

**FROMBERG TOWN COUNCIL SPECIAL MEETING AGENDA
SPECIAL MEETING TIME IS 6:00 PM AT
TOWN HALL**

WEDNESDAY 28TH, 2026

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON AGENDA ITEM ONLY: Limit to 3 minutes per resident

TOPIC OF DISCUSSION/DECISION:

- Water/Sewer charges at old Trailer Site located at East River and Third Street

ADJOURN:

Conduct at Public Meetings

The public is invited to speak on any item under discussion by the Council, after recognition by the presiding officer.

The speaker should stand, and for the record, give his/her name and address, and, if applicable, the person, firm or organization he/she represents. Comments should be limited to three (3) minutes unless approval by the presiding officer, and citizens requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.

Prepared statements are welcomed and should be given to the Clerk of the Council. Prepared statements that are also read, however, shall be deemed unduly repetitious. All prepared statements shall become part of the hearing record.

While the City Council is in session, those in attendance must preserve order and decorum. A member shall not delay or interrupt the proceedings or the peace of the Council, nor disturb any member while speaking or refuse to obey the orders of the Council or its presiding officer.

Any person making personal, impertinent or slanderous remarks or who shall become boisterous or disruptive during the Council meeting shall be forthwith barred from further presentation to the Council by the presiding officer, unless permission to continue be granted by the presiding officer or a majority vote of the Council.

The Fromberg Town Council reserves the right to amend these rules of procedure as deemed necessary.

Non-Active Fee v. Abandonment

To Town Clerk <clerk@fromberg-mt.com>

Dear Michele:

Please let me know any issues, but here are my thoughts.

First: A resident is not required to pay a non-active fee on an abandoned line. A landowner is required to pay a non-active fee on a line that is just not in use. Generally, the landowner would have to petition the City to have a line abandoned or removed. Umbrella LLC should have petitioned the City in November of 2022 to abandon the lines. Umbrella LLC was also provided notice of the potential Lien and once again at that point should have petitioned the City to abandon the unused lines and addressed the potential lien when notice was provided. It does not appear that Umbrella took these steps.

Second: However, if the City determines that certain lines were abandoned, the City does have the **Discretion** to remove certain Non-Active Fees for Abandoned Line. The City is not required to remove these fees as the burden is on the applicant to show said lines were absolutely permanently abandoned and not simply unused until the landowner decided what should be done with said lines. (I.e. The Preliminary Plat is dated 11/18/2025 indicating the final plan may be recent in nature).

If the City determines that it was the absolute intention, with actions taken, to abandon the lines in the past, the following fees may exist.

(Looking at the attached map).

Orange – Started as 1 home and ended at 1 home. And so that should be uncontested amount of \$2,770 ish for a Non-Active Fee.

Red – Started as 2 home and ended as 1 home. So that should also be uncontested owed amount of \$2,764.56, Non-Active Fee. ALSO, owe the non-active fee for the other home until documentation can be provided to show when the other home was removed.

Green – Started as 2 homes and ended as 1 home. So they would owe the non-active fees for 1 home. ALSO, they would owe the non-active fee for the other home, until documentation can be provided to show when the other home was removed from the lot.

Yellow – Started as 1 home and ended as 1 home, so the amount of \$3,30.45

Blue – Started as 2 homes and will end as 2 homes, so owe the amount of \$5,541.04 for the non-active fees.

Purple – Started as 7 homes and will end as 2 homes. So owe the non-active fees for 1 home. ALSO, owe the non-active fee for the other home until documentation can be provided to show when the other home was removed.

In all: Started as 14 homes and will end as 8 homes. So absolutely the non-active fee for 8 homes, and 6 non-active fees for the other homes are owed until proof can be shown when the 6 homes were removed from the property with the intent to discontinue said lines.

A letter was provided from Montana-Dakota indicating that 12 gas lines were removed in November of 2022. However, it appears that some of these gas lines will be reinstated. I.e. 209, 102, and 213 A Street. However, it does appear that November 2022 is when at last some of the extra homes were removed.

As such, 8 non-active fees are owed, and the City has the Discretion weather the non-active line fee should be owed on the 6 listed above.

It is unknown why the non-active fees are similar, but are all slightly different. I.e. \$2,764.45; 2,770.52; 2,764.52; 2,792.85; 2,777.24; 2,777.05; *etc.*

