSEUM FUND	0.07 %	\$1,149.42	0.300
				PERMISSIVE COUNTY	2.59 %	\$42,145.48	11.000
				SHERIFF RETIREMENT	0.10 %	\$1,681.99	0.439
				Total County	31.72 %	\$516,125.00	134.709
				Total Bill	100.00 %	\$1,628,037.52	323.919

Receipt Validation for 1st Half: 814.018.77
 Penalty:
 Interest:
 Total:
 Receipt Validation for 2nd Half: 814.018.75
 Penalty:
 Interest:
 Total:

Total if both halves paid: 1,628,037.52



Name CLEARWATER WIND 1 LLC
 700 UNIVERSE BLVD
 6012

Due 814,018.77 11/30/24

Return this stub with payment to:
 ROSEBUD COUNTY TREASURER
 KATHY FAHRENBRUCK TREASURER
 PO BOX 167
 FORSYTH, MT 59327

Total if both halves paid: 1,628,037.52



Name CLEARWATER WIND 1 LLC
 700 UNIVERSE BLVD
 6012

Due 814,018.75 05/31/25

Return this stub with payment to:
 ROSEBUD COUNTY TREASURER
 KATHY FAHRENBRUCK TREASURER
 PO BOX 167
 FORSYTH, MT 59327

Wind

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER

10/22/24

PO BOX 167

FORSYTH, MT 59327

Tax Payer	Property Description
CLEARWATER ENERGY RESOURCES 700 UNIVERSE BLVD JUNO BEACH FL 33408-2657	

Tax Payer 6021
School District 19 COLSTRIP RUR
Taxable Value 660,080
Geo Code 5255-44-4-27-8C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	98,420.90	98,420.90	196,841.80	STATE SCHOOL LEVY	47.59 %	\$125,415.10	95.000
N & E UNIVERSITY MILLS	1,980.24	1,980.24	3,960.48	School District Distribution			
N & E STATE EQUALIZATION	13,201.58	13,201.58	26,403.16	ELEMENTARY GENERAL	2.39 %	\$6,310.36	9.560
N & E GENERAL SCHOOL	10,891.30	10,891.30	21,782.60	* ELEMENTARY GENERAL	2.48 %	\$6,548.00	9.920
N & E HIGH SCHOOL	7,260.87	7,260.87	14,521.74	ELEMENTARY TRANSP	0.38 %	\$996.72	1.510
				ELEMENTARY TECHNOL	0.45 %	\$1,188.14	1.800
				ELEMENTARY BUILDIN	0.30 %	\$792.10	1.200
1st Half Due (11/30/24)	131,754.89			H. S. GENERAL	2.56 %	\$6,739.42	10.210
2nd Half Due (05/31/25)		131,754.89		* H.S. GENERAL VOTED	0.82 %	\$2,151.86	3.260
Total Bill			263,509.78	H. S. TRANSPORTATI	0.24 %	\$633.68	0.960
IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD, SO PLEASE CALL FOR THE FEE.				H. S. BUS DEPRECI	0.37 %	\$970.32	1.470
TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov				H. S. ADULT EDUCAT	0.34 %	\$884.51	1.340
NOTICE: Property valuation staff may be visitng your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment please call the local Department of Revenue office at 406-232-1295.				H. S. TECHNOLOGY	0.30 %	\$792.09	1.200
ATTENTION Property Tax Assistance Programs available to Property Taxpayers: These include Property Tax Assistance (MCA 15-6-305), Disabled or Deceased Veterans Residence Exemption (MCA 15-6-311), and Elderly Residential Property Tax Credit (MCA 15-30-2337-2341). For more information contact the MT Department of Revenue at 406-232-1295.				H. S. BUILDING RES	0.16 %	\$429.05	0.650
				TOTAL SCHOOL DISTRICT	10.79 %	\$28,436.25	43.080
				STATE LEVY - UNIVER	3.01 %	\$7,920.96	6.000
				COUNTYWIDE EDUCATIO	4.86 %	\$12,818.76	19.420
				Total School	66.25 %	\$174,591.07	163.500
				County			
				GENERAL	6.16 %	\$16,237.96	24.600
				ROAD	12.52 %	\$33,004.00	50.000
				WEED CONTROL	0.20 %	\$528.06	0.800
				COUNTY FAIR FUND	0.98 %	\$2,574.31	3.900
				LIBRARY	1.05 %	\$2,772.34	4.200
				AMBULANCE	1.28 %	\$3,366.41	5.100
				* ROSEBUD HEALTHCARE	1.35 %	\$3,551.23	5.380
				CEMETERY FUND	0.00 %	\$0.00	
				SENIOR CITIZENS	0.40 %	\$1,056.13	1.600
				PUBLIC SAFETY	6.86 %	\$18,079.59	27.390
				MUSEUM FUND	0.08 %	\$198.02	0.300
				PERMISSIVE COUNTY	2.76 %	\$7,260.88	11.000
				SHERIFF RETIREMENT	0.11 %	\$299.78	0.439
				Total County	33.75 %	\$88,918.71	134.709
				Total Bill	100.00 %	\$263,509.78	298.209

Receipt Validation for 1st Half: 131,754.89
Penalty:
Interest:
Total:
Receipt Validation for 2nd Half: 131,754.89
Penalty:
Interest:
Total:

Total if both halves paid: 263,509.78



Name CLEARWATER ENERGY RESOURCES
700 UNIVERSE BLVD
6021

Due 131,754.89 11/30/24

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Total if both halves paid: 263,509.78



Name CLEARWATER ENERGY RESOURCES
700 UNIVERSE BLVD
6021

Due 131,754.89 05/31/25

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

2024 REAL Property Tax Statement

ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER

10/22/24

PO BOX 167

FORSYTH, MT 59327

Wind

Tax Payer	Property Description
CLEARWATER WIND II LLC 700 UNIVERSE BLVD JUNO BEACH FL 33408-2657	

Tax Payer	6022
School District	12 ROSEBUD
Taxable Value	2,250,658
Geo Code	7172-14-2-28-0C-AP

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
CENTRALLY ASSESSED PROP.	364,515.45	364,515.44	729,030.89				
N & E UNIVERSITY MILLS	6,751.98	6,751.97	13,503.95				
N & E STATE EQUALIZATION	45,013.16	45,013.16	90,026.32				
N & E GENERAL SCHOOL	37,135.86	37,135.85	74,271.71				
N & E HIGH SCHOOL	24,757.24	24,757.24	49,514.48				

1st Half Due (11/30/24)	478,173.69	
2nd Half Due (05/31/25)		478,173.66
Total Bill		956,347.35

IF PAYING BY CREDIT CARD, PLEASE FILL OUT THE INFORMATION ON THE STUB. THERE IS A FEE TO PAY BY CREDIT CARD, SO PLEASE CALL FOR THE FEE.

TAXES MAY BE PAID ON-LINE @ rosebudcountymt.gov

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STATE SCHOOL LEVY	44.71 %	\$427,625.02	95.000
School District Distribution			
H. S. GENERAL	10.87 %	\$103,912.86	46.170
H. S. TRANSPORTATI	3.72 %	\$35,537.86	15.790
H. S. TECHNOLOGY	1.08 %	\$10,353.00	4.600
H. S. BUILDING RES	0.52 %	\$5,019.04	2.230
TOTAL SCHOOL DISTRICT	16.19 %	\$154,822.76	68.790
STATE LEVY - UNIVER	2.82 %	\$27,007.90	6.000
COUNTYWIDE EDUCATIO	4.57 %	\$43,707.77	19.420
Total School	68.29 %	\$653,163.45	189.210
County			
GENERAL	5.79 %	\$55,366.19	24.600
ROAD	11.77 %	\$112,532.90	50.000
WEED CONTROL	0.19 %	\$1,800.53	0.800
COUNTY FAIR FUND	0.92 %	\$8,777.57	3.900
LIBRARY	0.99 %	\$9,452.76	4.200
AMBULANCE	1.20 %	\$11,478.36	5.100
* ROSEBUD HEALTHCARE	1.27 %	\$12,108.54	5.380
CEMETERY FUND	0.00 %	\$0.00	
SENIOR CITIZENS	0.38 %	\$3,601.05	1.600
PUBLIC SAFETY	6.45 %	\$61,645.52	27.390
MUSEUM FUND	0.07 %	\$675.20	0.300
PERMISSIVE COUNTY	2.59 %	\$24,757.24	11.000
SHERIFF RETIREMENT	0.10 %	\$988.04	0.439
Total County	31.72 %	\$303,183.90	134.709
Total Bill	100.00 %	\$956,347.35	323.919

Receipt Validation for 1st Half:	478,173.69
Penalty:	
Interest:	
Total:	
Receipt Validation for 2nd Half:	478,173.66
Penalty:	
Interest:	
Total:	

Total if both halves paid: 956,347.35



Name CLEARWATER WIND II LLC
700 UNIVERSE BLVD
6022

Due 478,173.69 11/30/24

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Total if both halves paid: 956,347.35



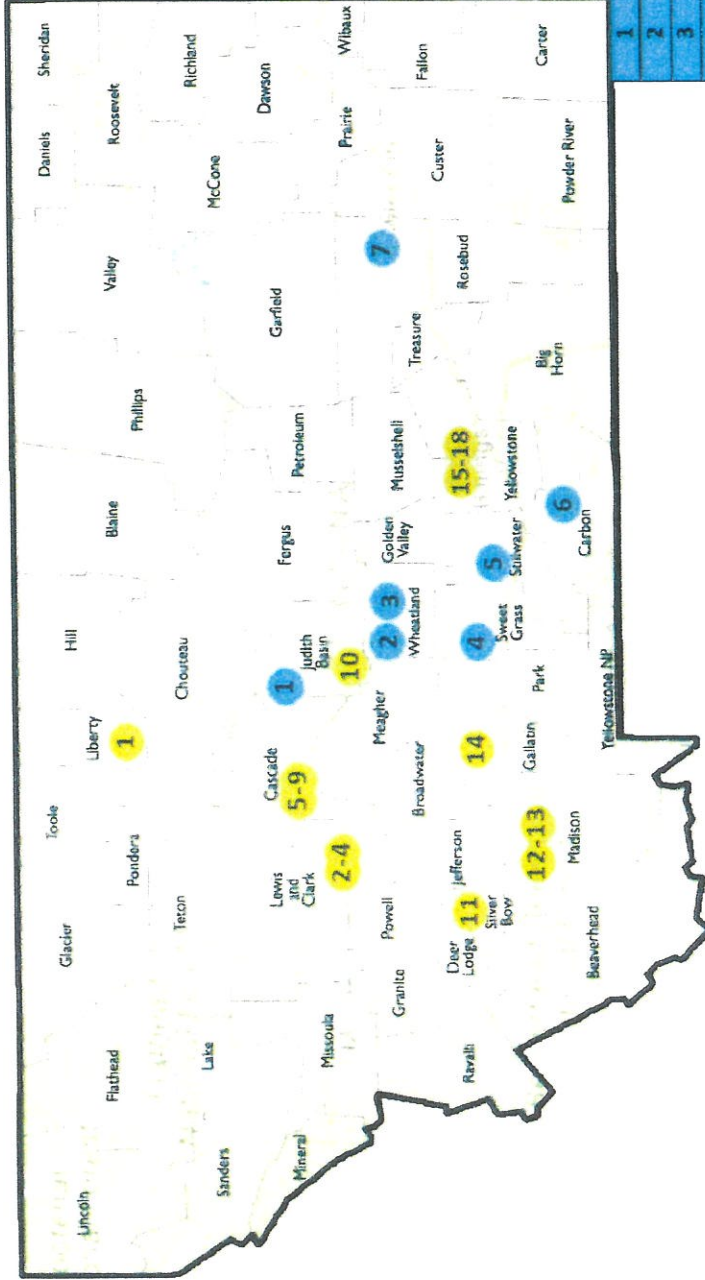
Name CLEARWATER WIND II LLC
700 UNIVERSE BLVD
6022

