



Hyalite Rural Fire District

Board Meeting Synopsis Approval Form

The written synopsis of the April 22, 2025 Hyalite Rural Fire District (HRFD) Board of Trustees Annual Board Meeting was approved by motion of the HRFD Board of Trustees on May 20, 2025.

Chair Signature

Justin Miller, Chairman

Printed Name

Secretary Signature

Ken Beideman, Secretary

Printed Name

**HYALITE RURAL FIRE DISTRICT
BOARD OF TRUSTEES REGULAR PUBLIC MEETING
SYNOPSIS**

DATE: APRIL 22, 2025

TIME: 7:00 p.m.

LOCATION: Sourdough Fire Station, 4541 S. 3rd Rd., Bozeman, Montana

In compliance with [MCA 2017 2-3-212](#) and the Hyalite Rural Fire District Bylaws, the minutes of HRFD Board of Trustees open public meetings are comprised of an audio recording and a written synopsis. The audio recording is designated as the official record of a meeting. The written synopsis serves to assist the public in accessing portions of the audio recording and is a good faith attempt to provide the public with another method to be informed about the actions of the Board. The minutes are available to the public at www.hyalitefire.org/board-meeting-minutes/ or at the Hyalite Rural Fire District Administrative Offices, 4541 S. 3rd Rd., Bozeman, MT, during its standard business hours.

TRUSTEES IN ATTENDANCE:

Justin Miller
Jason Jarrett
Pete Geddes
Ken Beideman

STAFF IN ATTENDANCE:

Brian Nickolay, Fire Chief
Chris Dahlhauser, Assistant Fire Chief
Sheryl Wyman, Administrative Assistant
Colin Prato, Division Chief, Maintenance
Reid Templeton, Recruitment and Retention Captain

PUBLIC IN ATTENDANCE:

Allie Kuntz-President, Volunteer Firefighter Association

0:00:02	CALL TO ORDER OF HYALITE RURAL FIRE DISTRICT Chairman Miller called the meeting to order and asked for any public comment on non-agenda items. None given. HYALITE CONSENT AGENDA Chairman Miller asks if there are any requests to pull anything from the Consent Agenda for review. None given. Motion: Trustee Geddes moves to approve consent agenda as presented Trustee Jarrett seconded the motion. Vote: Jarrett-Yes; Beideman-Yes; Miller-Yes; Geddes-Yes. Unanimous approval.
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	<i>[See March 25, 2025 Board Packet for Consent Agenda items Approved]</i>
	REGULAR AGENDA
0:00:30	<p>Agenda Item 8 – Presentation of New Apparatus</p> <p>The Chief Requests the board move Agenda item 8 to the beginning. Chair Miller agrees. Trustee Beideman seconds the motion.</p> <p>The board and staff move out to the bays for the Push In Ceremony. A Push In ceremony dates back to hand drawn and horse pulled fire wagons when they would push them into the fire station after a call. The tradition has been continued to present day with a dedication of the new engine going into service. The volunteer firefighters hand pushes the engine into the bay to celebrate it going into service.</p> <p>Comments made by the Chief:</p> <p>Good evening, everyone. Board Members and dedicated members of the Hyalite Fire District.</p> <p>It's a privilege to stand before you today as we celebrate the arrival of these vital additions to our fleet. These new fire engines are more than just vehicles, it's a testament to our unwavering dedication to safeguarding the lives and property of our community. It represents countless hours of planning and hard work by both paid and volunteer members of our organization. It also represents the generous support of the community of the Hyalite Fire District.</p> <p>This push-in ceremony connects us to the rich history of the fire service. For generations, firefighters have manually moved their apparatus into the station, a physical act of commitment and teamwork. Today, as we symbolically push these modern engines into their bay, we carry forward that spirit of unity and dedication.</p> <p>These engines are equipped with many advanced pumping capabilities and enhanced safety features. These advancements will empower our firefighters to perform their duties with greater efficiency and safety, ultimately leading to better outcomes for those we serve.</p> <p>We extend our deepest gratitude to Hyalite Fire Board, members of the Hyalite Fire District and the Community. Your support is invaluable.</p> <p>To the men and women of the Hyalite Fire District, may these engines be a reliable partner in your courageous work. May they carry you safely to every call and bring you home to your loved ones.</p> <p>And to the members of the Hyalite community, know that these new engines stand ready to serve you. It is a symbol of our promise to be there when you need us most.</p> <p>Now, let us honor tradition and dedicate these engines to the service of our community.</p>

0:01:02	<p>Agenda Item 1 – Possible RFP for Accounting Services</p> <p>Chief Nickolay goes over the history with our current accounting services, Pinion Accounting Services. We recently received an increase for services to \$2,750 per month. For the money we are paying we don't feel we are getting the best service we could. We noticed a change in service after AZ was purchased by Pinion. The Chief has done research with other fire districts similar to our size and the average cost for accounting services is around \$1500 per month. The feeling is because we are a smaller account we are moved between a number of people. Moving to a one-person shop would one, save a lot of money and eliminate some of the issues we have encountered. The Chief requests we re-issue the RFP.</p> <p>Chair Miller asks for board discussion. Trustee Geddes recommends re-issuing the RFP.</p> <p>Chair Miller asks for a motion.</p> <p>Motion: Trustee Geddes moves to re-issue the RFP.</p> <p>Chair Miller asks for any public comment on the motion. None given.</p> <p>Trustee Jarrett seconded the motion.</p> <p>Vote: Jarrett-Yes; Beideman-Yes; Miller-Yes; Geddes-Yes. Unanimous approval.</p>
0:04:45	<p>Agenda Item 2 – Possible Partnership with Fort Ellis Fire Service Area – Standing Agenda Item</p> <p>Chief Nickolay goes over the Interlocal Agreement. Our legal counsel Susan Swimley has had a chance to look over the agreement and made comments. Chief Nickolay goes over the comments.</p> <p>Trustee Geddes states he looked over the document and feels it is straight forward. The changes Susan suggested were good. Chair Miller asks about the compensation from Fort Ellis. When we met with the trustee from Fort Ellis, he thought payment would start January 1st. The Interlocal states October 1st. Chief Nickolay says they have monies in their savings to be able to start paying before the RID begins.</p> <p>Discussion is held among the trustees. Chief Nickolay will be meeting with the volunteers at Fort Ellis. Chair Miller suggests a question-and-answer session. Questions are asked about an additional FTE position. Chief Nickolay would like to add another position that won't be shared and separate from the interlocal agreement. Discussion is held about the make-up of Fort Ellis and their volunteers. If the volunteers at Fort Ellis depart the agreement would not be able to continue. There would still be in place a mutual aid agreement. Chief Nickolay will go back to Susan about language of maintaining a roster of volunteers at Fort Ellis. She would also like to see the adopting of Brian as Fire Chief by resolution.</p>