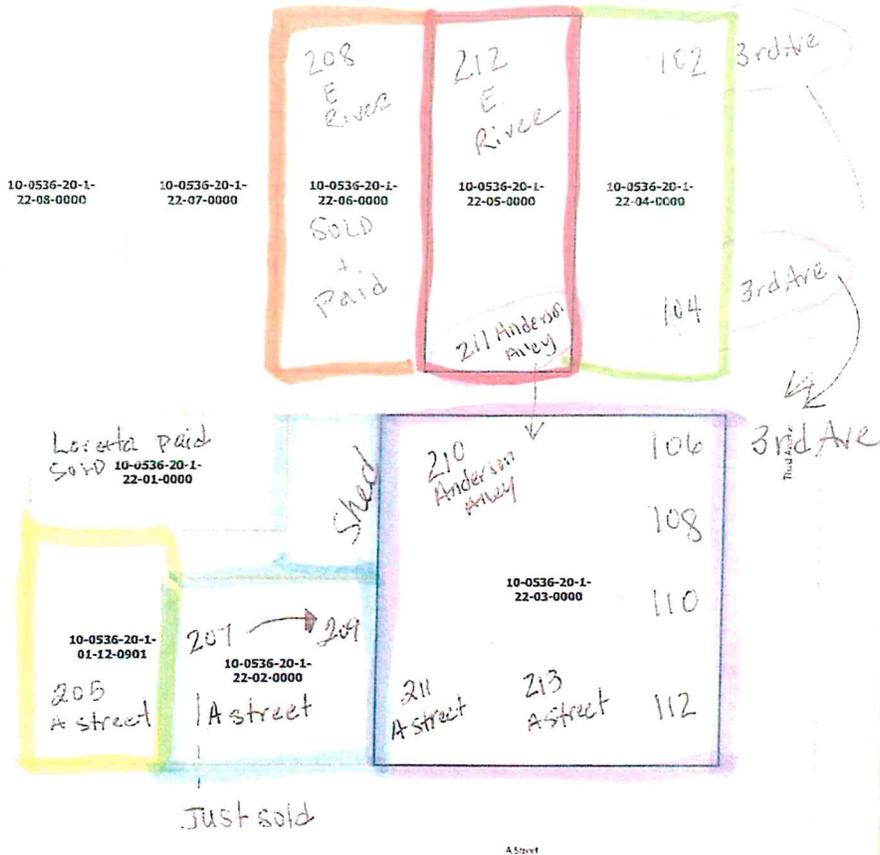
Sincerely,

Dennison A. Butler
Attorney-at-Law
P.O. Box 152
23 N. Broadway, Suite 205
Red Lodge, MT 59068
Phone: (406) 366-4826

-
- Nates Survey.pdf (2 MB)

Tax Year: 2025

Scale: 1:610.50 Basemap: Cadastral Application Base Map



10-0536-21-05-02-0000

Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 10-0536-20-1-22-03-0000

Assessment Code: 0004004300

Primary Owner:

UMBRELLA LLC
895 LONGVIEW RD
LAUREL, MT 59044-1845
Note: See Owners section for all owners

Property Address:

Certificate of Survey:

Legal Description: FROMBERG BLEWETT ADDN, S20, T05 S, R23 E, FROMBERG BLEWETT ADDN LTS 14-16 BLK 1 & 10' VAC ADJ ALLEY

Last Modified: 10/9/2025 20:20:4 PM

PLAT NO. PRELIMINARY

11/18/2025 11/18/2025

AMENDED PLAT TO RELOCATE COMMON BOUNDARIES BETWEEN LOT 12 AMENDED OF PLAT 2529 RB, A PORTION OF LOTS 12 AND 13 AND LOTS 14, 15 AND 16, BLOCK 1 OF BLEWETT ADDITION TO THE TOWN OF FROMBERG IN THE NE1/4NE1/4 OF SECTION 20, T.5S., R.23E., P.M.M., CARBON COUNTY, MONTANA

SURVEYED BY: RED LODGE SURVEYING LLC
PO BOX 986 | 606 S GRANT AVE
RED LODGE, MT 59068

DURING: SEPTEMBER OF 2025

LANDOWNER: UMBRELLA LLC

PURPOSE: TO RELOCATE COMMON BOUNDARIES



SCALE 1" = 30'



LEGEND

- SET NO. 5 REBAR 1-1/4" YELLOW PLASTIC CAP VIA RED LODGE SURVEYING LLC AND UNDERSIGNED PLS
- ⊗ FOUND SPINDLE
- FOUND YPC VIA KARAS 13602 LS
- NO MONUMENT FOUND OR SET
- ✦ SECTION CORNER
- NB NEW BOUNDARY
- OB OLD BOUNDARY

TREASURER'S CERTIFICATION:

I hereby certify, pursuant to Section 76-3-207(3) MCA, that all real property taxes assessed and levied on the land described above have been paid:

Dated this _____ day of _____, 2025.

Treasurer, Carbon County Montana

CLERK AND RECORDER INFORMATION:

LEGAL DESCRIPTION:

Lot 12 Amended of Plat 2529 RB, a portion of Lots 12 and 13 (described as the North 20 feet of the East 82 feet of Lot 12 and the West 58 feet of Lots 12 and 13 together with the West 10 feet of the adjacent abandoned alleyway), and Lots 14, 15 and 16, Block 1 of Blewett Addition to the Town of Fromberg in the NE1/4NE1/4 of Section 20, T.5S., R.23E., P.M.M., Carbon County, Montana. The area being 0.91 Acres, more or less, and all according to the attached Plat. Subject to easements and/or rights-of-way of record, apparent on the ground, and/or reserved per this survey.

LANDOWNERS' CERTIFICATION:

We hereby certify that the purpose of this division of land is to relocate common boundary lines between adjoining properties within a platted subdivision and that no additional parcels are hereby created. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(d), MCA. We further certify that this division of land is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.505(2)(c), which states that the reviewing authority may exclude parcels created by divisions of land from review if a parcel is affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel; (ii) existing facilities on the parcel comply with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided.

Nathan Caton as agent of Umbrella, LLC

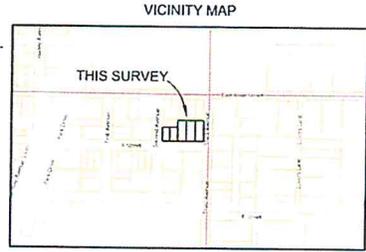
STATE OF MONTANA
County of _____

This instrument was acknowledged before me this _____ day of _____, 2025.
By: Nathan Caton as agent of Umbrella, LLC.