Due 478,173.66 05/31/25

Return this stub with payment to:
ROSEBUD COUNTY TREASURER
KATHY FAHRENBRUCK TREASURER
PO BOX 167
FORSYTH, MT 59327

Selected Developing Wind and Solar Projects

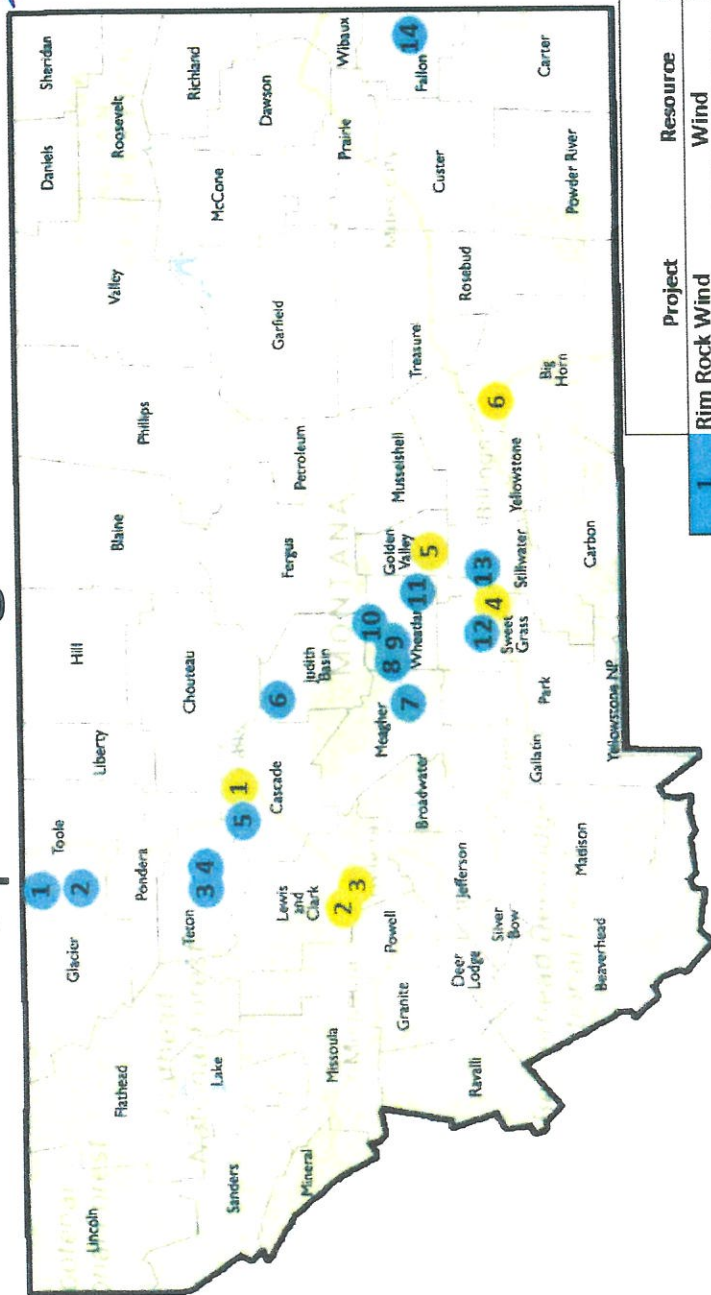
*As of Dec 31 2017



Project	Resource	MW	County
1 South Peak	Wind	80	Judith Basin
2 Haymaker Ranch Wind	Wind	60-355	Wheatland
3 Jawbone Wind	Wind	80-350	Wheatland
4 Crazy Mountain Wind	Wind	80	Sweet Grass
5 Beaver Creek	Wind	320	Stillwater
6 Mud Springs I-III	Wind	240	Carbon
7 Clearwater Wind	Wind	300-1150	Rosebud
8 River Solar	Solar	1.8	Liberty
9 Glass Solar	Solar	3	Lewis & Clark
10 Martin Solar	Solar	3	Lewis & Clark
11 Canyon Creek Solar	Solar	3	Lewis & Clark
12 Fox Farm Solar	Solar	3	Cascade
13 Couch Solar	Solar	3	Cascade
14 Malt Solar	Solar	3	Cascade
15 Ulm Solar	Solar	3	Cascade
16 Valley View Solar	Solar	3	Cascade
17 Sage Creek Solar	Solar	3	Judith Basin
18 Janney Solar	Solar	3	Silverbow
19 Green Meadow	Solar	2.4	Madison
20 Middle Solar	Solar	3	Madison
21 Sykes Canyon Solar	Solar	3	Gallatin
22 Broadview 1	Solar	80	Yellowstone
23 Broadview 2	Solar	300	Yellowstone
24 Meadowlark	Solar	20	Yellowstone
25 MT Sun	Solar	80	Yellowstone

Operating Wind and Solar Projects

*As of Dec 31, 2017



	Project	Resource	MW	County	Year	\$ Invested (millions)
1	Rim Rock Wind	Wind	189	Glacier, Toole	2012	300
2	Glacier Wind I & II	Wind	210	Glacier, Toole	2008-9	550
3	Fairfield	Wind	10	Teton	2014	25
4	Greenfield Wind	Wind	25	Teton	2016	34
5	Clearwater Wind	Wind	9	Cascade	2006	15
6	Spion Kop Wind Farm	Wind	40	Judith Basin	2012	86
7	Gordon Butte Wind Farm	Wind	9.6	Meagher	2012	20
8	Martinsdale Colony	Wind	2.8	Wheatland	2007	5
9	Two Dot Wind	Wind	9.7	Wheatland	2014	21
10	Judith Gap	Wind	135	Wheatland	2005	203
11	Musselshell 1 & 2	Wind	20	Wheatland	2012	40
12	Big Timber	Wind	25	Sweet Grass	2017	31
13	Stillwater	Wind	80	Stillwater	2018	83
14	Diamond Willow I & II	Wind	30	Fallon	2008	45
1	Black Eagle	Solar	3	Cascade	2018	4
2	Great Divide	Solar	3	Lewis & Clark	2018	4
3	Green Meadow	Solar	3	Lewis & Clark	2017	4
4	Magpie	Solar	3	Golden Valley	2018	4
5	River Bend	Solar	2	Sweet Grass	2017	3
6	South Mills	Solar	3	Big Horn	2017	4

Montana Wind Farm Property Tax Summary

Estimated Wind Farm Property Tax Contributions in Montana, 2006-2017

From 2006-2017 it is estimated that Montana wind farms contributed approximately \$66 million in total property taxes with a current generating capacity of 690 megawatts (MW). Since 2013, Montana wind farms have averaged \$8.5 million annually in estimated property taxes. Over the entire 12 year period, Montana wind farms contributed over \$5.5 million per year in estimated property taxes. Montana wind farms vary considerably in generation capacity with a maximum of 210 MW and a minimum of 2.8 MW. In 2016, Montana wind farms produced 2,140 gigawatt hours (GWh) which was 7.7% of the state's net electricity generation.¹

Property tax estimates are based on data provided by the Montana Department of Revenue. The table *Montana Wind Farm Estimates* (top right) includes an estimation of total (state and local) property tax contributions in Montana and generation capacity from 2006 through 2017.

Montana Wind Farm Estimates – Geographic Breakdown

Montana's utility scale wind farms are located within seven counties: Cascade, Fallon, Glacier, Judith Basin, Meagher, Teton, Toole, and Wheatland. The table *Montana Wind Farm Estimates – Geographic Breakdown* (below) details the estimated total property tax payments made by wind farms located within these respective counties. The table includes yearly, total, and annual average data. The annual average data is specific to each county – it only includes years in which estimated property taxes were collected. Wind farms located within Toole County have the largest share of total estimated property tax with just over \$29 million (44% of the total). Toole County wind farms also have the highest annual average with just over \$3 million per year.