	<p>Trustee Jarrett asks about the support needed as chief Brian would need. He suggests possibly a strategic plan for operations given their culture and expectations. Trustee Geddes suggests it may be premature but if a joint board meeting was held and give their public an opportunity to weigh in. Chair Miller asks questions about the separation between Hyalite and Fort Ellis. Chief Nickolay proposes an emergency response zone will be made for the ambulance. He goes over the command scenario. For now, he would keep separate the response to Fort Ellis calls and Hyalite calls will be handled by the separate stations. Trustee Geddes suggests three steps in the process. First, fine tune the interlocal agreement; second Brian needs to meet with the volunteers at the station; and third piece of the process would be how do the residents feel about this plan. Discussion is held among the trustees.</p> <p>Brian will work to meet with Fort Ellis volunteers before the May board meeting.</p> <p><i>[See Draft Interlocal Agreement-Attachment A]</i></p>
0:25:13	<p>Agenda Item 3 – Replacement of Rae Fire Station – <i>Standing Agenda Item</i></p> <p>Chief Nickolay goes over the packet provided by ThinkOne. They created a site plan, floor plan, and projected costs.</p> <p>This plan comes in a bit over 15,000 sq ft. Sourdough is at 10,000 sq. ft. Trustee Geddes asks about the current bond. The current bond will expire July of 2028. Public outreach could start January, 2028 with the election to be held May of 2028. Given the failure of several bonds presented to the public recently, Trustee Beideman suggests using a company to market for the bond. Discussion is held and the trustees concur using an outside source to market the bond is a good idea.</p> <p>Trustee Jarrett asks about the process and should we look at possibly doing the residence piece first and having the architects provide us with plans for the outside residential options. The architects are suggesting a modular home model. Discussion is held between the trustees and possible options for housing.</p> <p><i>[See Project Costs-HRFD Rae Station-Attachment B; Modular Home Plan-Attachment C; Rae Fire Station Drawings-Attachment D]</i></p>
0:44:35	<p>Agenda Item 4 – Volunteer Firefighters Association Report – <i>Standing Agenda Item</i></p> <p>Volunteer Firefighter President Allie Kuntz gave a presentation to the Board of Trustees. They are beginning working on the Wildland BBQ. They have made a little over \$1,500 in sales from their sweatshirts and t-shirts. The volunteers are excited for the new trucks.</p> <p>Chief Nickolay makes comments about the association taking over the community events and what a huge benefit it is for the district.</p>

0:46:17	<p>Agenda Item 5 – Fire Chief’s Report</p> <p>Chief Nickolay discusses the Chief’s report. We had 42 calls in March. 151 calls for the year. We have 44 members.</p> <p>Resident program is looking good. We are down to one resident at Cottonwood. We have individuals in the academy interested in the resident program.</p> <p>Training has been ongoing.</p> <p>The spring firefighter academy has started. We have 7 great new recruit firefighters. Captain Templeton and Division Chief Malone are working our new recruits through our academy.</p> <p>Our fire department has been assisting with a fire education program at Anderson School. The program is designed to educate 8th graders on the fire service. The program is being led by a parent at Anderson School.</p> <p>The EMS meetings are ongoing. The county will be looking at putting a district together.</p> <p>Captain Prato is organizing the repair of the water service line at the Rae Fire Station. The water line leak has been located underground in between the curb stop and the building. We are responsible for this section of waterline. The water line is believed to be the original for the building. We have elected to replace the entire section of line due to its age. The cost would be an additional \$1,000 versus trying to patch the leak.</p> <p>Water Tender 6 is still out of service with a failed fire water pump. Hughes Fire Equipment has taken it to perform the repair. Efforts are being made to make the pump easier to access in the future.</p> <p>The new Engine 6-2 and Engine 6-3 are now in service.</p> <p>Our used 2014 Pierce engine is expected to be delivered next week.</p> <p><i>[See Attachment E – Fire Chief’s Report]</i></p>
0:55:48	<p>Trustees’ Activities</p> <ul style="list-style-type: none"> Trustee Jarrett met with the Chief at Fort Ellis and walked through their station.
0:56:22	<p>Announcements</p> <ul style="list-style-type: none"> Next Board Meeting – Annual Meeting - Tuesday, May 20, 2025
0:56:57	<p>Adjournment</p>
	<p>EXECUTIVE SESSION – This portion of the meeting may be closed pursuant to § 2-3-203(3), MCA.</p> <ol style="list-style-type: none"> Discussion – 2024 Fire Chief Performance Evaluation

INTERLOCAL AGREEMENT

FIRE CHIEF SERVICES FORT ELLIS FIRE SERVICE AREA AND HYALITE RURAL FIRE DISTRICT

This Interlocal Agreement (Agreement) is made pursuant to Title 7, Chapter 11, Part 1, Montana Code Annotated on the 1st day of October 2025 (“Effective Date”) between FORT ELLIS FIRE SERVICE AREA, Gallatin County, Montana (“Fort Ellis”) and HYALITE RURAL FIRE DISTRICT, Gallatin County, Montana (“Hyalite”) (collectively the “Parties”).

ARTICLE I PURPOSE

The purpose of this Agreement is to enumerate the specific authorities, duties and funding for the joint and cooperative undertaking where Hyalite provides the services of a Fire Chief (as defined in Sec.7-33-2001, Montana Code Annotated) for Fort Ellis.

ARTICLE II DURATION and TERMINATION

The term of this Agreement will commence on the Effective Date and shall terminate on June 30, 2029. Either party may give 90 days written notice that it will no longer participate in the joint and cooperative undertaking at which time this Agreement shall terminate. Either party may give written notice that a material provision of this Agreement has been breached. Material provisions are payment by Fort Ellis and performance as fire chief pursuant to Section 7-33-2001, MCA by Hyalite.

ARTICLE III CREATION OF LEGAL ENTITIES

This Agreement does not create any new legal entity. All of the obligations and duties of Fort Ellis and Hyalite are not affected by this Agreement.

ARTICLE IV SCOPE, ADMINISTRATION, GOVERNANCE and DUTIES

Hyalite designates its Fire Chief as the individual to act as the Fire Chief for Fort Ellis. The Hyalite designated Fire Chief shall perform the duties and has the obligations set forth in Sec.7-33-2001, MCA for Fort Ellis. Hyalite’s scope of work is to provide all services necessary for its Fire Chief to perform the duties and obligations necessary in Section 7-33-2001, MCA for Fort Ellis.

The Hyalite Fire Chief will use all appropriate resources of Hyalite to perform under this Agreement including equipment, supplies and personnel such as the Hyalite training chief, maintenance chief, recruit and retention captain, and administrative assistant. Hyalite

acknowledges that the Fire Chief duties include the duty to maintain the proper training of Fort Ellis personnel including supplies and travel. Hyalite will provide ambulance service as part of its scope of work under this Agreement.

The Fire Chief is subject the direction of the Fort Ellis Sec. 7-33-2001(3), MCA for the performance of the duties and obligations for only the Fort Ellis Fire Service Area and its operations.

The Boards of Trustees of Fort Ellis and Hyalite shall each designate one individual, along with the Fire Chief, to meet no less than once every three months during the term of this Agreement for the purpose of obtaining status reports and to communicate on the issues affecting the joint and cooperative undertaking.

ARTICLE V FINANCING, PERSONNEL COSTS, COSTS AND BUDGET PROPERTY OWNERSHIP and DISPOSITION

Fort Ellis shall pay Hyalite no more than \$225,000 on an annual basis to fulfil the scope of this Agreement. Payments shall be made every month in the amount of \$18,750, with the first payment due to Hyalite on October 1, 2025. If this Agreement is terminated payment shall be made up to the effective day of termination on a pro-rata basis.