Notary Public - State of Montana (Signature)

RIVER STREET

CORNER OF SECTIONS 16, 17, 20, & 21
FOUND ALUMINUM CAP



SURVEYOR'S CERTIFICATION:

I hereby certify that the survey shown on the attached Amended Plat was performed by me or under my direct supervision.

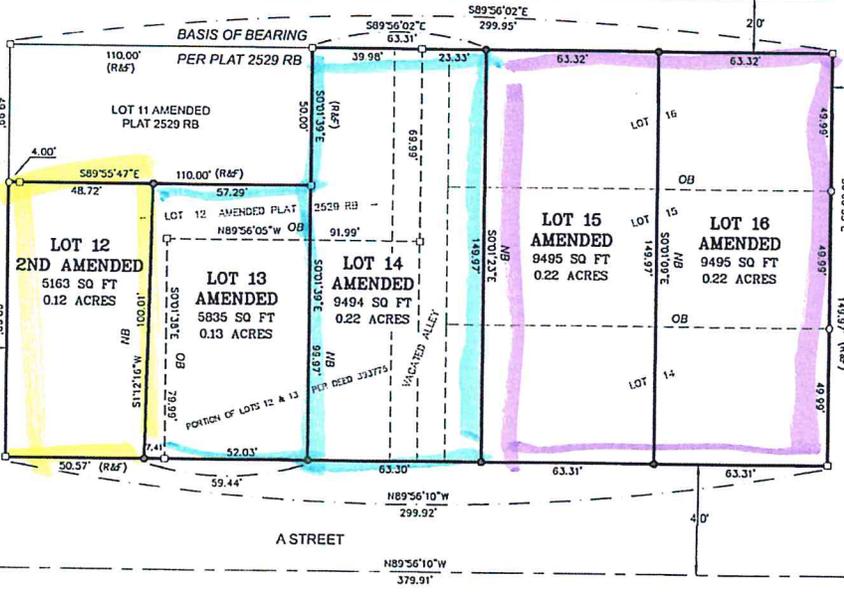
Dated this _____ day of _____, 2025.

RED LODGE SURVEYING LLC

By: Katherine Slout, PLS
Montana Reg. Number 105883

SECOND AVENUE

THIRD AVENUE



A STREET

East River St

208 217 208 217

3rd Ave

2nd Ave

UMBRELLA LLC

HASEMAN ROBERT J

YELLOWSTONE PROP PARTS LLC

KARL JACOB

Weather

UMBRELLA LLC

Loretta

8017

1120

1120

8017

8017

8017

AST



**MONTANA-DAKOTA
UTILITIES CO.**
A Subsidiary of MDU Resources Group, Inc.

5181 Southgate Drive
Billings, MT 59101-4627

July 30, 2025

To whom it may concern:

Montana-Dakota Utilities retired the following gas service lines in November of 2022.

- ✓ 208 E River St.
- ✓ 212 E River St.
- 209, 211, 213 A St.
- 102, 104, 106, 108, 110, 112 3rd Ave
- ✓ 211 Anderson Alley

Sincerely,

Montana-Dakota Utilities

Town Clerk <clerk@fromberg-mt.com>

1/13/2026 9:56 AM

Umbrella LLC Shane McKeever/Nate Caton #1

To Dennison Butler <dennisonabutler@gmail.com>

Hi Dennison,

Attached are documents on the tax liens assessed against property owned by Umbrella LLC (Shane McKeever/Nate Caton) and the subsequent payments made to satisfy those liens.

The tax liens were comprised of accrued non-active fees related to water and sewer hookups available on the property, along with associated penalty fees. Each address within the system was assigned to a corresponding GEO code derived from cadastral mapping.

In order to file an amended plat map for the property, all outstanding amounts associated with the GEO codes included in the new plat map were required to be paid in full to the Carbon County Treasurer.

The following amounts were paid on January 6, 2026:

- GEO Code 10-0536-20-1-22-03-0000 (highlighted in purple): \$27,695.43
- GEO Code 10-0536-20-1-22-02-0000 (highlighted in blue): \$5,563.37
- GEO Code 10-0536-20-1-01-12-0901 (highlighted in yellow): \$ 3,330.45

The total payment made to the Carbon County Treasurer for Town of Fromberg Liens on January 6, 2026, was \$ 36,589.25.

At this time, additional fees continue to accrue for these addresses within the utility program. This accrual is occurring despite the above-referenced payments having been made in full for the purposes of the amended plat map filing.

This is the first breakdown of the story.

Michele Auch
Town Clerk / Treasurer
www.fromberg-mt.com
406-668-7383

- Umbrella LLC # 1 Dennison.pdf (5 MB)