Montana Wind Farm Estimates – Geographic Breakdown

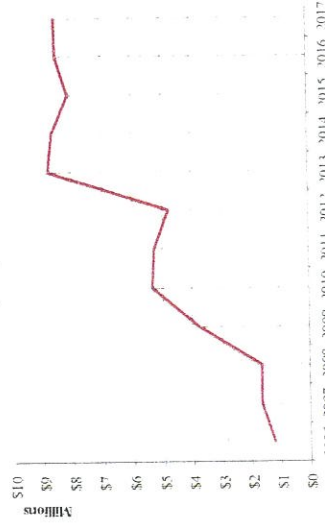
	Wheatland	Cascade	Fallon	Toole	Glacier	Meagher	Judith Basin	Teton
2006	\$1,252,478							
2007	\$1,332,881	\$343,777						
2008	\$1,427,243	\$189,684	\$73,159		\$151,763			
2009	\$1,393,581	\$189,106	\$123,946	\$1,940,635	\$1,158,252			
2010	\$1,372,808	\$212,424	\$81,369	\$2,548,845	\$1,066,118			
2011	\$1,436,095	\$198,394	\$131,931	\$2,466,029	\$842,718			
2012	\$1,561,280	\$203,765	\$161,292	\$1,886,301	\$1,813,685			
2013	\$1,983,497	\$227,587	\$166,357	\$4,118,239	\$1,770,425			
2014	\$1,940,705	\$172,267	\$177,212	\$4,179,117	\$1,038,569			
2015	\$2,095,415	\$137,651	\$201,680	\$3,915,942	\$1,273,787			
2016	\$2,042,863	\$103,032	\$226,737	\$4,138,521	\$1,056,328			
2017	\$1,912,860	\$107,436	\$269,883	\$4,033,767	\$1,012,645			
Total	\$19,751,705	\$2,085,124	\$1,613,567	\$29,227,396	\$10,121,645	\$820,859	\$1,612,441	\$1,172,764
Yearly Average	\$1,645,975	\$189,557	\$161,357	\$3,247,488	\$1,124,627	\$322,488	\$322,488	\$390,921

Verified by online tax bills
CKM

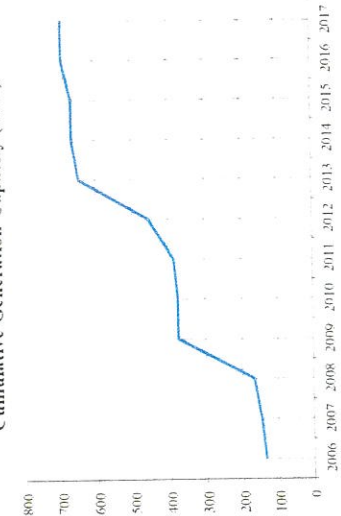
Montana Wind Farm Estimates

Year	Total Property Tax	Cumulative Generation Capacity (MW)
2006	\$1,252,478	135
2007	\$1,676,657	147
2008	\$1,690,087	166
2009	\$3,799,032	376
2010	\$5,373,699	376
2011	\$5,298,567	387
2012	\$4,788,389	457
2013	\$8,773,583	646
2014	\$8,646,457	665
2015	\$8,092,802	665
2016	\$8,502,041	690
2017	\$8,511,711	690
Total	\$66,405,501	

Total Property Tax Estimate



Cumulative Generation Capacity (MW)



January 4, 2018

EXHIBIT C

Commissioner Meeting

Jan 15, 2025
11 AM

Please PRINT your name

Lance Kalfein

Rolane Christofferson

rolane@midrivers.com

Lotty Rambur

Norma Reilly

Margie Brubaker

Robert Brubaker

Joanna Smalis

Kicki Cianciotto

Dave Hudson

~~James Rutz~~

Ross Feehan

Will Conley, Terry Tribune

Sheila Dixon

dixsonsheila@hotmail.com

~~aaron martinson~~

aaron.martinson05@yahoo.com

~~Bob Rempel~~

~~James Eber~~

~~Todd Tissot~~

Don Kuehn

Tim Ehman

R.H. Schwartz

DAVE RASTER

Chele Cole Harrington

ROAD USE AND MAINTENANCE AGREEMENT

THIS ROAD USE AND MAINTENANCE AGREEMENT ("**Agreement**") is entered into as of this ____ day of _____, 2025 ("**Effective Date**") by and between the _____ County, whose address for purposes of this Agreement is _____ ("**County**") and Glendive Wind, LLC, a Delaware limited liability company, whose address for purposes of this Agreement is 700 Universe Boulevard, Juno Beach, Florida 33408 ("**Glendive Wind**" and, with County, the "**Parties**").

RECITALS

WHEREAS, Glendive Wind is developing a commercial wind turbine electrical generation facility commonly referred to as the Glendive Wind Project ("**Project**") on a site located in Prairie, Dawson, McCone, Garfield, and Rosebud Counties, Montana, with an expected total nameplate capacity of approximately 800 megawatts ("**MW**"); and

WHEREAS, Glendive Wind intends to obtain the necessary approvals to build, operate and maintain the Project; and

WHEREAS, in connection with the construction, operation and maintenance of the Project, the Parties desire to address certain issues relating to the roads owned, operated and maintained by the County (collectively, the "**Roads**") over which it will be necessary for Glendive Wind and Glendive Wind's Representative(s) to, among other things: (i) transport heavy equipment and materials which may be in excess of local design limits of certain Roads, (ii) transport locally sourced materials, such as concrete and gravel, on the Roads; (iii) make specific modifications and improvements (both temporary and permanent) to the Roads (including various associated culverts, bridges, road shoulders and other fixtures) to permit such equipment and materials to pass; and (iv) place overhead and underground electrical and communication cables (collectively "**Cables**") for the Project adjacent to, along, under or across such Roads; and

WHEREAS, Glendive Wind and the County wish to set forth their understanding and agreement relating to the use of Roads during the construction and operation of the Project; and

NOW, THEREFORE, in consideration of the mutual terms and conditions set forth in this Agreement, and for other good and valuable consideration, receipt of which is hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1. Glendive Wind will undertake the following activities in accordance with the terms of this Agreement:

a. Designate a company representative with authority to represent Glendive Wind. As of the date of the Agreement, the company representative is Ross Feehan, with a telephone number of (561) 608-4030 and an email of ross.feehan@nexteraenergy.com.

b. At least sixty (60) days prior to beginning construction of the Project, provide the County with a preliminary site plan identifying turbine locations, site access points, and road crossings, to be attached as **Exhibit A**, along with the preliminary transportation route for the Project equipment attached as **Exhibit B**, subject to amendment;

c. Provide plans to the County for the widening of any corner radius necessary to facilitate the turning movements of the transport trucks used by Glendive Wind during construction of the Project; make any necessary improvements; and at the conclusion of construction, remove any such improvements as the County directs and restore the affected property to its original condition;

d. Erect permanent markers indicating the presence of the Cables and install tape in any trench in which Glendive Wind has placed or will place Cables in a County right-of-way. All Cables shall be buried at a minimum depth of forty-eight (48) inches below the road surface;

e. Notify the County Highway Superintendent in advance of all oversize transportation and crane crossings over, across or along any Road;

f. Transport or cause to be transported the tower segments and other oversize loads in a reasonable effort to minimize adverse impact on the local traffic;

g. Provide reasonable advance notice to the County when it is necessary for a Road to be closed due to a crane crossing or for any other reason relating to the construction of the Project. Notwithstanding the foregoing, Glendive Wind will provide no less than twenty-four (24) hours notice when reasonably practicable and will provide all materials necessary to close the Road;

h. Provide signage of all road closures and work zones in compliance with the Manual on Uniform Traffic Control Devices and as may be required by the County;

i. Purchase and deliver applicable road materials for repairs to Roads that are damaged by Glendive Wind and/or a Glendive Wind Representative during the hauling of materials and/or construction of the Project and bear the reasonable costs to restore any Roads that are damaged by Glendive Wind and/or an Glendive Wind Representative during the hauling of materials and/or construction of the Project to the condition enjoyed immediately prior to such damage occurring, to the extent reasonably possible;

j. Cables may cross a road, in which case, these Cables will be bored under the road, buried at a minimum depth of forty-eight (48) inches below the road surface and the crossing shall be restored promptly to its pre-construction condition;

2. The County, in accordance with the terms of this Agreement, agrees that it shall:

a. Within fifteen (15) days following the Effective Date of this Agreement, designate a County representative with authority to represent the County. As of the date of the Agreement, the County representative is _____, with a telephone number of (406) _____ and an email of _____.

b. Timely perform routine and regular maintenance of the Roads including: grading, snow removal, striping, routine signage, and regularly scheduled maintenance and repair;

c. Timely review and approve all Project-related access points and road crossings, which are submitted by Glendive Wind in **Exhibit A and B**;

d. Timely review and approve plans for all Project-related utility encroachments on County rights-of way; which are submitted by Glendive Wind in accordance with **Exhibit A and B**;

e. Authorize the designated County representative to agree on behalf of County to revisions to **Exhibit A and B** and the final location of Road crossings, access points, and utility encroachments as revisions are submitted to the County by or on behalf of Glendive Wind.

3. Planning Inventory

a. Road Inventory

1. Pre-Construction Inventory. At least sixty (60) days prior to beginning construction of the Project, the Parties shall jointly perform a survey to record the condition of the pavement surface of the Roads which will be used in the transport of equipment to the Project. During this survey, the entire length of the roads shall be videotaped and if deemed necessary by the parties, photographs may also be taken. In addition, the County will provide Glendive Wind, if available, with copies of any plans, cross-sections and specifications relevant to the existing Roads structure. Copies of all pre-construction documentation shall be provided to each of the Parties. Glendive Wind will reimburse the County for all costs associated with the Pre-Construction Inventory.

2. Post-Construction Inventory

i. Upon completion of construction of each phase of the Project, representatives of the County and Glendive Wind will perform a post-construction inventory, the methods of which shall be similar to those of the Pre-Construction Inventory described above. The two sets of pre and post-construction data will be compared and if there is any wheel lane rutting, cracking or other damage in excess of the original survey, the County and Glendive Wind will determine the extent of the repairs or improvements needed to return the roads to a pre-construction condition. All costs associated with the Post-Construction Inventory shall be borne solely by Glendive Wind.

ii. Glendive Wind shall be obligated to make any or all repairs necessary to return the roads to a pre-construction condition, at its sole cost and expense. Within ten (10) calendar days following the completion of the Post-Construction Inventory, Glendive Wind shall provide notice to the County identifying those repairs which Glendive Wind agrees to undertake and the expected date by which such repairs shall be completed.

b. Routing and Access Approval. As soon as practical after execution of this Agreement and as necessary throughout the construction of the Project, Glendive Wind and County shall meet to discuss routing for the transportation of equipment to the Project, Project-related access points, road crossings and Cable locations and the County shall review and approve the same in accordance with Sections 2.

4. Mutual Indemnification/Hold Harmless and Liability Insurance Provisions.

a. Indemnity. Each Party (the “**Indemnifying Party**”) agrees to indemnify, defend and hold harmless the other Party and such other Party’s mortgagees, lenders, officers, employees and agents (the “**Indemnified Party**”) against any and all losses, direct or indirect damages (including consequential damages), claims, expenses, and other liabilities, including, without limitation, attorneys’ fees, resulting from or arising out of (i) any negligent act or negligent failure to act on the part of the Indemnifying Party or anyone else engaged in doing work for the Indemnifying Party, or (ii) any breach of this Agreement by the Indemnifying Party. This indemnification shall not apply to losses, damages, claims, expenses and other liabilities to the extent caused by any negligent or willful act or omission on the part of the Indemnified Party.

b. Limitations of Liability. In no event shall Glendive Wind or any of its members, officers, directors or employees or the County or any of its Boards, officers or employees be liable (in contract or in tort, involving negligence, strict liability, or otherwise) to any other Party or their contractors, suppliers, employees, members and shareholders for indirect, incidental, consequential or punitive damages resulting from the performance, non-performance or delay in performance under this Agreement.

c. Required Insurance. Glendive Wind shall upon commencement of construction of the Project and for the period of construction of the Project, maintain in full force and effect commercial general liability insurance, in the aggregate amount equal to Three Million Dollars (\$3,000,000). Glendive Wind may utilize any combination of primary and/or excess insurance to satisfy this requirement and may satisfy this requirement under existing insurance policies for the Project.