No later than the last day of February 2026 and every year thereafter, either party to this Agreement may request adjustment to the payment terms for the upcoming fiscal year beginning on July 1.

Any property purchased during this Agreement to provide service to Fort Ellis shall be made in the name of Fort Ellis and shall not be transferred to Hyalite. Each party shall be responsible for retirement contributions for its own employees only.

ARTICLE VI OTHER NECESSARY AND PROPER MATTERS

1. DISPUTE RESOLUTION

Should a dispute arise as to the meaning of any provision of this Agreement or the Parties' respective rights and obligations under this Agreement that cannot be resolved, the dispute shall be submitted to mediation. A request to mediate shall be submitted in writing by the party desiring mediation and shall specify the dispute for mediation. Within ten (10) working days after receipt of a request for mediation, the party receiving the request shall submit a written response stating its position on the dispute.

If no agreement or resolution is reached within ten (10) working days after receipt of the response by the requesting party, the requesting Party shall provide a list of three (3) names of mediators to the other party, who shall strike one name from the list. The party requesting mediation shall then strike a name.

Each party shall be equally responsible for the costs of the mediation.

If the Parties are unable to resolve the dispute through mediation, then such dispute shall be resolved in a court of competent jurisdiction in compliance with the applicable law.

2. INDEMNIFICATION

Fort Ellis and Hyalite agree that this Agreement creates a joint and cooperative undertaking where Hyalite is performing its scope of work for the benefit of Fort Ellis in exchange for payment. Fort Ellis will hold harmless, defend and indemnify Hyalite its agents and employees from any claim or cause of action resulting from Hyalite's performance of the scope of work of work under this Agreement unless the acts of Hyalite its agents and employees while performing the scope of work under this Agreement are negligent, intentional or willful. Hyalite will hold harmless, defend and indemnify Fort Ellis its agents and employees from any claim or cause of action for acts of Hyalite while it is providing firefighting and emergency response to its own rural fire district.

ARTICLE VII GENERAL PROVISIONS

1. ASSIGNMENT and AUTHORITY

No party shall assign, transfer, or convey any right or obligation set forth in this Agreement without the prior written consent of the other party. The undersigned represent that they have authority to enter this Agreement.

2. COMPLETE AGREEMENT

This Agreement constitutes the sole and entire agreement between the Parties with regard to the subject matter hereof. No other terms or conditions shall be binding upon either party unless accepted in writing. This Agreement supersedes any previous oral or written agreements between the Parties with regard to the subject matter hereof.

3. APPLICABLE LAW, VENUE and ATTORNEYS FEES

This Agreement shall be governed by the laws of the State of Montana and any action to enforce any right or obligation shall be brought in the Eighteenth District Court, Gallatin County, Montana. The prevailing party in any action to enforce this Agreement shall be entitled to attorney's fees including those of in-house counsel.

4. SURVIVAL

The obligations of Article V and Article VI, Section 2 shall survive termination of the Agreement.

5. COMPLIANCE WITH LAW

The Parties shall comply with all applicable federal, state, and local law in performing under this Agreement.

6. AMENDMENT

No modification or amendment of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by authorized representatives of both Parties.

7. WAIVER

No waiver of any default shall constitute a waiver of any other default nor shall such waiver constitute a continuing waiver. No waiver of any term or condition of this Agreement shall constitute a waiver of any other term or condition, whether or not similar, nor shall such waiver constitute a continuing waiver.

8. SEVERABILITY

The provisions of this Agreement shall be deemed independent and severable, and the invalidity, partial invalidity, or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision of this Agreement.

9. NOTICES

Required notices, except legal notices, shall be given in writing and sent by mail or email to:

To Fort Ellis: Chairman, 3041 Bozeman Trail Road, Bozeman, MT 59715

To Hyalite: [Officer and address]

10. RECORDING

Fort Ellis will be responsible for filing an executed copy of this Agreement with the Gallatin County Clerk and Recorder and the Secretary of State pursuant to 7-11-107, MCA, and will provide a copy of the recorded document to Hyalite. Cost of filing will be paid by Fort Ellis.

11. INTERLOCAL AGREEMENT

This Agreement is an interlocal agreement under Section 7-11-104, M.C.A. To that end, this Agreement shall remain in effect at least through the date stated in Article II above, unless earlier terminated under the provisions hereof or by the agreement of the Parties. As an agreement amongst recognized government entities and political subdivisions no partnership or joint venture is intended nor exists nor shall be deemed to exist between the Parties.

12. SUPERSESSION AND RATIFICATION

This Agreement shall supersede and replace any previous agreements amongst the Parties related to the purpose and subject matter of this Agreement prior to the Effective Date.

This Agreement entered on the Effective Date by:

FORT ELLIS FIRE SERVICE AREA

HYALITE RURAL FIRE DISTRICT

Chair

Chair

Project Cost Model - HFRD Rae StationConcept Design
4/15/2025

Project Building Area:	15,115	gsf			
Site area:	100,387	sf			
	2.3	acres			Total Site Area
ITEM	COST				NOTES
	Concept Design				
	total	unit	%	bond \$	
	\$	\$/sf	of const.	total	
				yes	no
Land Acquisition	\$0	\$ -	0.0%	0.0%	x
Professional Services	\$972,500			7.4%	
Architecture & Engineering Services	\$900,000			6.8%	x
Architectural Services (Concept Design)	\$30,000				x
Geotech Services	\$15,000				x
Geotech Services (Construction)	\$5,000				x
Topo Survey & Utility Locate Services	\$0				x
Traffic Study	\$7,500				x
Energy Modeling	\$0				x
Building Commissioning	\$0				x
Special Inspections (IBC)	\$90,000				x
CMAR Preconstruction Services	\$25,000				x
Prof. Services / Soft Cost contingency	\$20,000				x
Site Infrastructure/Utilities	\$65,000			0.5%	
Utility Relocations	\$50,000				x
Water & Sewer Services	\$0				x
Irrigation Well Installation	\$0				x
Electrical Service (Fees, Meter, Install)	\$15,000				x
Natural Gas Service	\$15,000				x
Communications Service	\$20,000				x
Cable Television Service	\$0				x
Satellite Television Service	\$0				x
Fiber Optic Service	\$15,000				x
FFE, Other Equipment	\$355,000			2.7%	
Fixtures & Furniture by Owner	\$305,000				x
General Office Furniture	\$100,000				
Appliances	\$50,000				
AV Equip & Computers	\$20,000				
Security Equipment	\$10,000				
Specialized FD Equipment	\$125,000				
Fire Station Alerting	\$80,000				
Head end equipment by I.T. Dept.	\$50,000				x
Main Data Room Equipment	\$50,000				
Construction	\$10,209,068	\$ 675.43		77.6%	x
Building	\$6,800,000				
Site	\$1,500,000				
General Conditions	\$720,000				
Construction Subtotal	\$9,020,000				
Construction Contingency (5%)	\$451,000				
Gross Receipts Tax (1%)	\$90,200				
GC/CM General Liability (.9%)	\$81,992				
GC/CM Builders Risk Policy (.1%)	\$9,192				
GC/CM Fee (5%)	\$460,069				
Contractor Bond (1%)	\$96,615				
Total Project Estimate	\$10,209,068				
Contingencies/Impact Fees/Other	\$1,562,521			11.9%	
Proposed Escal. Cont. @ 12 months (6%/yr.)	\$616,444			6.0%	x
Design Contingency (3%)	\$326,715			3.0%	x
Owner Contingency (5%)	\$560,861			5.0%	x
Legal Costs for Bond Election	\$50,000				x
Builder's Risk Insurance	\$0				x
Gallatin County Planning Review Fees	\$1,500				x
State of MT Building Plan Review Fee	\$5,000				x
State of Montana Building Permit Fee	\$5,000				x
Sewer, Water Meter, Inspections	\$2,000				x
Site Impact Fees	\$0				x
1% for Art	\$0				x
Total: Project Costs	\$13,164,088				\$ 870.93