25	10-0536-20-1-22-06-0000	\$ 2,764.45	Umbrella LLC 208 E River	008-00	\$ 2,764.45
25	10-0536-20-1-22-02-0000	\$ 2,770.52	Umbrella LLC 209 A street	032-00	\$ 2,770.52
25	10-0536-20-1-01-12-0901	\$ 3,330.45	Umbrella LLC 205 A Street	009-00	\$ 3,330.45
25	10-0536-20-1-22-05-0000	\$ 2,764.56	Umbrella LLC 212 E River Street	011-00	\$ 2,764.56
25	10-0536-20-1-22-02-0000	\$ 2,792.85	Umbrella LLC 208 1/2 E River Street	280-00	\$ 2,792.85
25	10-0536-20-1-22-03-0000	\$ 2,777.24	Umbrella LLC 210 Anderson Alley	300-00	\$ 2,777.24
25	10-0536-20-1-22-03-0000	\$ 2,764.56	Umbrella LLC 211 Anderson Alley	012-00	\$ 2,764.56
25	10-0536-20-1-22-03-0000	\$ 2,777.05	Umbrella LLC 211 A Street	014-00	\$ 2,777.05
25	10-0536-20-1-22-03-0000	\$ 2,770.80	Umbrella LLC 213 A Street	243-00	\$ 2,770.80
25	10-0536-20-1-22-03-0000	\$ 2,770.71	Umbrella LLC 102 3rd Avenue	200-00	\$ 2,770.71
25	10-0536-20-1-22-03-0000	\$ 2,777.05	Umbrella LLC 104 3rd Avenue	199-00	\$ 2,777.05
25	10-0536-20-1-22-03-0000	\$ 2,764.56	Umbrella LLC 106 3rd Avenue	244-00	\$ 2,764.56

purple \$2,764.56

SOLD

Bevel envelopes

25	10-0536-20-1-22-03-0000	\$ 2,764.45	Umbrella LLC 108 3rd Avenue	245-00	\$ 2,764.45
25	10-0536-20-1-22-03-0000	\$ 2,764.56	Umbrella LLC 110 3rd Avenue	255-00	\$ 2,764.56
25	10-0536-20-1-22-03-0000	\$ 2,764.45	Umbrella LLC 112 3rd Avenue	010-00	\$ 2,764.45

5

LEAH NIEMI
CARBON COUNTY TREASURER
PO BOX 828
RED LODGE, MT. 59068

Cash Receipt: Printed 09:23:40 - 01/06/26
Operator: Leah
Posted: 01/06/26

Batch: 28308
Transaction: 7

Interest Date: 01/09/26
Received: 01/06/26 09:23:38 AM

AP: 1/26

UMBRELLA LLC
895 LONGVIEW RD
LAUREL MT 59044-1845

UMBRELLA LLC
PD BY SHANE MCKEEVER

Tax Payer Name	Tax ID	Year	Date	Tax	Penalty	Interest	Total
UMBRELLA LLC	4004300	2025	11/30/25	14032.22	280.64	153.68	14466.54
UMBRELLA LLC	4004300	2025	05/31/26	14032.18	0.00	0.00	14032.18
UMBRELLA LLC	4004300	2024	11/30/24	303.51	6.07	33.66	343.24
UMBRELLA LLC	4004300	2024	05/31/25	303.50	6.07	18.52	328.09
UMBRELLA LLC	4020200	2025	11/30/25	3177.77	63.55	34.79	3276.11
UMBRELLA LLC	4020200	2025	05/31/26	3162.74	0.00	0.00	3162.74
UMBRELLA LLC	4020200	2024	11/30/24	152.06	3.04	16.86	171.96
UMBRELLA LLC	4020200	2024	05/31/25	137.05	2.74	8.37	148.16
UMBRELLA LLC	4025306	2025	11/30/25	2126.45	42.52	23.29	2192.26
UMBRELLA LLC	4025306	2025	05/31/26	2126.43	0.00	0.00	2126.43

Check # 1009	40247.71
Cash Paid	
Credit Paid	
Less Change Given	
TOTAL:	40247.71

Town Tax Liens Pd \$ 36,589.25

Carbon County | Detail

Date: 01/05/26
Time: 12:15:03 pm

LEAH NIEMI, TREASURER
PO BOX 828
RED LODGE, MT 59068

Tax ID: 4004300
Type: Real

Name and Address
UMBRELLA LLC
895 LONGVIEW RD
LAUREL MT 59044-1845

Property Tax Query TW Range SC Description
Sub/Blk/Lot / / 05S/23E /20 Geo 0536-20-1-22-03-0000 FROMBERG
BLEWETT ADDN, FROMBERG BLEWETT ADDN LTS 14-16 BLK 1 & 10' VAC
ADJ ALLEY

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt	
Tax Due	25	01/05/26	11/30/25	14,032.22	280.64	138.30	28,483.34	Purple \$27,695.4
Tax Due	25	01/05/26	05/31/26	14,032.18	0.00	0.00		
Tax Due	24	01/05/26	11/30/24	303.51	6.07	33.33	670.67	
Tax Due	24	01/05/26	05/31/25	303.50	6.07	18.19		
Paid	23	08/26/25	11/30/23	292.24	5.85	50.81	704.74	
Paid	23	08/26/25	05/31/24	311.11	6.23	38.50		
Paid	22	11/17/22	11/30/22	453.25	0.00	0.00	906.49	
Paid	22	11/17/22	05/31/23	453.24	0.00	0.00		
Paid	21	11/19/21	11/30/21	474.98	0.00	0.00	949.95	
Paid	21	11/19/21	05/31/22	474.97	0.00	0.00		
Paid	20	11/20/20	11/30/20	441.42	0.00	0.00	882.81	
Paid	20	11/20/20	05/31/21	441.39	0.00	0.00		
Paid	19	07/16/20	11/30/19	460.90	9.21	28.53	974.15	
Paid	19	07/16/20	05/31/20	460.88	9.21	5.42		
Paid	18	01/23/19	11/30/18	219.60	4.39	3.73	455.35	
Paid	18	07/18/19	05/31/19	219.58	4.39	3.66		
Paid	17	01/04/18	11/30/17	221.75	0.00	0.00	453.74	
Paid	17	09/04/18	05/31/18	221.74	4.43	5.82		
Paid	16	03/17/17	12/31/16	249.02	4.98	6.14	519.31	
Paid	16	08/11/17	05/31/17	249.01	4.98	5.18		
Paid	15	08/26/16	11/30/15	245.64	4.91	19.51	527.80	
Paid	15	08/26/16	05/31/16	245.63	4.91	7.20		