5. Miscellaneous

a. Remedies and Enforcement. The Parties acknowledge that money damages would not be an adequate remedy for any breach or threatened breach of this Agreement. Each of the parties hereto covenant and agree that in the event of default of any of the terms, provisions or conditions of this Agreement by any Party (the “**Defaulting Party**”), which default is not caused by the Party seeking to enforce said provisions (the “**Non-Defaulting Party**”) and after notice and reasonable opportunity to cure has been provided to the Defaulting Party, then in such an event, the Non-Defaulting Party shall have the right to seek specific performance and/or injunctive relief to remedy or prevent any breach or threatened breach of this Agreement. The remedies of specific performance and/or injunctive relief shall be exclusive of any other remedy available at law or in equity.

b. Due Authorization. Glendive Wind hereby represents and warrants that this Agreement has been duly authorized, executed and delivered on behalf of Glendive Wind. The County hereby represents, and warrants that this Agreement has been duly authorized, executed and delivered on behalf of the County.

c. Severability. If any provision of this Agreement proves to be illegal, invalid, or unenforceable, the remainder of this Agreement will not be affected by such finding, and in lieu of each provision of this Agreement that is illegal, invalid, or unenforceable a provision shall be deemed added as may be possible to accurately reflect the intentions of the Parties and so as to make the unenforceable provision legal, valid, and enforceable.

d. Amendments. This Agreement constitutes the entire agreement and understanding of the parties and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. No amendment or modification to this Agreement or waiver of a Party's rights hereunder shall be binding unless it shall be in writing and signed by both Parties to this Agreement.

e. Notices. All notices shall be in writing and sent (including via email or facsimile transmission) to the Parties hereto at the addresses set forth in the Preamble (or to such other address as either such Party shall designate in writing to the other Party at any time).

f. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, with the same effect as if the signatures thereto and hereto were upon the instrument. Delivery of an executed counterpart of a signature page to this Agreement by email or facsimile shall be as effective as delivery of an originally signed counterpart to this Agreement.

g. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Montana, irrespective of any conflict of laws provisions. Both parties desire that the transactions contemplated hereby be effected and carried out in a manner that is in compliance with all laws.

h. Successor and Assigns. This Agreement shall inure to the benefit of and shall be binding upon the Parties hereto, their respective successors, permitted assignees, and legal representatives. This Agreement may not be assigned without the written consent of the Parties, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Glendive Wind may assign this Agreement to its affiliates and may collaterally assign this Agreement to any lender in support of the Project.

i. Waiver. If either Party waives any term or provision of this Agreement at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either Party fails to exercise or delays exercising any of its rights or remedies under this Agreement, then that Party retains the right to enforce that term or provision at a later time.

j. Further Assurances. Whenever in this Agreement the approval or consent of either County or Glendive Wind is required or contemplated, unless otherwise specifically stated, such approval or consent shall not be made the subject of a demand for additional compensation, nor otherwise unreasonably conditioned, withheld or delayed.

k. Waiver of Jury Trial. In any litigation arising from or related to this Agreement, the parties hereto each hereby knowingly, voluntarily and intentionally waive the right each may have to a trial by jury with respect to any litigation based hereon, or arising out of, under or in connection with this Agreement.

[signature page follows]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their respective names by their duly authorized officers.

Glendive Wind:

Glendive Wind, LLC
a Delaware limited liability company

By: _____
Name: _____
Title: _____

Approved as to Form:

By: _____
Name: _____
Title: Counsel for Glendive Wind, LLC

County:

_____ County, Montana

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: County Clerk

Approved as to Form:

By: _____
Name: _____
Title: County Attorney

EXHIBIT A

Preliminary Site Plan

EXHIBIT B

Preliminary Transportation Route

Prairie County, Montana

Resolution No. _____

WHEREAS

- A. Glendive Wind, LLC (“Glendive Wind”) is developing an energy generation facility (including any and all expansions, relocations, phases, improvements and/or reconfigurations thereto and thereof, the “Generation Facility”) located in Prairie County, Montana (the “County”); and
- B. The County is authorized to receive impact fees from owners or operators of wind generation facilities used for a commercial purpose, pursuant to Mont. Code Ann. § 15-24-3004; and
- C. Glendive Wind has an estimated capital expenditure budget of \$1,050,000,000 (“Capital Expenditure”) for the total cost of constructing the of Generation Facility’s wind generation facilities in the County.

NOW THEREFORE BE IT RESOLVED, the Board of County Commissioners hereby resolves as follows:

- 1. Impact Fee. The County approves an impact fee for the Generation Facility pursuant to the terms of that certain Impact Fee Agreement by and between County and Glendive Wind in the form attached hereto as Exhibit A (the “Agreement”).
- 2. Incorporation of Agreement. The terms and provisions of the Agreement are incorporated as if fully set forth herein.
- 3. Execution of Agreement. The Commissioners shall execute and deliver to Glendive Wind a copy of the Agreement which, when countersigned by Glendive Wind, shall inure to the benefit of and be binding upon the County and Glendive Wind and their successors and assigns.

[signature page follows]

Adopted this _____ day of _____, 20____.

**Prairie County Board of County
Commissioners**

Commissioner _____

Commissioner _____

Commissioner _____

IMPACT FEE AGREEMENT

This Impact Fee Agreement ("Agreement") is entered into _____, 20____, by and between Prairie County, Montana ("County") and Glendive Wind, LLC ("Glendive Wind") (County and Glendive Wind are referred to herein as the "Parties").

WHEREAS

- A. The County is an organized Montana County. The County's duly-elected Board of County Commissioners (collectively, the "Commissioners") are listed on the signature page of this Agreement. The County, through the Commissioners, possesses the requisite authority and power necessary to enter this Agreement.
- B. The Commissioners have jurisdiction and power under Mont. Code Ann. § 7-5-2101(1) to represent the County and have the care of the County property and the management of the business and concerns of the County in all cases where no other provision is made by law. Further, Mont. Code Ann. § 7-5-2101(2) provides the Commissioners with jurisdiction and power to perform all other acts and things required by law not enumerated in Title 7 of the Montana Code Annotated or which may be necessary to the full discharge of the duties of the chief executive authority of the county government. Neither Montana nor any County law or rule contains any explicit provisions that restrict the Commissioners' ability to enter into this Agreement.
- C. Glendive Wind is a Delaware limited liability company and is authorized to do business in Montana.
- D. Prairie County is authorized to assess impact fees against an owner or operator of a "wind generation facility" used for a commercial purpose, pursuant to Mont. Code Ann. §§ 15-24-3004 and 15-24-3005.
- E. Glendive Wind is developing an energy generation facility located in multiple counties in eastern Montana, including Prairie County (including any and all expansions, relocations, phases, improvements and/or reconfigurations thereto and thereof, the "Generation Facility"). The portion of the Generation Facility located in Prairie County which qualifies as a "wind generation facility" is expected to include approximately 154 wind turbines and 36 miles of transmission lines which, together require an estimated capital expenditure in Prairie County of \$1,050,000,000 ("Capital Expenditure").
- F. The Parties intend by this Agreement to establish the total amount of the annual impact fee that will be assessed by the County and to set forth the dates that the annual impact fee must be paid by Glendive Wind.

- G. The County has determined that the annual impact fee listed below is an appropriate and good faith estimate of the actual local impacts that the Generation Facility will have on the County.
- H. The County published public notice of this Agreement pursuant to law and Prairie County Resolution [Resolution ##] for the purpose of hearing public comments and determining if the County shall adopt this Agreement.

NOW THEREFORE, the Parties hereby agree as follows:

1. Impact Fee. After taking public comment on the Agreement and after holding a public meeting provided by law and if the Commissioners determine that it is in the interest of the County to adopt the terms of this Agreement by resolution, the County shall assess and the Glendive Wind shall pay an annual impact fee of one-half of a percent (0.5%) of the Capital Expenditure. Pursuant to Mont. Code Ann. § 15-24-3004(1), the impact fee is due for each year of the first three years after construction of the Generation Facility begins. Construction on the Generation Facility is expected to begin during 2026. Consequently, the impact fee shall be paid as follows:
 - a. A payment of \$5,250,000 on or before March 31, 2027.
 - b. A payment of \$5,250,000 on or before March 31, 2028.
 - c. A payment of \$5,250,000 on or before March 31, 2029.
2. No Other Impact Fees. The County acknowledges that the Generation Facility may be built in one or multiple phases and over multiple years. For avoidance of doubt, no other impact fee shall be due with respect to the construction, expansion, relocation, reconstruction, reconfiguration, operation and/or maintenance of the Generation Facility located in Prairie County, and for its phases, if any, and years under development or that may be developed in the future for the wind turbines and transmission lines that Glendive Wind expects to construct. The impact fee set forth in this Agreement shall not be decreased if the construction of the Generation Facility in Prairie County results in fewer than 154 turbines or 36 miles of transmission lines, or increased if the construction of the Generation Facility in Prairie County results in more than 154 turbines or 36 miles of transmission lines, or if the actual capital expenditure is greater or lesser than the Capital Expenditure estimated herein. The County shall not assess any other impact fee or related assessment under any other authority, ordinance, or statute.
3. Public Meeting and Adoption. The Commissioners have duly noticed and held a public meeting on _____, 20____, to take public comment and determine if it will adopt a resolution approving the terms of this Agreement.
4. Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and be binding upon the County and Glendive Wind and their successors and assigns.

Agreed to as of the date listed above.

