

ADMINISTRATIVE MEETING

April 20, 2016

3:30 p.m. to 5:30 p.m.

Civic Center

AGENDA

1. **Call to order, introductions, opening comments**
2. **April 6, 2016 Administrative Meeting summary**
3. **Commission comments, questions**
 - Upcoming appointments
4. **City Manager's Report**
 - Priority Matrix Discussion, Ranking Deadline
5. **Department discussions**
 - Community Development**
 - a) Department of Labor WUI Changes & Impacts
 - b) Westside Annexation/Infrastructure Expansion
 - **Consensus Direction to Manager:**
 - Public Works**
 - Long-term Storm Water Utility Projects with Major Budget Impacts
 - **Consensus Direction to Manager:**
6. **Committee discussions**
 - a) Audit Committee, City-County Board of Health, L&C County Mental Health Advisory Committee, Montana League of Cities & Towns
 - Mayor Jim Smith
 - b) Mayor Pro-Tem, Audit Committee, Helena Chamber of Commerce Liaison, Information Technology Committee, Transportation Coordinating Committee
 - Commissioner Dan Ellison
 - c) ADA Compliance Committee, Audit Committee, City-County Parks Board , Civic Center Board
 - Commissioner Rob Farris-Olsen
 - d) Board of Adjustment, City-County Administration Building (CCAB), Non-Motorized Travel Advisory Board, Transportation Coordinating Committee
 - Commissioner Andres Haladay
 - e) Business Improvement District/Helena Parking Commission ,Montana Business Assistance Connection, Public Art Committee
 - Commissioner Ed Noonan
 - f) Helena Citizens Council
7. **Review of agenda for April 25, 2016 Commission meeting**
8. **Public comment**
9. **Commission discussion and direction to City Manager**
10. **Adjourn**

City of Helena, Montana

MEMORANDUM

April 14, 2015

TO: Ronald J. Alles, City Manager

FROM: Thomas J. Jodoin, City Attorney
Sharon Haugen, Community Development Director
Mark Emert, Chief, Helena Fire Department

SUBJECT: 2012 International Wildland-Urban Interface Code (IWUIC)

On February 8, 2016, the Montana Department of Labor and Industry adopted the 2012 International Wildland-Urban Interface Code (“2012 IWUIC”). Local certified jurisdictions may now adopt the 2012 IWUIC as amended by the State. Adoption of the 2012 IWUIC is not mandatory. This memo examines what the City of Helena may regulate as far as building materials under the 2012 IWUIC, and the work that needs to be undertaken to adopt the 2012 (IWUIC) and designate certain or all areas of the city as “wildland-urban interface” areas.

As the Commission is aware, the City’s zoning prohibition against wood roofing materials was held by the Montana Supreme Court to be an invalid exercise of building code regulation.

The State eliminated parts of the 2012 IWUIC that were inconsistent with or regulated through subdivision review, zoning, and other adopted building and fire codes. Most important though, the state adopted Chapter 5 “Special Building Construction Regulations.” That chapter contains requirements for buildings to be constructed with ignition resistant construction techniques and materials. The specific level of ignition resistance for building materials and construction is determined according the “fire hazard severity” of the building site. If the building site is located in the “wildland-urban interface area” as determined by the local certified jurisdiction, the property owner must complete a “fire hazard severity form” found in Appendix “C” as part of their building permit application to determine the “fire hazard severity” of the building site. As the Commission is aware, the entire City of Helena has been designated as the “wildland-urban interface area.” Thus, every building permit to build a new structure or modify an existing one would require the property owner to analyze what “fire hazard severity” their property is and construct or modify the building according to the three classes of ignition resistant construction found in the 2012 IWUIC. There is a reasonable question whether property that is located in the northern parts of the City should be made to engage in this type of analysis on each building permit given the relative lack of fuel density.

The “fire hazard severity” of a property is determined according to the density of the fuel model (fuel type), the slope of the area, and how many critical fire weather frequency days per year the area experiences. The 2012 IWUIC has three fire hazard severity classes: Severe (Class 1), High (Class 2), and Moderate (Class 3). Extreme hazard areas (Class 1) have significant ignition-resistant building construction and materials requirements. For example, any structure in the extreme hazard area must have a “Class A” roofing assembly. For comparative

purposes, the City's invalidated regulations required at least a "Class C" roofing assembly. That regulation is congruent with the Moderate hazard areas. Thus, any area designated as a hazard area must have at least a "Class C" roofing assembly. The 2012 IWUIC goes well beyond simply roofing materials and, depending on the hazard severity area designation, includes ignition-resistant materials and coverage of openings for eaves, gutters and downspouts, vents, exterior walls, and underfloor protections.

The State also adopted appendix "B" which requires vegetation management plans to be submitted with the building permit application. There is no requirement to actually implement that vegetation management plan or any obvious enforcement authority if the vegetation management plan is not carried out. Appendix "B" appears to be a mandatory requirement if the City adopts the 2012 IWUIC since the State specifically adopted it as part of its rule making. Representatives of the State have confirmed that adoption of Appendix "B" is a mandatory part of adoption of the 2012 IWUIC.

Obviously, the City already has the authority, regardless of construction of a new building, to regulate the type of vegetation on private property to protect the public health and safety. Section 7-7-4, HCC, currently prohibits "all vegetation that constitutes an imminent physical danger to people or property or visual obstruction for pedestrians or vehicles." The City could adopt a regulation requiring more specific vegetation management to reduce fire risk to structures as part of its self-governing powers and without regard to the 2012 IWUIC.