Carbon County | Detail

Date: 01/05/26
Time: 12:21:24 pm

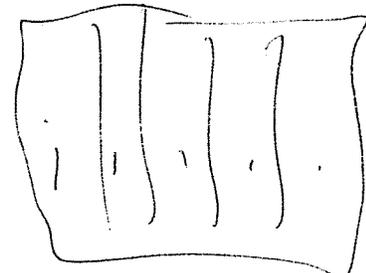
LEAH NIEMI, TREASURER
PO BOX 828
RED LODGE, MT 59068

Tax ID: 4020200
Type: Real

Name and Address
UMBRELLA LLC
895 LONGVIEW RD
LAUREL MT 59044-1845

Property Tax Query TW Range SC Description
Sub/Blk/Lot / / 055/23E /20 Geo 0536-20-1-22-02-0000 FROMBERG
BLEWETT ADDN, FROMBERG BLEWETT ADD S30' OF E82' LT 12 & E82' LT
13 BLK 1 & 10' VAC ALLEY

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt	
Tax Due	25	01/05/26	11/30/25	3,177.77	63.55	31.32	6,435.38	BLVE \$5,563.37
Tax Due	25	01/05/26	05/31/26	3,162.74	0.00	0.00		
Tax Due	24	01/05/26	11/30/24	152.06	3.04	16.69	319.80	
Tax Due	24	01/05/26	05/31/25	137.05	2.74	8.22		
Paid	23	08/26/25	11/30/23	146.97	2.95	25.55	336.17	
Paid	23	08/26/25	05/31/24	140.49	2.82	17.39		
Paid	22	11/17/22	11/30/22	219.54	0.00	0.00	424.05	
Paid	22	11/17/22	05/31/23	204.51	0.00	0.00		
Paid	21	11/19/21	11/30/21	229.34	0.00	0.00	443.67	
Paid	21	11/19/21	05/31/22	214.33	0.00	0.00		
Paid	20	11/20/20	11/30/20	204.67	0.00	0.00	394.32	
Paid	20	11/20/20	05/31/21	189.65	0.00	0.00		
Paid	19	07/16/20	11/30/19	213.04	4.26	13.18	434.81	
Paid	19	07/16/20	05/31/20	198.03	3.96	2.34		
Paid	18	01/23/19	11/30/18	207.23	4.15	3.52	414.18	
Paid	18	07/18/19	05/31/19	192.22	3.85	3.21		
Paid	17	01/04/18	11/30/17	209.11	4.19	2.64	419.04	
Paid	17	09/04/18	05/31/18	194.11	3.89	5.10		
Paid	16	03/17/17	12/31/16	183.09	3.67	4.51	366.21	
Paid	16	08/11/17	05/31/17	168.08	3.36	3.50		
Paid	15	08/26/16	11/30/15	180.81	3.61	14.36	372.75	
Paid	15	08/26/16	05/31/16	165.80	3.31	4.86		



Carbon County | Detail

Date: 01/05/26
Time: 12:19:39 pm

LEAH NIEMI, TREASURER
PO BOX 828
RED LODGE, MT 59068

Tax ID: 4025306
Type: Real

Name and Address
UMBRELLA LLC
895 LONGVIEW RD
LAUREL MT 59044-1845

Property Tax Query TW Range SC Description
05S/23E /20 Geo 0536-20-1-01-12-0901 C.O.S. PLAT 2529 RB, PARCEL
LT 12 AM, ACRES 0.22

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Tax Due	25	01/05/26	11/30/25	2,126.45	42.52	20.95	4,316.35
Tax Due	25	01/05/26	05/31/26	2,126.43	0.00	0.00	\$3,330.45

*** TAXES DUE QUERY ***

Date: 01/06/26

CARBON COUNTY
 LEAH NIEMI, TREASURER
 PO BOX 828
 RED LODGE, MT 59068
 406-446-1221

Taxpayer ID: 4025306
 Type: REAL
 Page: 1

Name & Address	TW Rang SC Description
UMBRELLA LLC	05S/23E /20
895 LONGVIEW RD	Geo 0536-20-1-01-12-0901
LAUREL MT 59044-1845	C.O.S. PLAT 2529 RB, PARCEL LT 12 AM, ACRES 0.22

Year	Int. Date	Tax Date	Tax Amount	Penalty	Interest	Total Amount
25	01/09/26	11/30/25	2,126.45	42.52	23.29	2,192.26
	Total for Tax Date		2,126.45	42.52	23.29	2,192.26
25	01/09/26	05/31/26	2,126.43	0.00	0.00	2,126.43
	Total for Tax Date		2,126.43	0.00	0.00	2,126.43
	Total for 25		4,252.88	42.52	23.29	4,318.69
Total Tax, Penalty and Interest						4,318.69