**Prairie County Board of County
Commissioners**

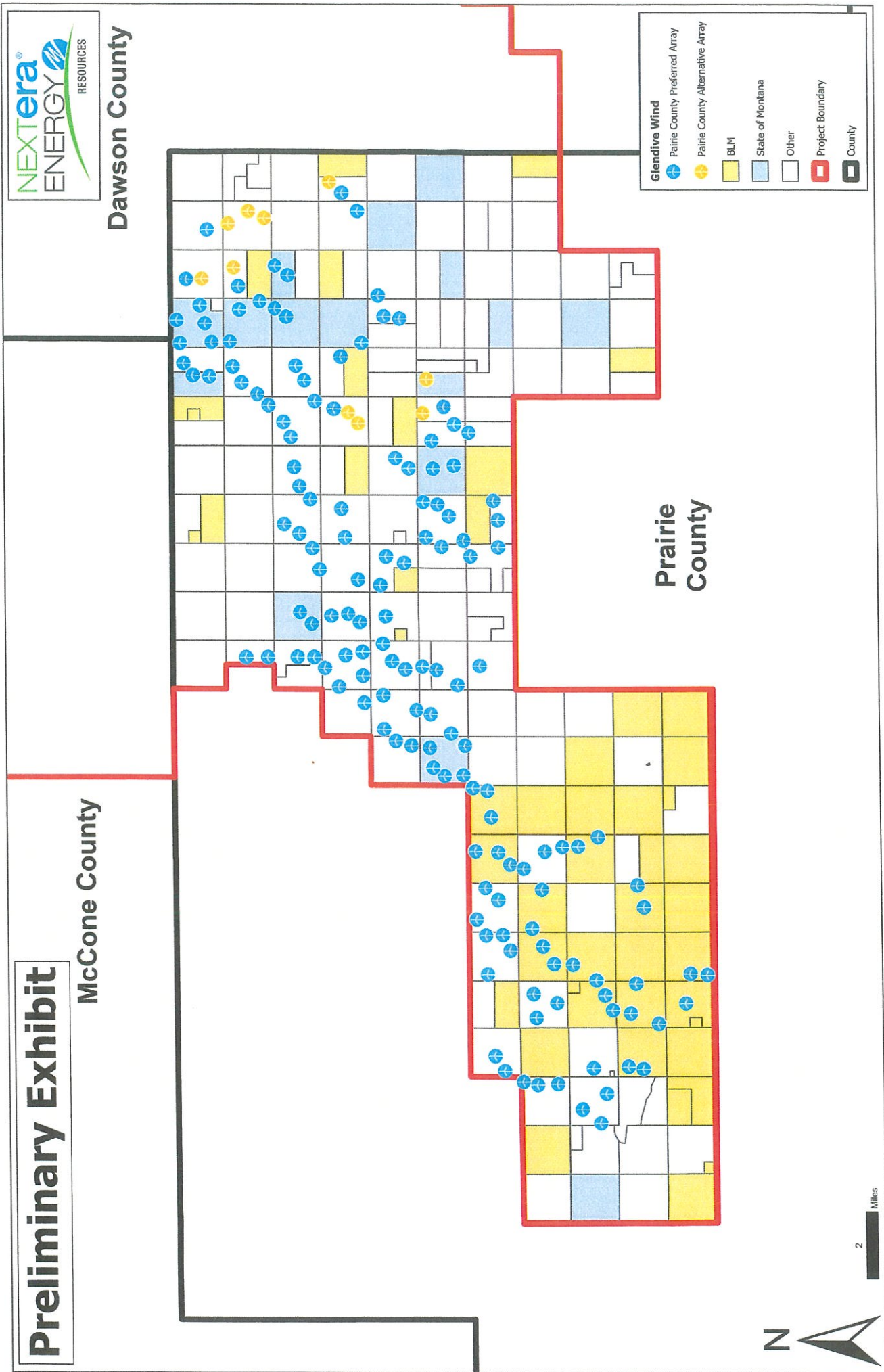
Commissioner _____

Commissioner _____

Commissioner _____

Glendive Wind, LLC

By: [Full Name], its [Title]



Rob Rea

EXHIBIT F



Date: Oct. 21, 1876. Sioux and Northern Cheyenne Wars.

Location: On both private and BLM land about 20 miles northwest of Terry along MT 253

Tribe: Lakota Sioux

What's there: Nothing marks the site, but to see artifacts visit the Frontier Gateway Museum in Glendive. To visit the site on a hillside, make an appointment at least a few days in advance with the Prairie County Museum in Terry; they'll be happy to escort you to the battlefield a modest walk from the highway.

The story: Nearly four months after Little Bighorn, the Great Sioux Wars of 1876 were beginning to wind down and the tribes were becoming more conciliatory. Many Sioux wanted to return to their reservations. As Col. Nelson A. Miles and Gen. Alfred Terry settled for the winter at the confluence of the Tongue and Yellowstone rivers near present-day Miles City, Sioux Chief Sitting Bull met with Miles and offered to leave the soldiers alone in exchange for continued hunting of buffalo. Miles instead demanded surrender, talks broke down and after both sides retreated to their stations a skirmish broke out on the East Fork of Cedar Creek, a sparsely vegetated bump roughly on the divide between the Missouri and Yellowstone river drainages in country now called "The Big Open." The Indians fled and the troops chased Sitting Bull for 40 miles, stealing the tribe's supplies along the way. Six days later, having suffered six casualties, the 2,000 weary Sioux surrendered and returned to reservations, with Sitting Bull and a few holdouts headed for Canada.

People are also reading...



Sheriff's deputy justified in fatal shooting after Billings standoff

light but numerous smoke signals were seen. The Indians had dumped 5 tons of oats on the ground, but had not carried it away because the Indian ponies would not eat oats at the time. While the grain was being sacked, an Indian party surprised two civilian scouts and pilot Dave Campbell. Scout Brockmeyer was fatally wounded in the tussle. Since his sister was dependent upon him for support, the army officers and crew of the Far West played poker all night for Scout Brockmeyer's belongings. "In the morning, Captain Marsh had a roll of several hundred dollars which was sent to Brockmeyer's sister." Brockmeyer as buried near the mouth of the Powder, under a pyramid of rocks. His according to Capt. Harrington, a scout during '76 campaign who returned years later to the site with Roy Stith.

1876 — Far West lands Companies E and F of the 21st Infantry on the north side of the Yellowstone near Sheridan's Butte, across from the mouth of the Powder River on August 8, 1876. They were there for two days when the two companies crossed to the south side of the Yellowstone and made a day's march up the Powder River. They met Buffalo Bill" carrying dispatches and returned back down the Powder here they continued their patrol for a longer time.

1876 — After spending a month building the road through the northern part of the county from Fort Keogh to Glendive and on to Fort Union, Col. Miles moved out from Fort Keogh to protect wagons along the road. He camped at the mouth of Custer Creek on October 19 and Cherry Creek on Oct. 20. Miles met Sitting Bull on Cedar Creek, fought with him there, parleyed, and then fought a running four-day battle across to Bad Route and thence down it to the Yellowstone, finally forcing the surrender of most of the band at the mouth of Cabin Creek. Sitting Bull and 400 of his people escaped to the north, but Miles took some 2,000 Indians back to Fort Keogh. At this time Sitting Bull stated, "God made me an Indian, but he did not make me an agency Indian."

1876 — On Dec. 18, Lt. Baldwin, under the command of Gen. Miles, attacked an encampment of 1,200 war-weary Sioux under Sitting Bull at Terry on Cedar Creek near Olanda. They abandoned everything and hurried off on their ponies," wrote Baldwin. "Victory complete and effective. Men and mules very tired." It was later noted that one Indian was killed in the encounter. That winter, Sitting Bull camped on Coal Creek south of Terry. In a hand-written letter to Col. Miles, then in charge of the Glendive-Tongue River wagon train, he wrote: "I want to know what you are doing traveling on this road. You are all the Buffalo away. I want to hunt on the place. I want you to come back from here. If you don't, I'll fight you again." He ended the letter by demanding the colonel leave all rations and gun powder

behind. From County Attorney, T. M. Murn's 1932 speech at the battle site, as reported in the Terry Tribune.

1877 — Buffalo hunter, J. W. Montague, believed to be Terry's first settler, built a dugout about two miles south of what is now Terry and conducted a wayside inn, furnishing food and lodging for stray parties of soldiers. A native of Pine Grove, Pa., he supplemented his income by selling prairie hay to the freighters who operated between Bismarck and Miles City.

1877 — Steamboat Osceola encountered what was described as a tornado at the mouth of the Powder River and was destroyed. "It was a fearful storm," wrote Mark Fowler, captain of the Josephine, "We were caught in an open prairie country miles from timber and the storm came down on us like an avenging-fiend."

1879 — Steamboat Yellowstone, thought to be 30-40 years old, wrecked on the rocks of Buffalo Rapids. Its large bell was salvaged and served as the school bell for Miles City's first school, which began operation in 1879. Ten years later, a Miles City man, Jimmy Dance, used four-inch planks from the demolished boat to construct a building in Miles City. The boat's cabin was used as the second story of the building.

Late 1870's — With Indian strife controlled and the pending arrival of the railroad, huge cattle drives from Texas brought the cowboy and a new economy to Eastern Montana.

1879 — Milestown merchant, Morris Cahn, traveling along the Bismarck-Ft. Keogh route behind an army paymaster and troops, lagged too far behind and was robbed at gunpoint by Big Nose George in a coulee a few miles west of Terry. Now known as Cahn's Coulee, legend has it that some of Big Nose George's loot is still buried there. Another report says Big Nose went back to Miles City and bought new shoes for the city's orphans. One last word on the legend of Big Nose George — he reportedly met his end at the hands of a necktie party in Wyoming and a pair of shoes was made from his skin.

1880 — Originally known as Joubert's Landing for the man who supplied riverboats with fuel wood, the growing settlement was named Terry after Gen. Alfred H. Terry, overall commander of the six-year military operation against the Sioux.

1880 — A February Yellowstone Journal reports that Badland George, the area's most reliable mail rider says "there are a great many Indians roaming around the country and to keep them from