SPACE NEEDS SUMMARY 03.31.2025				
HYALITE RURAL FIRE DISTRICT - RAE FIRE STATION				
APPARATUS				
	WIDTH(FT)	LENGTH(FT)	AREA(SF)	
BAY 1 Apparatus: TBD	22	50	1100	
BAY 2 Apparatus: TBD	18	50	900	
BAY3 Apparatus: TBD	18	50	900	
BAY 4 Apparatus: TBD	22	50	1100	
Subtotal	80	50	4000	
PROGRAM VALIDATION				NOTES
	NUMBER OF ROOMS	ROOM SF	NET SF	
1.000 PUBLIC AREA				
1.001 Entry Vestibule	1	60	60	
1.002 Lobby/Waiting	1	150	150	
1.003 Multi-Purpose Room	1	750	750	49 Occupants / Kitchenette / EOC
1.004 Table and Chair Storage	1	100	100	
1.005 Public Restrooms	2	90	180	Mens/Womens
1.006 First Aid Room	0	120	0	Not needed
Subtotal			1240	
2.000 ADMIN. OFFICE AREA				
2.001 Reception	1	120	120	
2.002 Battalion Chief's Office	1	200	200	
2.003 Admin. Offices	2	120	240	
2.004 Print Room	1	80	80	
2.005 File Storage	1	80	80	
2.006 Conference Room	0	300	0	will utilize Training Room
2.007 Restroom	1	60	60	Single use
2.008 Breakroom	0	120	0	will use Kitchen
Subtotal			780	
3.000 FIRE FIGHTER OFFICE AREA				
3.001 Firefighter Work area	1	250	250	
3.003 Captain's Office	1	140	140	Close to FF work area
Subtotal			390	
4.000 CREW LIVING AREA				
4.001 Kitchen/Dining	1	400	400	
4.002 Dayroom	1	400	400	Should Accommodate 10 FF for watching game
4.003 Laundry	1	100	100	
4.004 Custodial	1	100	100	Supply storage and mop sink area
4.005 Fitness Room	1	450	450	
4.006 Resident Sleeping Rooms	6	150	900	
4.007 Toilet and Shower Room - FF	3	100	300	
Subtotal			2,650	
5.000 APPARATUS ROOM / BAY SUPPORT AREA				
5.001 Apparatus Bay	1	4,000	4000	4 Bays, 50'x80'
5.002 Wash Bay	0	1,000	-	
5.003 Air lock	2	80	160	
5.004 Wash Alcove	1	40	40	
5.005 Bay Toilet / shower Room	1	80	80	
5.006 EMS/ALS Storage	1	120	120	
5.007 Decontamination/Cleaning	1	250	250	Really Like how COB Station #1 Decon Flow works
5.008 Tool Room/Shop	1	150	150	
5.009 Bunker Gear Storage/Drying	1	350	350	Should provide for 18-20 gear lockers (plan on 30 inch wide units)
5.010 Operational Storage	1	200	200	
5.011 SCBA	1	130	130	
5.012 Cascade Bottle Fill	1	120	120	
5.013 Boot Wash/Hand Wash	1	35	35	
5.014 Hose Storage	1	75	75	
Subtotal			5,710	
6.000 SYSTEMS				
6.001 IT/Server	1	120	120	
6.002 Electrical Room	1	120	120	
6.003 Mechanical Room	1	600	600	
6.004 Fire Sprinkler Riser	1	150	150	
6.005 Stairs	1	150	150	To be determined, mezzanine access
Subtotal			1140	
NET SQUARE FEET			11,910	
FIRE STATION GROSSING FACTOR			1.3	
GROSS SQUARE FEET			15,483	
PARKING / SITE AMENITIES				
Visitor Parking				verify with Local Codes
Accessible Parking				verify with Local Codes
Crew Parking				
Solid Waste / Recycling enclosure				
Exterior Generator				To be determined
Outdoor Patio (Covered?)				
Outdoor Storage				

SFF 2018 IRC

R302.7	PROVIDE UNDERSTAIR PROTECTION AS REQUIRED
R302.11	PROVIDE FIREBLOCKING AS REQUIRED
R303.7	PROVIDE SWITCHING AND ILLUMINATION AS REQUIRED
R305	PROVIDE SUFFICIENT CEILING HEIGHTS
R311.7	MEET STAIRWAY REQUIREMENTS
R312	MEET GUARD REQUIREMENTS

NOTE: VERIFY ALL WINDOW/DOOR ROUGH OPENING AND
HEADER HEIGHT AND THE SAME FOR TRIM PACKAGE. VERIFY
STANDARD HEIGHTS WITH CONTRACTOR BEFORE FRAMING.

DOOR/WINDOW TAG EXAMPLE

DOOR TAG	WINDOW TAG
26 = 2'-6"	40/56 SH = 4'-0" x 5'-6" SINGLE HUNG

SQ/FT.

