

Westside Infrastructure Extension Project

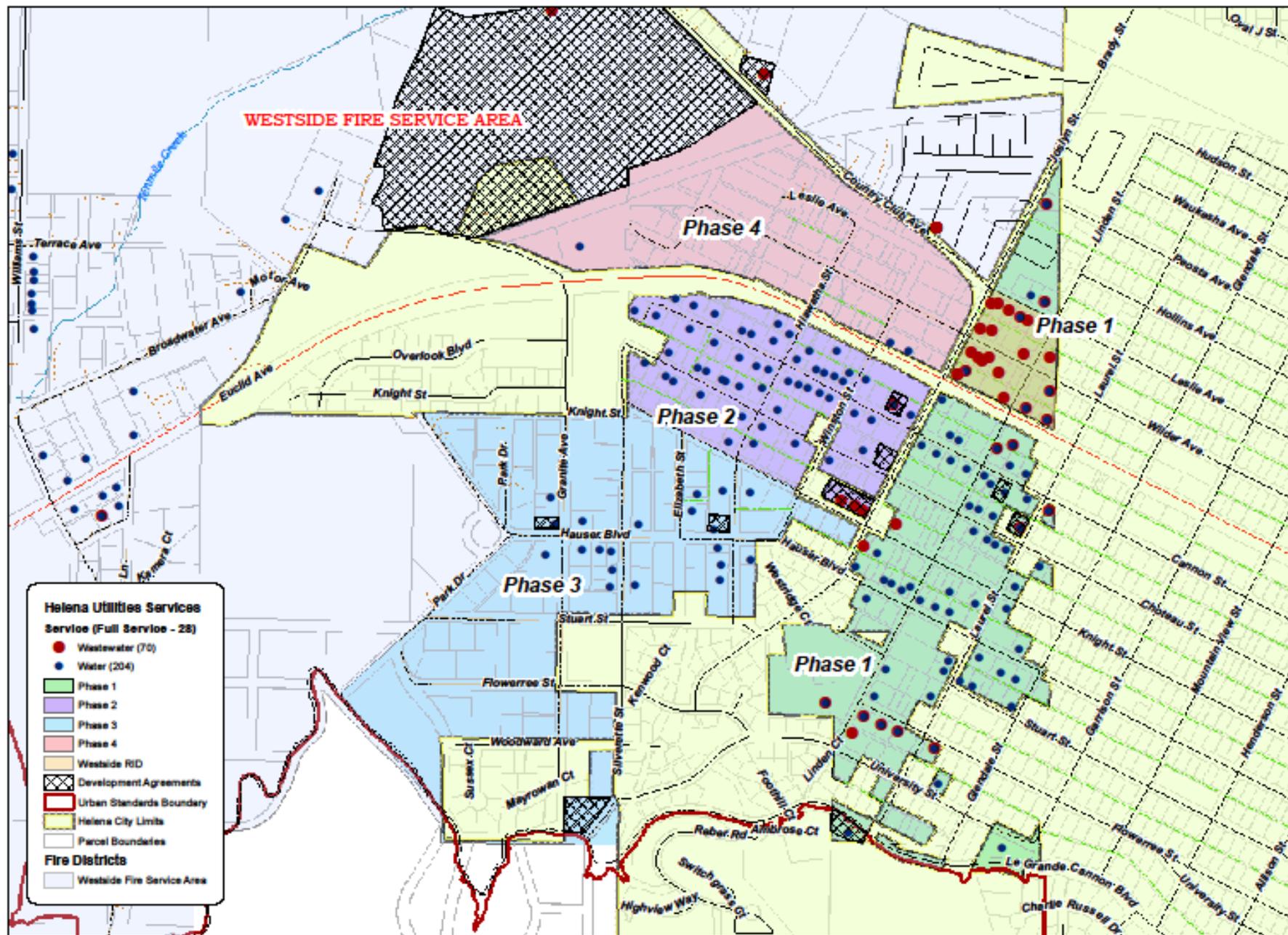


City of Helena
November 20, 2014

Project Overview

- Currently there are approximately 302 properties in the county that are receiving City water and /or wastewater services. The vast majority of these properties are in the Westside
- The unincorporated neighborhoods of Helena's west side could provide a focus for urban development if City infrastructure is extended in an efficient and cost-effective manner
- City staff has recently been in the process of identifying the opportunities and challenges of infrastructure extension and annexing the properties that are on the Westside and are currently receiving city water and/or wastewater services.
- City staff has identified four areas on the Westside that could be considered for infrastructure extension in phases.
- All properties are identified by Assessor code which may mean that they have multiple lots under each property

Helena Westside Infrastructure Extension and Annexation



Helena Utilities Services
Service (Full Service - 28)

- Wastewater (70)
- Water (204)

Phase 1
Phase 2
Phase 3
Phase 4

Westside RD
Development Agreements
Urban Standards Boundary
Helena City Limits
Parcel Boundaries

Fire Districts

- Westside Fire Service Area

Phasing

- The project has been broken down into four phases with the current emphasis on phase one, the wholly surrounded properties east of Joslyn Street.
- Phases two, three, and four will begin as each previous phase is completed
- Phase one includes the following properties identified by Assessors code:
 - 30 Commercial properties
 - 84 Residential properties
 - 43 Vacant properties
 - 1 exempt property (St. Andrew's School)

Project Development Steps & Timeline

- The City will draft a proposed pre-zoning plan and meet with residents of phase one to review and get feedback (Winter 2015)
- Pre-zoning plan will then be presented to the Helena Zoning Commission for approval, and then sent on to the Helena City Commission for approval (Winter 2015)
- The City will pass a resolution of Intent to Annex the phase one properties (Winter 2015)
- The City will design all related infrastructure for phase one (Winter 2015)
- The City will start construction of the infrastructure project (Spring 2015)
- Residents of phase one will be afforded the opportunity to connect to city services during construction to reduce costs and disruption (Summer 2015)
- The City will conclude the construction phase of the project and restore roads to current state and make improvements where needed (Fall 2015)
- The City will finalize the annexation of phase one once the infrastructure project is complete. (Fall 2015)

Funding & Costs

- Recently the City of Helena hired Stahly Engineering and Associates to prepare an infrastructure cost update for the Helena West Side Infrastructure Study (2002) to determine the costs associated with the installation of water, wastewater, storm water, and some street improvements to these areas to help quantify what it would take to bring these properties to a certain level of service if annexed. This infrastructure study only covered the costs associated with the phase one properties
- The City intends to use the State Revolving Fund (SRF) to pay for the construction costs of the proposed project. Approximately \$4 million.
- As properties connect to City water and wastewater mains, property owners would then pay the city back for their share of the infrastructure costs
- Re-payment at time of connection based on square footage
 - Estimated Cost by square foot
 - Water - approximately \$20,000 for a 100 by 125 lot
 - Sewer - approximately \$12,000 for a 100 by 125 lot
- Cost Comparison
 - Similar development in L&C County \$2.50 per square foot
 - Development in Phase One of the Westside approximately \$2.60 per square foot
- City ordinance currently sets the rebate program period at 20 years for both water and wastewater

City Services

- Law enforcement duties will be assumed by the Helena Police Department
- Fire service is currently provided by the Helena Fire Department via the Westside Fire Service Area Fire Protection Agreement and they will continue to provide fire service to the area
- Solid waste, water, sewer, and street maintenance will be provided by the City Public Works Department
- All other city departments such as Community Development, Parks & Recreation, and Administrative Services will provide the specific services under their jurisdiction

Questions



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