MICHAEL MCLOUGHLIN

DETAILS

GRADE: SERGEANT

BRANCH: 5TH U.S. INFANTRY

NOTABLE ACTIONS: INDIAN CAMPAIGNS

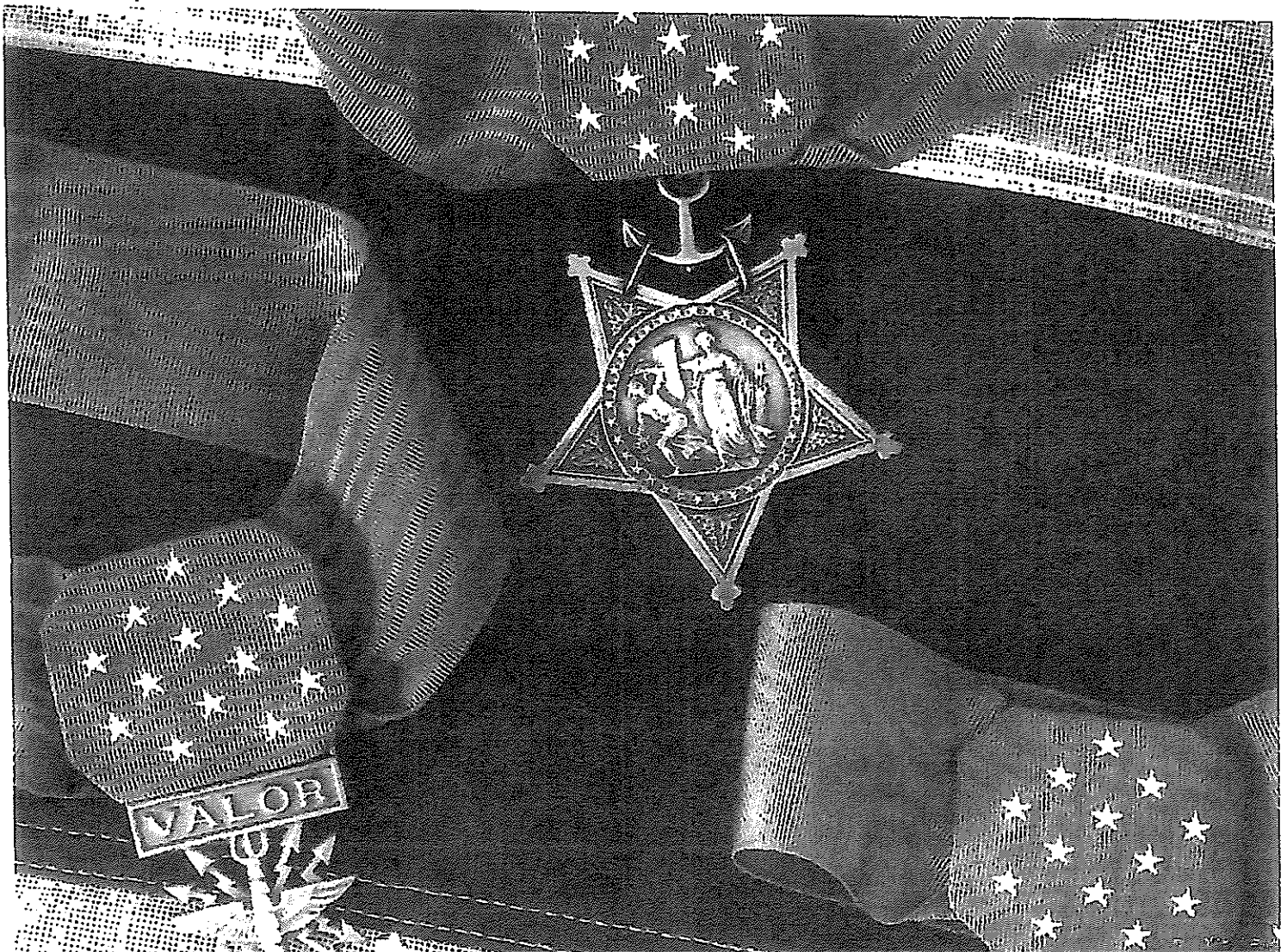
DATE OF ACTION: OCTOBER 21, 1876

COMPANY: COMPANY A,
5TH U.S. INFANTRY

LOCATION: CEDAR CREEK,
ETC., MONTANA, USA

CITATION

Gallantry in action.



Harry Mcnall

From: dteske@midrivers.com
Sent: Saturday, January 4, 2025 2:09 PM
To: Todd Devlin; keltner@midrivers.com; Harry Mcnall
Subject: Development Agreement
Attachments: zoning Kevon Martis Michigan.pdf

Notes from the Kevon Martis video Commissioner from Michigan

Zoning for Wind Energy: Trespass Zoning or Property Rights Zoning?

Kevon Martis; BA 1989 UM, Certified Zoning Administrator, MSUE Certified Citizen Planner, MSUE. Director, Interstate Information Citizens Coalition: Blissfield, MI; Senior Policy Fellow, E&E Legal; Energy and Wildlife Coalition, Berkeley, CA founding member.

Zoning Administrator, Deerfield Township
MSU Certified Zoning Administrator and Citizen Planner
Former Vice-chairman Riga Township PC-6 years
Worked for 2 years drafting ag preservation plan for county
Helped draft wind energy ordinance that became a State model ordinance.
BA History, University of Michigan, Class of '89

Mr. Martis is the Zoning Administrator in Deerfield Township but is speaking as an independent zoning expert.

Mr. Martis recommendation are based upon the Riga Township wind ordinance. SEE WEB PAGE. Look at the video and get all the links!!!!!!!!!!

Developing wind energy ordinances that can withstand legal scrutiny is a specialty. It is important to retain experienced counsel in these matters.

The wind industry and their advocates like to make these zoning deliberations a discussion about how noble, and green and beneficial wind energy development is.

How to safely place 50, 60, 70 story tall noisy structures into a rural/residential environment. This is about separating conflicting uses of land and protecting Health, Safety & Welfare. As a former planning commissioner Martis understands the yes or no to wind development.

Mr. Martis believes that reasonable wind energy zoning regulations driven by the principles of consent and compensation can place the burden of deciding whether a given community hosts utilities scale wind development upon the wind developer rather than the zoning authority. THIS IS AS IT SHOULD BE.

Video: Disclaimer bipartisan group, not right not left. No ties to fossil fuel or industry. He Volunteers his time.

Wind developers like to sell communities and lease holders on the economic advantages of wind development as a tool to gain approval for their projects. These are not valid zoning considerations. Wind developers focus their PR on the economics and environmental benefits from the macro level.

Video: see the charts;

IA has large regions of 8.5m/s wind potential. MI has none, even at 100m.

IA will produce -2x the energy from each turbine as MI, a permanent 2:1 price disadvantage for MI.

Picture of MI wind expense. Why build in certain places?

Is wind cost effective? Energy rates are rising because wind is more expensive than coal, oil, or gas.

There is a growing number of environmentally conscious looking at the facts of renewable energy is not nearly as clean, green or sustainable as it's promoters and beneficiaries would have us believe.

"...on wind energy, we get a tax credit if we build a lot of wind farms. That's the only reason to build them. They don't make sense without the tax credit." Warren Buffet, CEO, Berkshire-Hathaway.

"Renewables are not going to get us there." Dr. James Hansen, Climate Scientist
[youtube.com/watch?v=yutnsTMi0i4&feature=youtu.be](https://www.youtube.com/watch?v=yutnsTMi0i4&feature=youtu.be)

"I'm one of those people who wanted to believe for a number of these years that (wind and solar) was the right path...." Michael Moore

[Apnews.com/933b49681b0d47d3a005d356f35251ab](https://apnews.com/933b49681b0d47d3a005d356f35251ab)

"It was crushing to discover that the things I believed in weren't real, first of all, and then to discover not only are the solar panels and wind turbines not going to save us.....but, also, that there is this whole dark side of the corporate money...It dawned on me that these technologies were just another profit center." Jeff Gibbs, producer Bowling for Columbine.
[Apnews.com/933b49681b0d47d3a005d356f35251ab](https://apnews.com/933b49681b0d47d3a005d356f35251ab)

People concerned with CO2 emissions talk about the "social cost of carbon". The Obama administration calculated that the economic harm of CO2 emissions is \$40/ton of CO2 emitted. Video, look at reference case and Phase 1 scenarios

LOCAL ACCEPTANCE:

Wind development in MI has produced widespread complaints and/or legal & political action regarding wind impacts. Montcalm is not unique.

Huron County: A Case Study

With stronger wind, Huron County has been a free-for-all for wind development since 2008. See video.

In 2016, 3 HC townships faced even more wind development-Lincoln Township by DTE and Sand Beach and Sherman by NextEra.

Curiously, although 4 of 5 Lincoln Township trustees had DTE wind leases, they took action to remove themselves from county zoning in order to enact protective zoning of their own. They told the Huron County PC: "We feel that Huron County has done our part as far as Green Energy. We feel that no additional turbines should be allowed in Huron County."

Not going into detail, the net effect of these two proposed projects was to engender 2 countywide zoning referenda and 2 townships level referenda on May 2nd ballot.

DTE Electric's CEO Trevor Lauer came to Huron County to campaign for the project. He promised that if HC voters would allow just one more wind project, they would never build another in Huron County. See video for attached letter.

On May 2, vote NO to protect Sand Beach Township from costly lawsuits. A PAC in the NextEra project footprint threatened people of Sand Beach Township with expensive litigation if they voted for stronger wind zoning. With NextEra's then-ongoing suits in Tuscola County, it was no idle threat.

Campaign disclosures revealed that DTE and NextEra spent a combined \$875,000 on the campaign. The local folks spent about \$3700.

In both referenda's no votes over 63% the yes votes 36%. Wind losing at the ballot box despite lopsided campaign expenditures is not rare.

Since 2009, more than 50 townships and 4 entire counties have rejected wind energy including Mason, Emmet, Shiawassee, and Schoolcraft. More are following suit including most of Tuscola and Sanilac Counties in the Thumb.

For the first time ever (2000), a Gratiot County township has rejected wind development.

BENEFITS:

People ask, "Why don't you mention the benefits of wind development?"

There are benefits.

Wind development is highly profitable for developers like DTE, NextEra, APEX, Invenergy, etc. They are the leading beneficiaries of any wind development.

The second benefit is local lease payments and some increased tax revenue. But these benefits must be placed inside a larger context.

Wind developers often speak of promises of great financial benefit to landowners and county coffers as an inducement for permissive wind energy zoning. (They do this even though tax revenue is an erroneous zoning criteria).

Not only are revenue factors irrelevant to zoning, all the financial promises made to your community in the form of new taxes and landholders lease payments, are recovered from Michigan ratepayers, employers and from the U.S. Treasury. **THERE IS NO FREE LUNCH!!!!!!**

Picture: Company man throwing money in the air. Caption: Man says, "look he's giving money away just like he promised. Wife: He's got your wallet.

There are 50,000 farms in MI His best guess is that around 500 farmers have wind turbines and get the big "turbine host" check. That means less than 1% of Michigan farms receive substantial wind \$\$\$\$\$. The other 99% of farms pay the 1 benefit through higher utility bills. This harms energy intensive dairy operations in particular.

LAND USE IMPLICATIONS:

Fermil II Reactor- 1100Mw. Picture see video

Explains how much less ground is used in Nuclear then in Wind turbines or solar panels.

Understanding the Zoning Enabling Act and Wind Energy Zoning:

There are many impacts associated with placing utility scale wind turbines in proximity to human habitation.

The most common are height, physical setbacks and noise limits.

Others may include aviation impacts RF interference or environmental impacts like birds and bats.

Focus mostly on height, setbacks noise and property values.

TM 2500 Mobil Gas Turbine Generators footprint 110' x 70'. Output 21.8 MW@ 50 Hz; 22.8 MW @ 60 Hz Caption explains in video.

Understanding the Zoning Enabling Act and Wind Energy Zoning:

See video Beware of zoning excuses. Must see.

1. You can't keep a man from using his own land. Does his use interfere with his neighbor's property use?
2. This will bring in more revenue.
3. They are too big an outfit; we can't deny them.
4. We don't want to go to court: after all they don't look that bad.
5. See video for more.