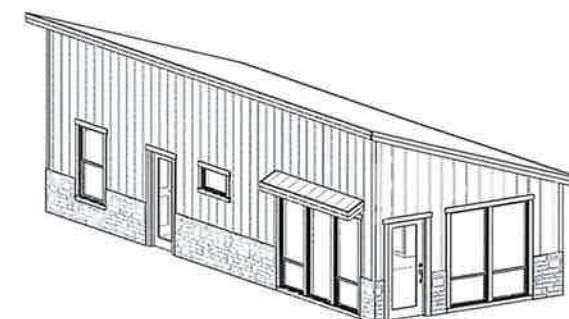
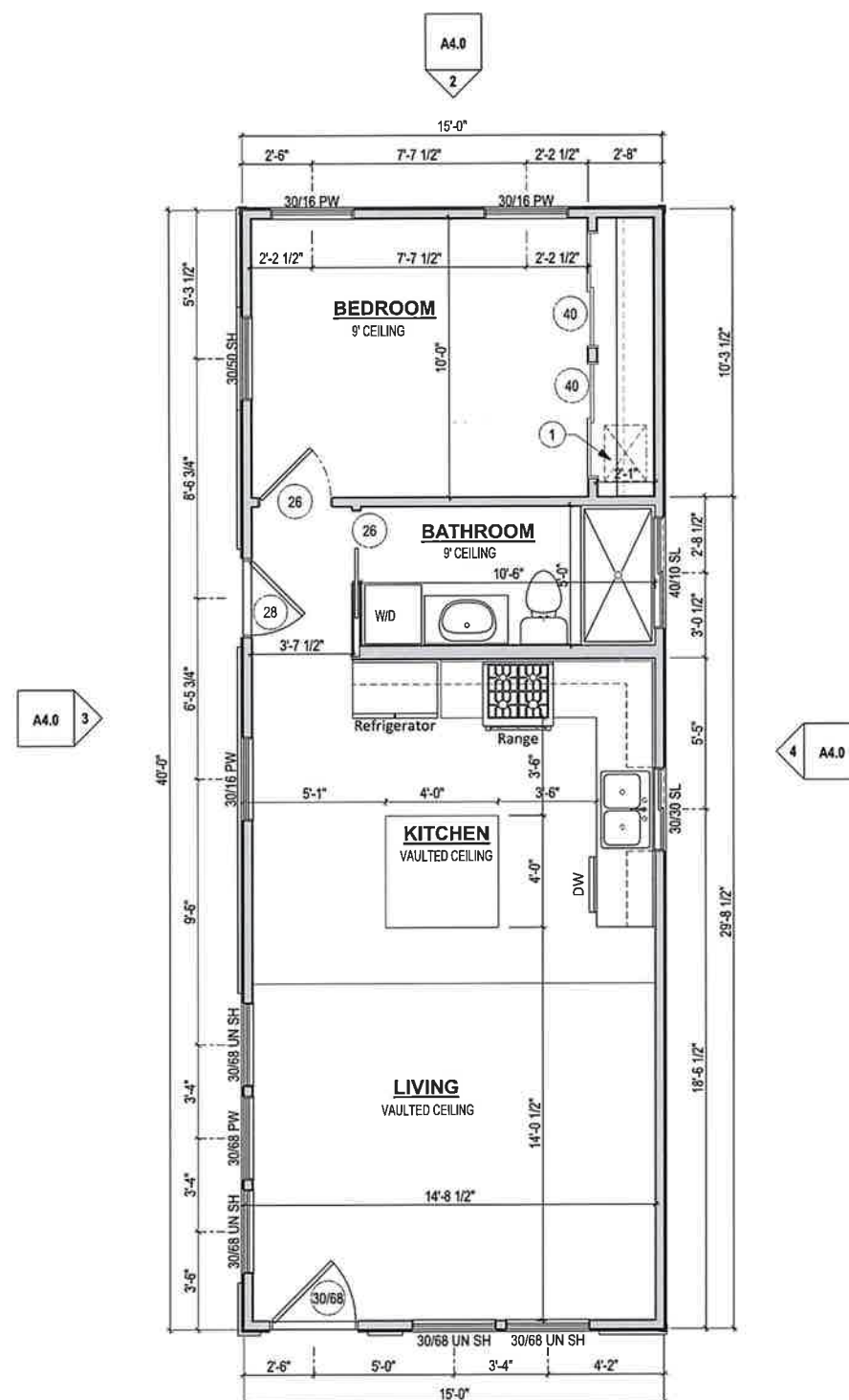
LIVING 600 SF

FLOOR PLAN NOTES

1. ALL STRUCTURAL LUMBER SIDED FOR #2 OR BETTER DOUG FIR LARCH.
2. 2x EXTERIOR STUD FRAMING @ 16" O.C. W/ SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE.
3. 4x8 HEADERS IN ALL BEARING WALL OPENING UNLESS OTHERWISE NOTED.
4. N/A
5. ALL METAL CONNECTIONS TO BE SIMPSON CO. OR BETTER
6. 5/8" TYPE 'X' GYP BOARD @ ALL GARAGE COMMON WALLS AND CEILINGS APPLIED TO GARAGE SIDE AND ALL WALLS, BEAMS, POSTS AND OTHER STRUCTURAL MEMBERS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS.
7. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE SELF CLOSING AND TIGHT FITTING SOLID WOOD DOOR 1 3/8" THICK OR A DOOR W/ A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
8. 1/2" GYPSUM BOARD TO BE INSTALLED ON INSIDE WALLS OF HOUSE.
9. ALL WINDOWS TO HAVE BREATHER TUBES INSTALLED.
10. ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED ROOF TRUSSES UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION PRACTICES USED IN THE CONSTRUCTION OF THIS DWELLING SHALL BE DONE IN ACCORDANCE W/ THE 2018 WHERE APPLICABLE.
12. VENT RANGE HOOD, FANS, AND DRYER TO OUTSIDE AIR. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK.
13. ALL RESCUE WINDOWS FROM SLEEPING AREAS MUST MEET THE FOLLING REQUIREMENTS:
 1. SHALL HAVE A NET CLEAR OPENING OF 5.1 SQ. FT.
 2. MINIMUM HEIGHT OF 24".
 3. MINIMUM WIDTH OF 20".
 4. FINISHED SILL HEIGHT OF NOT MORE THAN 44".
14. EXTERIOR DIMENSIONS ARE TO FACE OF STUD WALL. INTERIOR DIMENSIONS ARE TO FACE OF STUD WALL.
15. ALL FURNACE SWITCHES, PILOTS, AND BURNERS TO BE MINIMUM 18" ABOVE FINISHED FLOOR.

SHEET NOTES

- ① CRAWL SPACE ACCESS. COORDINATE WITH JOIST LAYOUT.



2 3D VIEW

1 FLOOR PLAN
1/4" = 1'-0"

THE PINE

2

1st FLOOR PLAN



REVISIONS

[illegible]

SHEET TITLE

1st FLOOR PLAN

RHD PROJECT NUMBER:		RHD-1307	
DRAWN BY: RMC		DATE: 3/11/2025	
CHECKED BY: MM		DATE: 3/11/2025	
DRAWING NUMBER:		REV:	