*** TAXES DUE QUERY ***

Date: 01/06/26

CARBON COUNTY
 LEAH NIEMI, TREASURER
 PO BOX 828
 RED LODGE, MT 59068
 406-446-1221

Taxpayer ID: 4020200
 Type: REAL
 Page: 1

Name & Address	TW Rang SC	Description
UMBRELLA LLC		
895 LONGVIEW RD	Sub/Blk/Lot	/ /
LAUREL MT 59044-1845	05S/23E /20	Geo 0536-20-1-22-02-0000
	FROMBERG BLEWETT ADDN,	FROMBERG BLEWETT ADD S30' OF
	E82' LT 12 & E82' LT 13 BLK	1 & 10' VAC ALLEY

Year	Int. Date	Tax Date	Tax Amount	Penalty	Interest	Total Amount
24	01/09/26	11/30/24	152.06	3.04	16.86	171.96
	Total for Tax Date		152.06	3.04	16.86	171.96
24	01/09/26	05/31/25	137.05	2.74	8.37	148.16
	Total for Tax Date		137.05	2.74	8.37	148.16
	Total for 24		289.11	5.78	25.23	320.12
25	01/09/26	11/30/25	3,177.77	63.55	34.79	3,276.11
	Total for Tax Date		3,177.77	63.55	34.79	3,276.11
25	01/09/26	05/31/26	3,162.74	0.00	0.00	3,162.74
	Total for Tax Date		3,162.74	0.00	0.00	3,162.74
	Total for 25		6,340.51	63.55	34.79	6,438.85
Total Tax, Penalty and Interest						6,758.97

*** TAXES DUE QUERY ***

Date: 01/06/26

CARBON COUNTY
 LEAH NIEMI, TREASURER
 PO BOX 828
 RED LODGE, MT 59068
 406-446-1221

Taxpayer ID: 4004300
 Type: REAL
 Page: 1

Name & Address	TW Rang SC	Description
UMBRELLA LLC		Sub/Blk/Lot / /
895 LONGVIEW RD		05S/23E /20
LAUREL MT 59044-1845		Geo 0536-20-1-22-03-0000
		FROMBERG BLEWETT ADDN,
		FROMBERG BLEWETT ADDN LTS
		14-16 BLK 1 & 10' VAC ADJ
		ALLEY

Year	Int. Date	Tax Date	Tax Amount	Penalty	Interest	Total Amount
24	01/09/26	11/30/24	303.51	6.07	33.66	343.24
	Total for Tax Date		303.51	6.07	33.66	343.24
24	01/09/26	05/31/25	303.50	6.07	18.52	328.09
	Total for Tax Date		303.50	6.07	18.52	328.09
	Total for 24		607.01	12.14	52.18	671.33
25	01/09/26	11/30/25	14,032.22	280.64	153.68	14,466.54
	Total for Tax Date		14,032.22	280.64	153.68	14,466.54
25	01/09/26	05/31/26	14,032.18	0.00	0.00	14,032.18
	Total for Tax Date		14,032.18	0.00	0.00	14,032.18
	Total for 25		28,064.40	280.64	153.68	28,498.72
Total Tax, Penalty and Interest						29,170.05

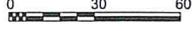
PLAT NO. **PRELIMINARY**

11/18/2025 11/18/2025

AMENDED PLAT TO RELOCATE COMMON BOUNDARIES BETWEEN LOT 12 AMENDED OF PLAT 2529 RB, A PORTION OF LOTS 12 AND 13 AND LOTS 14, 15 AND 16, BLOCK 1 OF BLEWETT ADDITION TO THE TOWN OF FROMBERG IN THE NE1/4NE1/4 OF SECTION 20, T.5S., R.23E., P.M.M., CARBON COUNTY, MONTANA



SCALE 1" = 30'



LEGEND

- SET NO. 5 REBAR 1-1/4" YELLOW PLASTIC CAP VIA RED LODGE SURVEYING LLC AND UNDERSIGNED PLS
- ⊗ FOUND SPINDLE
- FOUND YPC VIA KARAS 13602 LS
- NO MONUMENT FOUND OR SET
- ✦ SECTION CORNER
- NB NEW BOUNDARY
- OB OLD BOUNDARY

SURVEYED BY: RED LODGE SURVEYING LLC
PO BOX 986 | 606 S GRANT AVE.
RED LODGE, MT 59068

DURING: SEPTEMBER OF 2025

LANDOWNER: UMBRELLA LLC

PURPOSE: TO RELOCATE COMMON BOUNDARIES

TREASURER'S CERTIFICATION:

I hereby certify, pursuant to Section 76-3-207(3) MCA, that all real property taxes assessed and levied on the land described above have been paid:

Dated this _____ day of _____, 2025.

Treasurer, Carbon County Montana

CLERK AND RECORDER INFORMATION:

LEGAL DESCRIPTION:

Lot 12 Amended of Plat 2529 RB, a portion of Lots 12 and 13 (described as the North 20 feet of the East 82 feet of Lot 12 and the West 58 feet of Lots 12 and 13 together with the West 10 feet of the adjacent abandoned alleyway), and Lots 14, 15 and 16, Block 1 of Blewett Addition to the Town of Fromberg in the NE1/4NE1/4 of Section 20, T.5S., R.23E., P.M.M., Carbon County, Montana. The area being 0.91 Acres, more or less, and all according to the attached Plat. Subject to easements and/or rights-of-way of record, apparent on the ground, and/or reserved per this survey.