MI Zoning Enabling Act:

"A zoning ordinance shall be based upon a plan designed to promote the public health, safety and welfare..."

Put another way: if the proposed activity cannot be performed in our communities in keeping Health Safety and Welfare, it must not be permitted.

Remember a developer's primary commitment is to the bottom line and their "recommendations" are designed to maximize ROI.

But the planning official's single commitment must be to H, S, and W.

Zoning regulations must have a rational relationship to protecting H, S, and W.

They must not be arbitrary or capricious.

If zoning regulation meets those criteria it is almost unassailable in court.

Remember: Reasonable zoning is legally strong.

Protecting Health Safety and Welfare is a sworn duty. Developers are crafty and present many superficially enticing arguments and promises. But protecting H, S, and W comes first.

1. Are developer's profits more important than H, S, W?
2. Are promised increases in tax revenue more important than H, S, W?
3. Are claims of "private property rights" more important than H, S, W?
4. Are claims of green jobs or emissions reduction more important than H, S, W? NO!!

It is the Health, Safety AND Welfare not Health, Safety or Welfare that zoning commissioners are duly bound to protect.

Too often Health and Safety are diminished in exchange for developer's promises of jobs or tax revenue Welfare.

But those promises are not contracts.

REGULATING HEIGHT:

Michigan has over 2,600MW of wind turbines installed.

Initially the State recommended 1000' setbacks from homes and 55dBa noise limits. Although it was not a binding recommendation it became an informal standard often by wind developers.

BTW: TURBINES WERE ONLY 390' TALL THEN.

As you have seen in Montcalm County, those outdated standards are still being placed into wind ordinances even though turbines have leapt in size from 390' to 625' and larger ones are in the works.

The latest turbines have a tip height of 250m or 820 feet.

1. Formerly, 500' height limit. New trend: no limits.
2. 45-55dBa more common with Exelon or DTE. NextEra and APLEX recommend higher limits.
3. 1320' setbacks to homes-now shrinking back to 1000'
4. 30 hours shadow flicker
5. 1.1 setback to property lines and roads.

In general communities are free to regulate the height of structures simply on the basis of appearance.

Many zoning ordinances restrict homes to only 2 or 3 stories even though 4 or 5 story homes can be built safely

Wind turbines are no different than and other lawful use. You may restrict their size for the sake of appearance.

Too often county officials fall into a false debate, namely, unless you can prove turbine noise or flicker harms health, there is no basis for limiting size or increasing setbacks.

But there is no such legal requirement.

We can regulate solely on aesthetics, just as we do with maximum homes heights, and setbacks, maximum sign sizes, buffers and berms between conflicting uses, etc.

See bridge in video.

There's a picture of a 476' tall turbine with a setback 1139' to a home. See video BTW: newest turbine designs now are 800' plus tall. The people living there moved to the basement until they sold their home at a steep discount.

"The purpose of a county regulating signs is to provide for visually pleasant environment and minimize potentially unsafe conditions while also offering opportunities for public and private information and advertising." SCZO

Certainly there are some pristine places in Michigan where you don't want to impact the view shed.....You take a situation like Leelanau County or Old Mission peninsula here in our region. Certainly there are areas where it just-while it would be perfect economic sense and perfect placement for utility turbines-we probably don't want them as a region there."

Steve Rawlings, Regional Manager, DTE

Curiously, wealthy regions in Michigan like Leelanau and Centerville Townships in the Leelanau Peninsula have adopted very stringent wind ordinances without fanfare or protest despite a demographic claim to heavily support renewable energy.

Bridge: You've said it's getting more difficult to add wind generation in MI due to permitting issues. Why is that?

Anderson: you get visual impacts in communities where we've had wind activities. Unlike the Great Plains, which have 10,000 acre farms without many vacationers, land use in MI is more mixed. Wind is good for farmers, perhaps, but maybe someone else living nearby says "enough". We plan to continue to build over the next five years, but it's certainly getting harder, and MI is one of the hardest states in the country for building wind.

The shortest height limit for wind turbines that has passed legal challenge in MI is 30'.
See Johnachek v. Bay Township.

SETBACKS:

Table 1 Safety distance setbacks

France	5280'
Germany	5280'
Rural Manitoba Canada	6500'
US National Research Council	2500'
IL USA	1500'
Riverside CA USA	10,560'
MI USA	1000'

From Vestas "Health & Safety Instructions".

"If runaway operations should occur, the plant must be evacuated immediately by running upwind, and access to the surrounding area in a radius of at least 1600', must be restricted"
NORDEX:

"In case of a fire in the nacelle or on the rotor, parts may fall off the wind turbine. In case of a fire, nobody is permitted within a radius of 1600' of the turbine."

Nordex instructs employees to remain 3280' from turbines and inside vehicles during storm events and to remain there one hour. Their instruction booklet.

The information you just read were in operation manuals of Nordex and Vestas.

The wind developers now claim that the basic safety information in those manuals is proprietary and they will not release them to planning commissioners.

We feel that responsible wind ordinances should require the submission of those documents in un-redacted form.

Skylight damaged when ice flies of wind turbine at Mount Wachusett Community College.

January 24 at 9:28 AM

Analysis of throw distances of detached objects from horizontal-axis wind turbines, research article. Hamid Sarlak and Jens N. Sorensen University of Denmark.

"It is found that while at tip speeds of about 70 m/s 230 mph (normal operating conditions), pieces of blade (with weights of approximately 7-16 ton) would be thrown out 700m, 2300' for the entire wind turbine operating range. At extreme tip speed of 150m 492 mph may be subject to blade throw up to 1.2 miles from the turbine.

Ice throw from blades standing still 328' or normal speed 2000', the ice pieces weighting from 1 to 14 pounds.

The simulation can be useful for revision of wind turbines setback standards, especially when combined with risk assessment studies.

Peer review paper published real risk of ice throws distance 328' to 1.2 miles.

Despite published safety data like what you just read, wind developers routinely demand turbines setback distance ranging from 1000' to 1400' from neighboring homes (not property lines), lease or unleased, for turbines in the 400-500' class.

By demanding that the setbacks distances for wind turbines be measured from home or adjacent property lines(which is typical of virtually all other land use regulations) the wind developer is in essence asking the regulatory body to grant them an easement to trespass privileges on unleased property. That is called Trespass Zoning.

THIS IS HUGE IMPORTANT:

Wind developers object to the phrase easement in the zoning context. But, their own leases make it clear. Effects Easement. Owner grants to operator a non-exclusive easement for visual, view, light, flicker, noise, shadow, vibration, air turbulence, wake, electromagnetic, electrical, and radio frequency interference, and other effects attributable to the wind farm or activity located on the owners property or on adjacent properties over and across owner's property.

Apparently, the wind developer thinks, it is only an easement when they purchase the rights to do these things to your home.

But, when they can talk the zoning board into donating the rights to do these things to your home it is not an easement.

The manufacture's evacuation zone is 1640' but the developers recommendation is 1320'. The non-participating land owner gives future development rights to the developer for free.

"The right to swing my fist ends where the other man's nose begins."

"If my development project requires me to repeatedly punch you in the nose, I should first get your consent and then compensate you for your broken nose."

Trespass Zoning:

The expressed goal of zoning regulations is to separate conflicting land uses from each other. By establishing setbacks (and noise limits) from neighboring homes rather than property lines, the conflicting use is actually granted legal access to the neighboring property without consent or compensation.

THIS IS FUNDAMENTALLY UNJUST.

But what is the right setback distance?

If you are regulating setbacks to protect families and private property from fire or rotor failure, 1640' or a multiple of turbines height equal to 1640' as measured to property lines would be reasonable minimum for 500' class turbines.

But what is the right setback distance?

And in view of recent peer reviewed research on blade and ice throw, far bigger property line setbacks are now reasonable as well.

And if you are regulating setbacks to serve as a proxy for noise regulations then distance up to 1.25 miles from unleased property lines may be reasonable.

Riga's solution:

As a compromise, Riga Township chose 4x height to non-participants property lines, ¼ mile to participants residence, with these larger setbacks reducible with a waiver.

Mr. Martis recommendations cont'd

It's important that setbacks to non-participant to be at property line or the ordinance is essentially awarding an uncompensated nuisance/safety easement to the developer at non-participants' expense.

EQUITABLE WIND ENERGY ZONING SHOULD NOT FORCIBLY DONATE UNLEASED PROPERTY TO THE NEIGHBORING LANDOWNER'S TENANT.

The waiver is the key:

The two stage setback with waiver is what empowers you residents to be able to negotiate on their own behalf with the wind developer.

It requires them to negotiate with all residents bearing the direct impact of wind development instead of just a few large-and often absentee-landowners.

The waiver is strong:

By setting large setbacks to unleased property lines but small ones to leaseholder's homes and permitting a waiver, you are in a stronger position in the unlikely event of a legal challenge. Likewise, multiple-of-turbine-height setback rather than a fixed setback distance is easy to defend in court and in automatically updates setback distances as turbines heights increase.

Regulating Noise:

How loud is too loud and who do you believe?

73 people living inside the wind energy plant's 14 turbine cluster signed petitions asking for relief. See: video.

Vacuum cleaner	70dB
Average Office Noise, sewing machine	60dB
Normal Conversation speech	50dB
Refrigerator	40dB
Whisper	30dB
Rustling leaves	20dB
Average threshold of normal hearing	0 – 25 dB

Wind developers ask for noise limits of 45-55dB (leg) at your home.

L night, outside up to 30dBA: NO substantial biological effect observed.

L night, outside of 30-40dBA: Body movement, wakening, sleep disturbance, arousal.

While average effects may be modest, young, chronically ill, and elderly populations are affected to a greater degree.

L night, outside of 40-55dBA: Sharp increases in adverse health effects, exposed population have to adapt coping mechanisms, and vulnerable groups are severely affected.

L night, outside above 55dBA: Adverse health effects occur frequently, high percentage of population is highly annoyed, and limited evidence suggests that human cardiovascular system is stressed.

For many years wind developers have been stating that the 2009 WHO guidelines do not consider wind turbine noise.

Further, wind developers have denied any claims that wind turbines impact human health.

The new 2018 guidelines released address these two points clearly:

3.4 Wind turbine noise Recommendations

For the average noise exposure, the GDG conditionally recommends reducing noise levels produced by wind turbines below 45dB L_{den} as wind turbines noise above this level is associated with adverse health effects.

To reduce health effects, the GDG recommends that policy-makers implement suitable measures to reduce noise exposure from wind turbines in the population exposed.

(GDG) Guideline Development Group

www.euro.who.int/data/assets/pdf_file/0008/383921/noise-guidelines-eng.pdf

Lden, The who's 45Lden means 45dBa daytime, 40 in the evening and 35 at night. All of these are far lower than the 55dBa being adopted in Montcalm County.