A3.0

REV:
A

RAE FIRE STATION

HYALITE RURAL FIRE DISTRICT

5370 GOOCH HILL ROAD



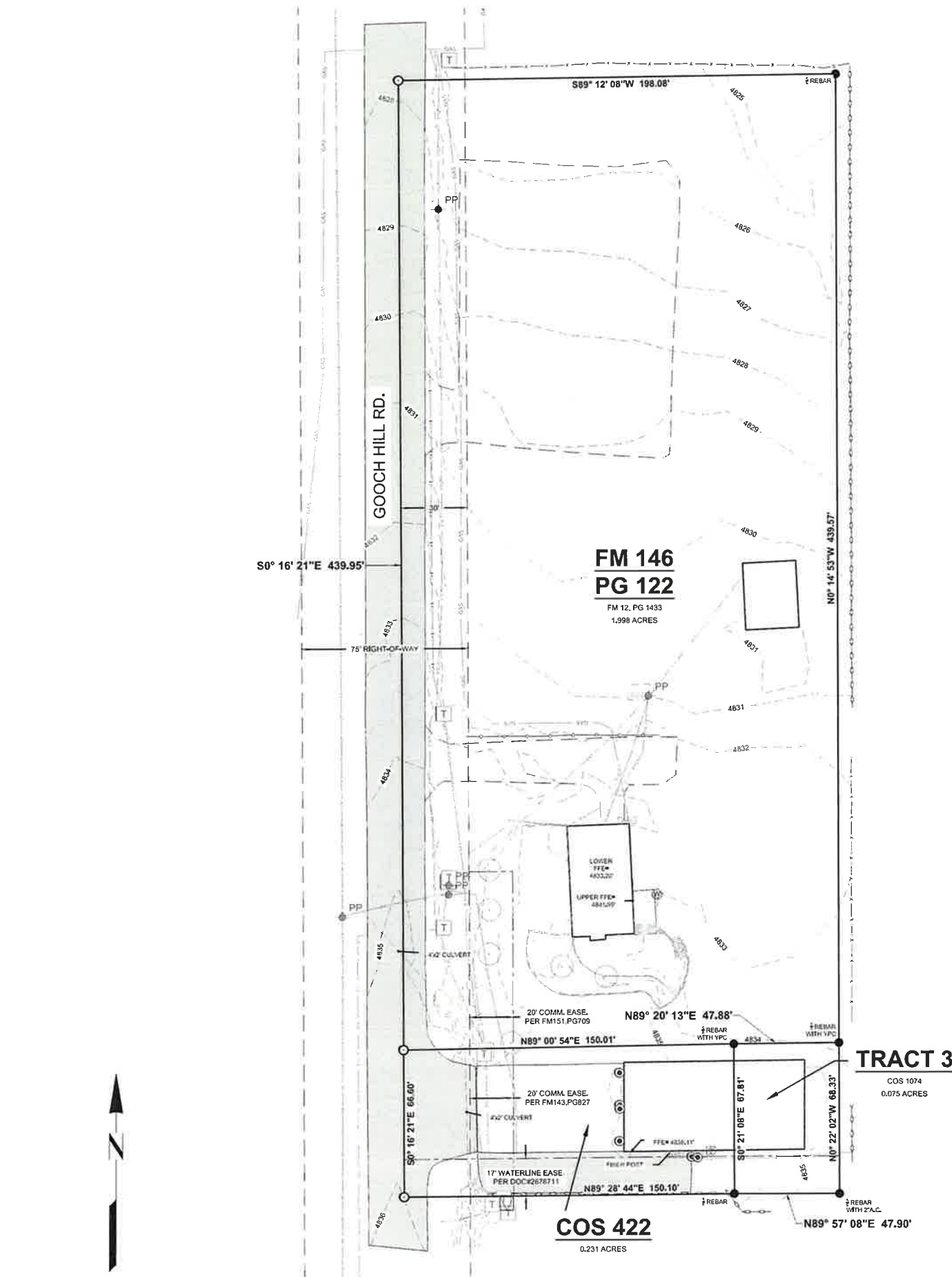
AERIAL PERSPECTIVE



AERIAL PERSPECTIVE

SCHEDULE OF DRAWINGS:

ARCHITECTURAL	
NO.	DRAWING SHEET
A0.0	COVER SHEET
SD0.0	TOPOGRAPHIC SURVEY
SD1.0	SITE PLAN
A1.0	FIRST LEVEL PLAN
A1.2	SECOND LEVEL PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR PERSPECTIVES
A2.3	ARCHITECTURAL RENDERINGS - PHOTOREALISTIC
A2.4	ARCHITECTURAL RENDERINGS - ARTISTIC



- LEGEND**
- FOUND SURVEY MONUMENT AS NOTED
 - CALCULATED POINT NOTHING FOUND OR SET
 - ⊙ BOLLARD
 - PP POWER POLE
 - ⊗ CLEANOUT
 - ⊙ DECIDUOUS TREE
 - ⊙ WELL
 - ⊙ TRANSFORMER
 - ⊙ COMMUNICATIONS PEDESTAL
 - ⊙ SERVICE METER/POWER DROP
 - ⊙ GAS METER
 - PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - - - ROAD RIGHT-OF-WAY
 - - - BURIED POWER LINE
 - - - BURIED GAS LINE
 - - - BURIED TELEVISION LINE
 - - - BURIED FIBER LINE
 - - - OVERHEAD POWER LINE
 - - - BARBWIRE FENCE
 - - - WOOD FENCE
 - - - CHAINLINK FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - BUILDING/STRUCTURE
 - PORCH/STAIRS



ELEVATION DATUM:
NAVD 88

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X 1/4	Sec.	T.	R.	X 1/4	Sec.	T.	R.
	16	2 S	5 E				