LANDOWNERS' CERTIFICATION:

We hereby certify that the purpose of this division of land is to relocate common boundary lines between adjoining properties within a platted subdivision and that no additional parcels are hereby created. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(d), MCA. We further certify that this division of land is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(c), which states that the reviewing authority may exclude parcels created by divisions of land from review if a parcel is affected by a proposed boundary line adjustment, if the parcel has existing facilities for water supply, wastewater disposal, storm drainage or solid waste disposal that were not subject to review, and have not been reviewed, under Title 76, chapter 4, part 1, MCA, and if: (i) no facilities, other than those in existence prior to the boundary line adjustment, or those that were previously approved as replacements for the existing facilities, will be constructed on the parcel, (ii) existing facilities on the parcel complied with state and local laws and regulations, including permit requirements, which were applicable at the time of installation; and (iii) the local health officer determines that existing facilities are adequate for the existing use. As a condition of the exemption, the local health officer may require evidence that: (A) existing septic tanks have been pumped within the previous three years; (B) the parcel includes acreage or features sufficient to accommodate a replacement drainfield; (C) existing wells are adequate for the proposed uses; and (D) adequate storm drainage and solid waste disposal are provided.

Nathan Caton as agent of Umbrella, LLC

STATE OF MONTANA
County of _____

This instrument was acknowledged before me this _____ day of _____, 2025.
By: Nathan Caton as agent of Umbrella, LLC.

Notary Public - State of Montana (Signature)

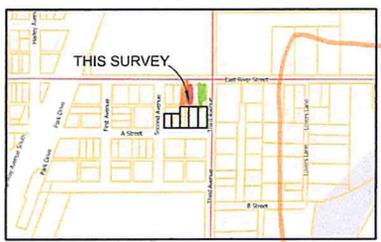
S89°55'58"E
379.99'

RIVER STREET

17 16
20 21

CORNER OF SECTIONS 16, 17, 20, & 21 FOUND ALUMINUM CAP

VICINITY MAP



SURVEYOR'S CERTIFICATION:

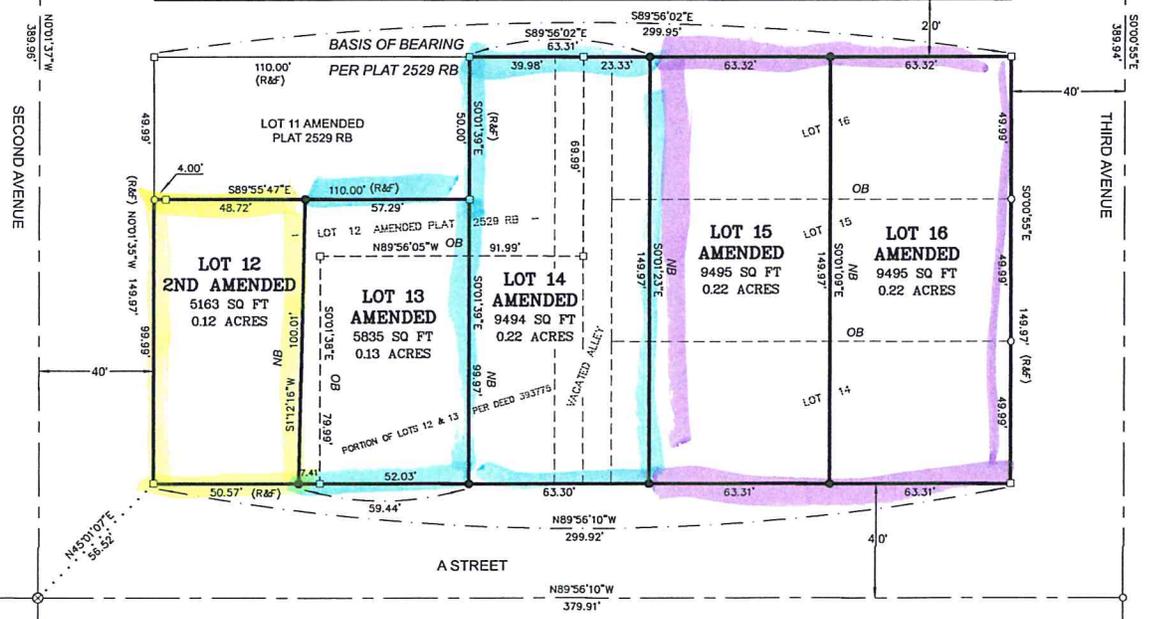
I hereby certify that the survey shown on the attached Amended Plat was performed by me or under my direct supervision.

Dated this _____ day of _____, 2025.

RED LODGE SURVEYING LLC

By: Katherine Slout, PLS
Montana Reg. Number 105883

LOTS 1-10 BLOCK 1



Umbrella LLC Shane McKeever/Nate Caton #2

To Dennison Butler <dennisonabutler@gmail.com>

Hi Dennison,

This email sets forth Shane McKeever and Nate Caton's position to the best of my knowledge regarding the non-active service fees assessed on the Umbrella LLC property.

It is our understanding that former town clerks and the former mayor advised that the addresses associated with the property could not be removed from the municipal system at that time and that payment of the associated fees should not be made while the issue remained unresolved.