When we adjust the Lden numbers to the more common Leq number, it roughly translates to just under 40dB Leq, the common hourly average.

40dB Leq is a noise limit I have been recommending for 10 years and is supported in lots of other literature:

"Based on the observed reaction to typical projects in the U.S, it would be advisable for any new project to attempt to maintain a mean sound level of 40dBA or less outside all residences as an ideal design goal"

"It is important to note that a project sound level of 40dBA does not mean that the project would be inaudible or completely insignificant, only that its noise would generally be low enough that it would probably not be considered objectionable by the vast majority of neighbors.

"I understand that there have been suggestions of using a wind turbine noise limit of 45dBa at a distance of 1300 feet or so in Ripa Township. Experience in New England has proven that these noise levels...are associated with...widespread complaints, appeals to stop the noise, and legal action."

"The Ontario Ministry of Environmental Sound Guidelines for rural areas establish maximum permissible sound levels at residences of 40decibels, which is consistent with the standards set by the US Environmental Protection Agency." www.nexteraenergycanada.com/fag.shtml

The wind turbine noise limit being adopted around Montcalm County is 50-55dBa. I know of no literature, properly understood, that supports levels that high.

Riga Township has adopted 40dBa night time limits at non-participating property lines. R.T. has adopted 45dBa daytime noise limits.

They added a 55dBc limit as well for LF noise protection.

These were considered a reasonable compromise with the developer's desire and HSW concerns.

PROPERTY VALUES:

Wind developers rely upon this report to support their claim that wind turbines do not harm property values: Ernest Orlando Lawrence Berkley National Laboratory.

A Spatial Hedonic Analysis of the Effects of Wind Facilities on Surrounding Property Values in the United States. August 2013

Hoen on Hoen:

"I think one of the things that often happens is that (wind) developers put our report forward and say look property values aren't affected, and that's not what we would say specifically. On the other hand, they have little ground to stand on if they say we won't guarantee that." Ben Hoen.

Industry funded studies claim no loss on Property value. But the report is skewed.
Independent studies show 14 to 59% loss:

COMMUNITY ACCEPTANCE:

National survey of Attitudes of wind power projects Neighbors: Summary of Results:

"In 2015 the U. S. Department of Energy funded Lawrence Berkley National Laboratory (NBNL) to lead a 4 year project collecting data from a broad-based and representative sample of individuals living near U.S. wind power projects. The aim was to broaden the understanding of how U.S. communities are reacting to the development of wind turbines, and to provide insights to those communities considering wind projects.

https://emp.lbl.gov/sites/default/files/paw_summary_results_for_web_page_v6.pdf

While the data appears sound, the impacts are severely diluted by including people up to 5 miles from the wind turbines. That is nearly an entire township away.

Note: We have claimed that people that far away don't have any profound impact from wind turbine development.

Fortunately LBL broke most of the data down into various distances which restores its' utility.

Wind companies only quote this part. It includes people up to 5 miles away from the project. It misleadingly suggests that almost no one objects.

The closer you are to the project the more negative the attitude is. 25% very negative attitude if they are within a ½ mile of the project.

Note: Virtually everyone inside a project footprint will be within a half mile of a turbine.

This means 25% of the people living near turbines will not like it. That could be many people.

Of course 0% of the people in our community are annoyed by wind turbines.

Have you ever heard sounds from the wind power project?

Within 5 miles 84% no 16% yes

Within 1 mile 44% no 56% yes

Within ½ mile 19% no 81% yes

Wind turbines are not silent.

Nearby turbine neighbors can hear turbines inside their homes with windows open and closed. So if you stood under one and "didn't hear anything" it was not at full power.

Of the 81% of people living within ½ mile who report being able to hear turbine sounds, 57% report annoyance and 31% are moderately to very annoyed.

Again: currently 0% of our community residences are annoyed by wind turbines sounds.

A large percentage of people do not like the visual impacts of wind turbines, 42% within ½ mile.

Even 3-5 miles away 30% of people are annoyed by the site of wind turbines.

"After gathering their data, Mills et al determined that "on average, attitudes stayed the same." More revealing, however, is the conclusion that "if residents feel that their voices are ignored, the perceptions of wind turbines become more negative over time." The complaints from persistent negative perceptions include "visual and noise problems, reduction of nearby property values, and human health problems."

LBL's study has validated everything I have been saying for years:

1. Wind turbine noise is loud enough to be heard inside homes.
2. A large percentage of people living within a mile of wind turbines are annoyed by both the sight and sound of turbines.
3. Even at a great distance, wind turbines are a visual stigma to many turbine neighbors.

By coupling the ice and blade throw data from the wind industry journal with the LBL report, we see that the industry is finally having to face the simple facts that we have been maintaining for years: utility scale wind development adversely affect a large number of people when placed too closely to homes. The question is no longer 1000' or 1320'. It is clearly a question of ½ mile or 1.25 miles.

Decommissioning / Enforcement:

Decommissioning is a financial guarantee to take care of the removal of inoperable turbines. I recommend language that requires bonds to be posted in an amount equal to the cost of decommissioning as determined by a third party engineer as selected by the county and paid for by the developer. It should include a reassessment every 3 years. Stronger yet is a cash escrow rather than a bond. I agree!!!!

One thing turbine host counties have discovered is that enforcing wind ordinances is expensive when the regulated entity-the developer-has financial resources that outstrip townships or even county coffers.

I recommend an enforcement escrow account. We have adopted such regulations in Deerfield Township Solar ordinance and I recommend it to all communities facing this kind of development.

Summary:

Most land use changes are pretty benign-minimum lot sizes, sign ordinance, etc.

Due to their size, wind turbines impacts are disproportionately large.

Riga felt that the change of land use policy was so massive and the impacts so profound that they should not occur without consent of ALL impacted parties.

Two stage setbacks with waiver option for both noise and distance require the developer to negotiate with ALL impacted citizens. It is fair and equitable and reduces community division. No one has ever come to the planning commission and said "The light coming through my window is too steady, could you make it flicker? The night time noise is too quiet, could you raise it to 55dBA from 25dBA? My property values are too stable, could you build so 50 story industrial machine next door to put that value at risk?"

"We were here first. We get to decide."

Wind developers ask communities to adopt zoning language that essentially awards free and safety and nuisance easements across non-participating properties.

Reasonable wind zoning demands that those easements be negotiated individually and privately between the developer and the impacted landowners rather than forced upon them by zoning regulation.

The wind developer prefers to place the difficult decision of "do we let wind in or not?" in the hands of the zoning authority alone.

By creating two stage zoning and setting those limits at the property line the decision as to whether the project proceeds or not is now in the hands of the private property owners and the developer.

Frequently Asked Questions:

We talked about the negatives in zoning deliberations because the negatives are what need to be regulated.

Positive attributes do not require regulations.

Too often the county treating developers and associates as their only authority. Their only objective is to get their wind project finished. This means no matter where the science leads, they cannot agree with it if it makes their project economically unviable. They protect their interest not our citizens' best interest.

Local officials have sworn an oath to protect their citizens' health, safety and welfare. The developers are under no such oath. Keep that in mind when they testify before you.

We often hear officials say, "The wind company has already signed leases. We cannot stop them now, they have a contract."

Under MI case law, developers have no vested rights in your zoning ordinance until two things occurred:

1. A building permit has been issued
2. Substantial exterior work has begun.

Private contracts NEVER bind a governmental body to act.

We often have officials say, "I have to be impartial" when it comes to ordinance adoption. There is no such requirement under MI law. Every official has biases and preferences for land use. People often campaign for office on land use issues like "Stop the nuke dump". That is perfectly acceptable. Bias only matters with ordinance enforcement, not ordinance creation.

See: Pythagorean v. Grand Rapids Township.

We sometimes hear officials say that there is no need to amend an ordinance for wind since additional burdens can be placed upon a developer at the SLU stage.

While technically correct up to a point that is a short path to litigation. See: Casnovia v. Township.

If you are uncomfortable with your ordinance, issue a moratorium and amend your ordinance. That is the lowest risk method of protecting your county.

This can be a highly disputed matter. For my guidance on this matter, I rely upon the legal counsel my township received from Foster-Swift: if you have a direct financial stake in the matter before you, you must recuse. And this applies to ordinance creation and administration. Why would you NOT recuse? Clean government matters!

BTW: by statute, every planning commission must have in place bylaws that regulate conflict of interest.

Sued by:

Developer-unlikely. They have no standing to sue until they actually apply for permits and are rejected both by the PC/ Board and ZBA.

Leaseholders-also unlikely. Your ordinance would have to deprive the landowners of ALL economic value to be considered an illegal taking.

Residence-Rarely but in the case of conflict of interest or a procedural error they may.

Many MI counties and townships have adopted regulations that protect their residents from irresponsible wind energy development. Wind developers often state that they will sue over "exclusionary" zoning. They made this threat in Riga Township in 2010 and it regularly occurs around the State. But I am aware of only one suit since the adoption of PA295 in 2008 directly on exclusionary zoning and it was dismissed because the applicant did not have standing. Threats are common: litigation is rare.

"No lawful land use can be excluded when there is a demonstrated need for that use within the locality or region, UNLESS there is no appropriate location in the area to provide for the use." MI Zoning Guidebook 2008

Court interpreting these provisions have found that in order to establish a violation of the statute, "plaintiffs must show 1. That the challenged ordinance has effect of totally excluding

the land use within the county. 2. There is a demonstrated need for the excluded land use in the county or surrounding area. 3. The use is appropriate for the location and the use is lawful. Regarding the first element courts have held that total-prohibition requirement of this statute is not satisfied if the use sought by the landowner otherwise occurs within township boundaries or within close geographical proximity"

Thus an ordinance can arguably survive an exclusionary zoning challenge even when it undeniably prohibits a use if the use exists in nearby counties.

www.michbar.org/publiccorp/pdfs/winter09.pdf

"Wind turbines produce energy, which is of course needed by the Almer Township community. But NextEra Tuscola Wind project cannot reasonably argue that the Townships will have inadequate access to energy absent the wind energy project." November 3, 2017 Thomas L. Ludington U.S. District Judge.

Actual wind litigation by any party is rare. But to be prudent, contact your county liability insurer and make sure you have appropriate coverage in an adequate amount.

MI Senate Bill No. 438 (H-7)

Two options:

1. A survey of the people.
2. Adopt a strong wind ordinance that preserves your county as is. If the wind developer has adequate support they can place the amendment on the ballot for referendum. If it prevail the people will have spoken and you will know how to proceed. Place the burden of proof on the developer rather than your constituents.