714 Stoneridge Dr.
Suite 3
Bozeman, MT 59718
586.5599 Office
www.alpinesurveying.net

PROJECT SURVEYOR: MB

DRAWN BY: GLL

REVIEWED BY: MB

DATE: 12/20/23

SHEET

1 OF 1

THINK ONE ARCHITECTS

PROJECT NO. 753 - 02

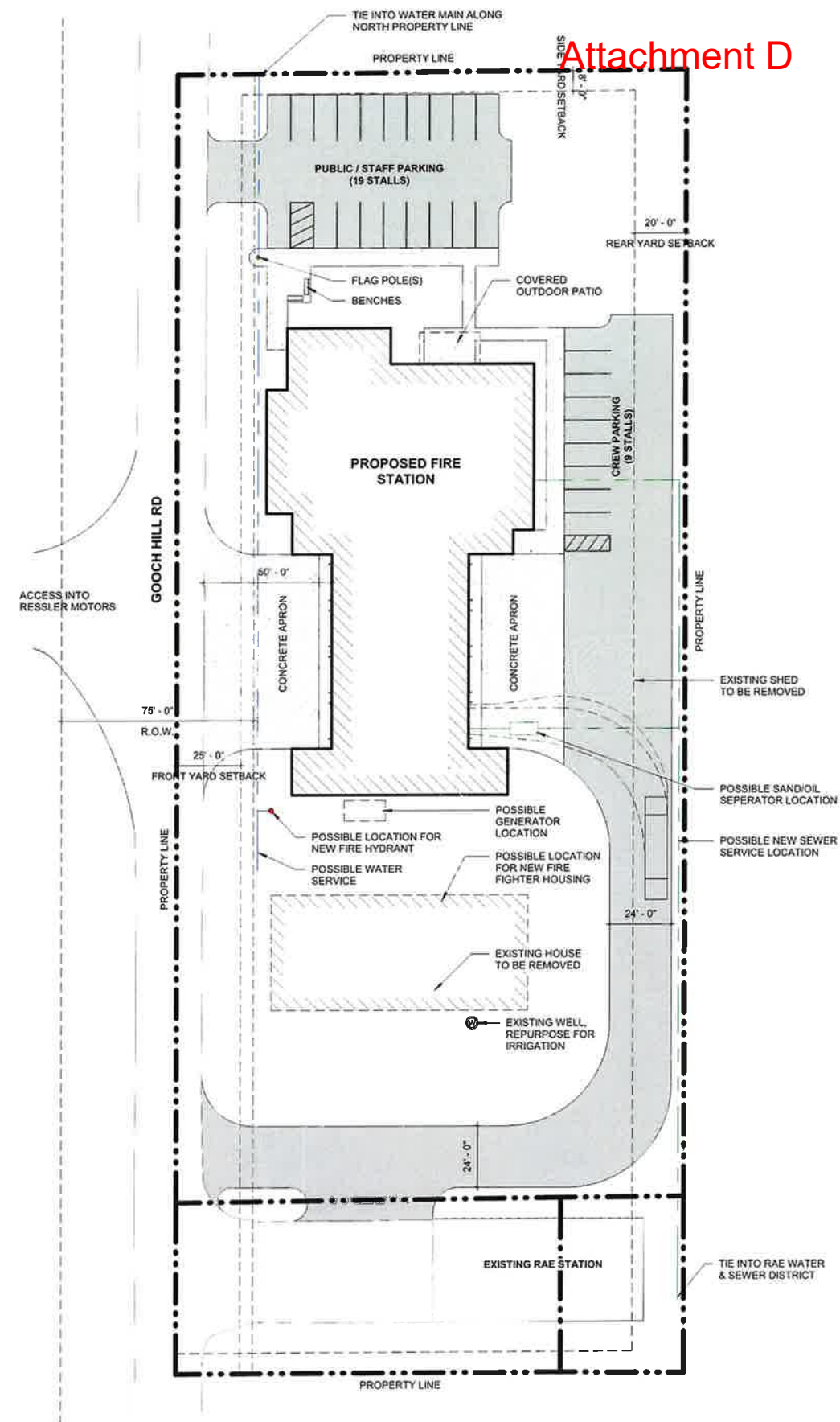
PRELIMINARY

ISSUE 1

HYALITE RURAL FIRE DISTRICT
RURAL FIRE STATION

CON

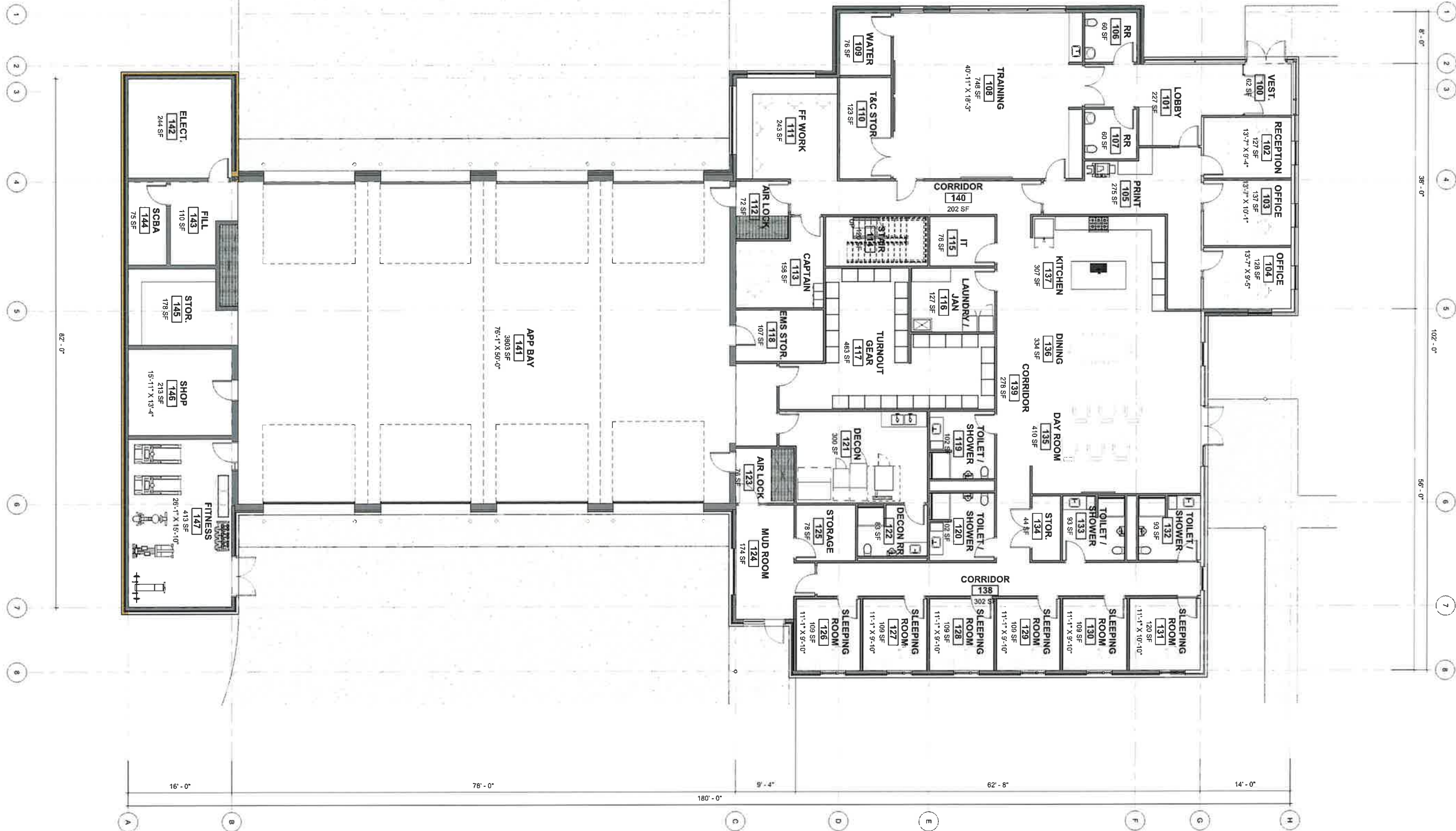
SL



1 SITE PLAN
SD1.0 1" = 30'-0"



FIRST FLOOR PLAN

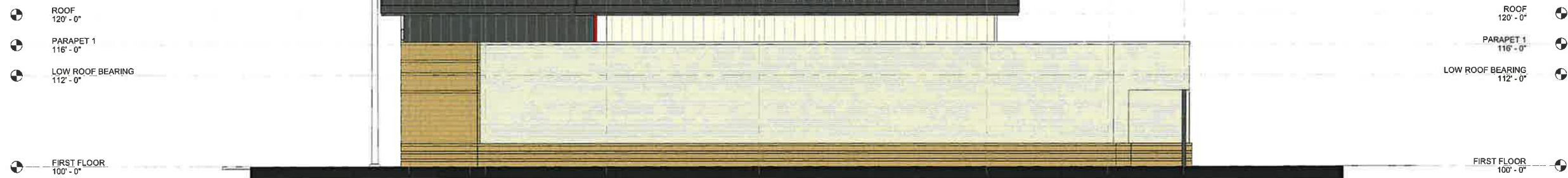




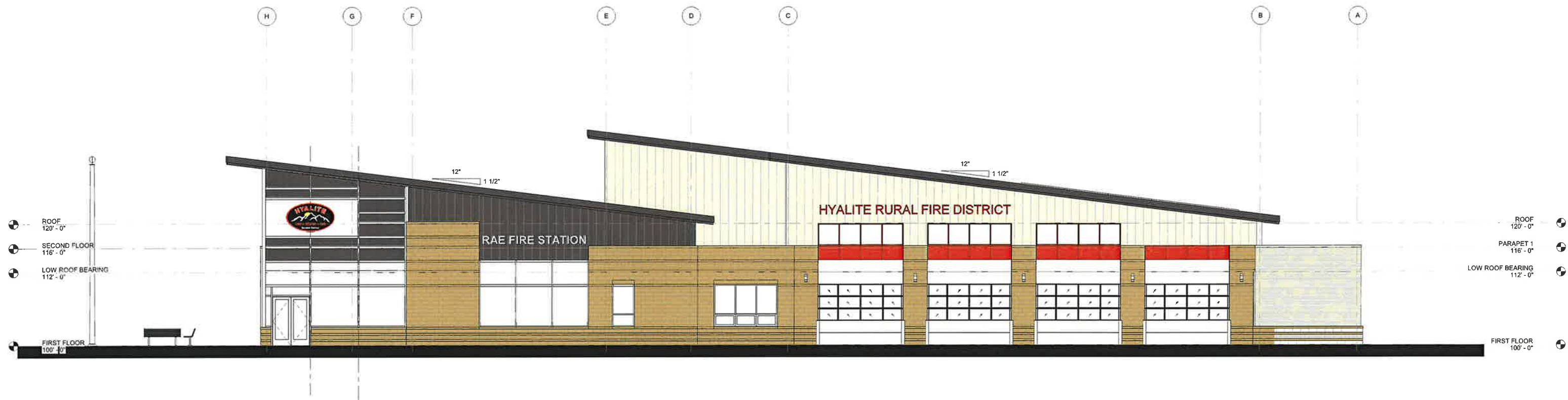
1 NORTH ELEVATION
A2.0 1/8" = 1'-0"



2 EAST ELEVATION
A2.0 1/8" = 1'-0"



1 SOUTH ELEVATION
A2.1 1/8" = 1'-0"



2 WEST ELEVATION
A2.1 1/8" = 1'-0"



1 NW AERIAL PERSPECTIVE
A2.2



"PAC-CLAD" FLUSH SOFFIT PANELS: TAN TIMBER



"PAC-CLAD" PAC 4000 RV: CARDINAL RED



"PAC-CLAD" PRECISION SERIES HWP MWP, SNAP-CLAD MWP, FLUSH SOFFIT PANELS: GRANITE



"PAC-CLAD" SNAP-CLAD MWP, PAC 4000 RV (CW PANELS) AND TITE-LOC MRP: GRAPHITE



"KANTA PRODUCTS" GROUND FACE: BUFF

EXTERIOR MATERIAL PALETTE
1/8" = 1'-0"



2 NW ENTRY PERSPECTIVE
A2.2



3 SW PERSPECTIVE
A2.2



AERIAL PERSPECTIVE - PHOTOREALISTIC



AERIAL PERSPECTIVE - PHOTOREALISTIC



SOUTHEAST PERSPECTIVE - PHOTOREALISTIC



NORTHEAST PERSPECTIVE - PHOTOREALISTIC



AERIAL PERSPECTIVE - ARTISTIC



AERIAL PERSPECTIVE - ARTISITIC



SOUTHEAST PERSPECTIVE - ARTISTIC



NORTHEAST PERSPECTIVE - ARTISTIC



Hyalite Rural Fire District

Fire Chief's Report

April 2025

Prepared by: Fire Chief, Brian Nickolay

1. The Hyalite Fire District responded to a total of 42 incidents in March 2025. Our year total for incidents to date is 151.

- Total March 2024 - 68
- Total March 2023 - 71
- Total March 2022 - 40
- Total March 2021 - 52
- Total March 2020 - 40

2. Our current roster is at 44 members (effective 4/15/2025).

- 1 Career Fire Chief
- 1 Career Assistant Fire Chief
- 3 Career Captains
- 2 Volunteer Captains
- 1 Volunteer Reserve Captains
- 6 Volunteer Lieutenants
- 7 Volunteer Firefighters
- 12 Volunteers Apprentice Firefighters
- 1 Volunteer Driver/Operators
- 2 Volunteer Reserve Firefighters
- 8 Volunteer Recruit Firefighters

3. We are continuing to work on our overnight command coverage shortages. We are at 2 of our needed 7 volunteer captains. We have 3 of our new captains working on shadowing command shifts currently. Myself, Assistant Chief Dahlhauser, Division Chief Malone and Division Chief Prato are continuing to work extra to provide coverage at night where we lack availability. Overtime pay has been kept within what we budgeted for the fiscal year.

4. We currently have 8 resident firefighters living at the Sourdough Fire Station.

- Current Sourdough Residents -
 - Allie Kuntz, Sophie Smith, Nick Blommel, Kade O'Brian, Jack Vincent, Evan Jones, Ruby Weinburg, and Zach Fredach.
 - Sourdough resident firefighters continue to fill weekend shifts Friday 7pm – Monday 7am.

5. We currently have 1 resident firefighter living at the Cottonwood Fire Station.
 - Current Cottonwood Residents –
 - Zakkar Tusken
 - Cottonwood resident firefighters continue to fill weekday night shifts Monday – Thursday 7pm – 7am.
Non-resident firefighters have stepped up to help fill the Cottonwood overnight shifts.