A flood event occurred in June of 2022, and Shane McKeever and Nate Caton purchased the property in October 2022. In November of 2022, Montana-Dakota Utilities removed all gas service lines from the property. Please see the attached document dated 7/30/25 confirming this removal. The owners are currently working to obtain documentation from Northwest Energy indicating that electrical service was also abandoned during the same general time period. Additionally, some of the destroyed trailers on the property were removed at that time

Based on the condition of the property and the status of utility services, Shane McKeever and Nate Caton's position is that only five non-active service fees should have been charged, totaling **\$14,400.80** as outlined below:

- **Highlighted in purple**
 - GEO Code **10-0536-20-1-22-03-0000** -- \$ 2,764.56
- **Highlighted in yellow**
 - GEO Code **10-0536-20-1-01-12-0901** -- \$ 3,330.45
- **Highlighted in green**
 - GEO Code **10-0536-20-1-22-04-0000**-- \$ 2,770.71
- **Highlighted in red**
 - GEO Code **10-0536-20-1-22-05-0000**-- \$ 2,764.56
- **Highlighted in blue**
 - GEO Code **10-0536-20-1-22-02-0000** (209/207 A Street, house sold January 2026)-- \$ 2,770.52

The GEO code highlighted in orange, **10-0536-20-1-22-06-0000**, was sold in September 2025, and the associated tax lien has been paid.

This information is proved to clarify the **owners' position** regarding the appropriate number of non-active service fees and the total amount that should have been assessed.

Thank you,
Michele Auch
Town Clerk / Treasurer
www.fromberg-mt.com
406-668-7383

- Cadastral color coded map Dennison.pdf (272 KB)
- Old map of trailers Dennison.pdf (1 MB)
- Montana Dakota Dennison.pdf (174 KB)



Cadastral Property Report

Tax Year: 2025

Scale: 1:610.50 Basemap: Cadastral Application Base Map



Summary	
Primary Information	
Property Category: RP	Subcategory: Commercial Property
Geocode: 10-0536-20-1-22-03-0000	Assessment Code: 0004004300
Primary Owner: UMBRELLA LLC 895 LONGVIEW RD LAUREL, MT 59044-1845 Note: See Owners section for all owners	Property Address:
Certificate of Survey:	Legal Description: FROMBERG BLEWETT ADDN, S20, T05 S, R23 E, FROMBERG BLEWETT ADDN LTS 14-16 BLK 1 & 10' VAC ADJ ALLEY
Last Modified: 10/9/2025 20:20:4 PM	

East River St

402-378-1111

208 217

3rd Ave

2nd Ave

AST

UMBRELLA LLC

HASEMAN ROBERT J

YELLOWSTONE PROP PARTS LLC

KARF JACOB

Weather

8017

110

112

2016

Shed

UMBRELLA LLC

210

Loretta

202

204

6

4

5



5181 Southgate Drive
Billings, MT 59101-4627

July 30, 2025

To whom it may concern:

Montana-Dakota Utilities retired the following gas service lines in November of 2022.

- ✓ 208 E River St.
- ✓ 212 E River St.
- 209, 211, 213 A St.
- 102, 104, 106, 108, 110, 112 3rd Ave
- ✓ 211 Anderson Alley

Sincerely,

Montana-Dakota Utilities

Umbrella LLC Existing Utility Meters #3

To Dennison Butler <dennisonabutler@gmail.com>

Hi Dennison,

Attached are photos of the existing utility meters and meter pits on properties owned by Umbrella LLC, to provide evidence of the current infrastructure, and to request clarification regarding the Town's position under current ordinances and the responsibility for any associated fees.

1. Existing Meters--Photographic Evidence and GEO Codes

Attached photographs provide evidence that live meter infrastructure remains physically in place and accessible on the following GEO-coded properties:

- Photograph#1: Two meter pits at the corner of East River Street and Third Avenue -- GEO Code 10-0536-20-1-22-04-0000 (green)
- Photograph #2: Six meter pits at the corner of A Street and Third Avenue --GEO Code 10-0536-20-1-22-03-0000 (purple)
- Photograph #3: Meter pit off A Street - GEO Code 10-0536-20-1-22-02-0000 (blue)
- Photograph #4: Meter pit in the middle of the property -- GEO Code 10-0536-20-1-22-03-0000 (purple)
- Photograph #5: Cadastral Property Report color coded

These photographs confirm the existence and location of 10 live meter infrastructure that are capable of being connected to the Town's system if left in place.

2. Requests for Town Clarification

- Whether the presence of existing meters constitutes an active, inactive, or available service;
- Whether non-active service fees are properly assessed on properties with existing meters installed;
- Abandonment of existing meters would only occur at the request of the property owner, as the meters are located on private property;
- If abandonment is required, which party is responsible for the costs associated with abandonment
- Has the Town billed correctly;
- Should non-active fees continue to be billed on old address, reflect lots on amended plot plan; and
- Should any sort of refund be given when money is received from Carbon County Treasurer.

I had to break down into three parts to keep it straight. I hope everything that has been provided help to put together findings for the Council for Special meeting now schedule for January 28th at 6:00 pm. Please give me a call for any clarification that I might be able to provide.

Michele Auch
Town Clerk / Treasurer
www.fromberg-mt.com
406-668-7383

- Meter Photos Dennison.pdf (4 MB)

#1



corner red (7) off E. River St Dig into middle of E River

#2

Corner A Street
(6) 3rd Ave
green





(1) 12th A Street

#4



(1) 060 A Street purple



Cadastral Property Report

Tax Year: 2025

Scale: 1:610.50 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 10-0536-20-1-22-03-0000

Assessment Code: 0004004300

Primary Owner:

UMBRELLA LLC
895 LONGVIEW RD
LAUREL, MT 59044-1845

Note: See Owners section for all owners

Property Address:

Certificate of Survey:

Legal Description: FROMBERG BLEWETT ADDN, S20, T05 S, R23 E, FROMBERG BLEWETT ADDN LTS 14-16 BLK 1 & 10' VAC ADJ ALLEY