6. We currently have 2 residents at the Rae house.
 - Current Rae Residents -
 - Kate Brownell, and Tyler Palmer.
7. Non-resident volunteer firefighters continue to cover 6 hour shifts at the Sourdough Fire Station on Monday - Friday 7am – 7pm. With our current level of staffing we are able to cover 6 of our 10 day shifts with at least 2 volunteers.
8. We continue our regular multi company fire and EMS training every Wednesday night and command training twice a month. Our regular training through the month of March focused on firefighter MAYDAYS and firefighter rescue.
9. The spring firefighter academy started in mid March. We have 8 great new recruit firefighters. Captain Templeton and Division Chief Malone are working our new recruits through our academy.
10. Our fire department has been assisting with a fire education program at Anderson School. The program is designed to educate 8th graders on the fire service. The program is being led by a parent at Anderson School.
11. The fire district is continuing to be involved with an EMS discussion going on in Gallatin County. There have been no new developments in the last 30 days. A steering committee is in continued discussions on these topics. I am one of the committee members.
12. I am still on the Board of Directors with Montana State Fire Chiefs Association as a combination section director.
13. I am still on the Montana State Fire Chiefs Wildland Fire Committee.
14. I continue to sit on the board of the Gallatin County Fire Council as Vice President. I also continue to chair the Gallatin County Fire Council communications committee.
15. Assistant Chief Dahlhauser continues to chair the training committee with the Gallatin County Fire Council. Assistant Chief Dahlhauser is now also chairing the SOP committee of the fire council.

16. I am still a Gallatin County Deputy Fire Warden.

17. Our ambulance transport plan is complete and we are actively transporting patients to the hospital. Income continues to come in from Pintler Billing for our transports

18. We had no firefighter injuries in the month of March.

19. Captain Prato is organizing the repair of the water service line at the Rae Fire Station. The water line leak has been located underground in between the curb stop and the building. We are responsible for this section of waterline. The water line is believed to be the original for the building. We have elected to replace the entire section of line due to its age. This repair is estimated to cost around \$10,000.

20. Currently Water Tender 6 is still out of service with a failed fire water pump. Captain Prato is working on a plan for the fire water pump rebuild. Captain Prato will be working with Hughes Fire Equipment to perform the repair. Efforts are being made to make the pump easier to access in the future.

21. The new Engine 6-2 and Engine 6-3 are now in service. Hughes Fire Equipment has completed the post delivery inspection of both trucks. Our old Engine 6-2 and Engine 6-3 are now out of service.

22. Our used 2014 Pierce engine on order from Brindlee Mountain Fire Apparatus is nearing completion. We expect the engine to be delivered by the end of the month.