More practically, however, any person seeking a building permit to construct or modify a structure in the "wildland-urban interface area" (all property within the City) would have to submit a vegetation management plan in accordance with Appendix "B." Staff believes this would create an unnecessary requirement that does not add to the City's existing regulatory authority. As explained above, Appendix "B" does not contain any requirement that the property owner carry out the vegetation management plan. Thus, the vegetation management plan submittal for all new or modified structures is overly burdensome to property owners and the City and does nothing to actually regulate the vegetation on property outside of a building permit.

Going forward, staff would like guidance on the following questions:

1. Does the City Commission want to proceed with adoption of the 2012 IWUIC which includes Appendix "B?"
2. If so, should the wildland-urban interface area encompass the entire City of Helena and where is the appropriate boundary?

City of Helena, Montana

April 11, 2016

To: Ronald J. Alles, City Manager

From: Sharon Haugen, Community Development Director

Subject: Consider a resolution authorizing application to the Montana Department of Natural Resources and Conservation (DNRC) for a Renewable Resource Grant and Loan Funds Wastewater Grant for Phase I & Phase II of the Westside Project.

Present Situation: The Montana Legislature established the Renewable Resource Grant and Loan Program (RRGL) to enhance Montana's renewable resources. The Resource Development Bureau of the Department of Natural Resources and Conservation (DNRC) administers the program. This program is funded through earnings from certain natural resource-based taxes. Projects under this program include public facility projects including drinking water, wastewater and solid waste development and improvement projects have received funding through this program. The unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits boundary consists of several hundreds of residences and numerous businesses. The vast majority of these structures were constructed prior to 1980 with individual onsite wastewater systems. Many of these systems are cesspools, seepage pits, or septic tanks with drain fields that have either failed, or have a high potential of failing in the near future. Due to the development density, repair or replacement of these systems may not comply with current state and county regulations. The City and County are working together to resolve some of these issues relating to these deficiencies and to identify possible funding mechanisms for the problems. The City of Helena intends to apply for funding from the Montana Department of Commerce TSEP and the Department of Natural Resource and Conservation REGULI program in order to develop a funding package that will assist the City with extending wastewater collection mains and providing wastewater treatment to an unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits. Phase I and Phase II, as shown on the attached map of the area being targeted for improvements, will be included in the grant application. The proposed project will construct a gravity sewer collection system providing connection to the City of Helena's wastewater treatment system. The projected total project cost is \$2,800,000. The funding sources for the project will be potential TSEP grant, \$750,000; potential RRGL \$125,000; and a State Revolving Fund (SRF) Loan for \$1,925,000 (a 20 year loan @ 2%). The SRF loan will be repaid through a rebatement process that would be established by the City Commission. This process would be similar to the rebate process recently used for the installation of wastewater facilities for property owners on a smaller neighborhood along Cannon and Choteau streets. Property owners will rebate their share of the costs when they connect to City services.

Proposal/Objective: The purpose of the resolution is to authorize the submission of a RRGL grant to assist in financing the Westside project.

Advantage: The 2009 Memorandum of Understanding between Lewis and Clark County and the City of Helena states that the development at urban densities, utilizing City services or County community-wise, is the most efficient use of land and provides essential services most effectively and at the lowest cost to its residents. If successful, the grant will assist in the financing of the extension of the City's wastewater system. It would also lessen the financial burden to the individual homeowners.

The project represents a systematic approach to revolving some of the issues regarding failing septic systems on the Westside.

Notable Energy Impact:

The extension of the City's wastewater system to Phase 1 & II will provide increased opportunities to promote infill development in this part of town resulting in a more efficient use of infrastructure.

Disadvantage:

The project as designed does not resolve all of the issues relating to failing septic systems and other potential failures on the entire Westside. Until all of the property owners have connected, the City will be responsible for some of the carrying costs for the loan.

Notice of Public Hearing:

N/A

Recommended Motion:

Move to adopt a resolution authorizing application to the Montana Department of Natural Resources and Conservation for a Renewable Resource Grant and Loan to fund extension of the City's existing wastewater system

<u>ATTACHMENTS:</u>
<input type="checkbox"/> Resolution
<input type="checkbox"/> Grant Summary
<input type="checkbox"/> Project Map

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING APPLICATION TO THE MONTANA DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION FOR A RENEWABLE RESOURCE GRANT AND LOAN TO FUND EXTENSION OF THE CITY'S EXISTING WASTEWATER COLLECTION SYSTEM

WHEREAS, the City of Helena owns and maintains a wastewater collection system for the benefit of the residents of the City of Helena, and has the legal jurisdiction and authority to construct, finance, operate, and maintain said system; and

WHEREAS, the City's wastewater collection system is in need of extension into a defined, unincorporated area of Lewis and Clark County adjacent to the Helena City limits to the west; and

WHEREAS, the Montana Department of Natural Resources and Conservation (DNRC) operates the Renewable Resource Grant and Loan Program (RRGL); and

WHEREAS, it appears to be in the best interests of the City of Helena and the residents thereof that the City apply to the DNRC for financial assistance from the RRGL to extend the wastewater collection systems.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. _____

Section 1. The Helena City Commission hereby authorizes the City Manager to submit an application on behalf of the City of Helena to the DNRC for a RRGL, to act on the City's behalf during this process, and provide additional information as may be required.

Section 2. The City of Helena agrees to comply with all State laws and regulations and the requirements described in the RRGL Application Guidelines and those that will be described in the RRGL contract.

Section 3. The City of Helena commits to pay the application fee required to apply for the above-referenced loan.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 25th DAY OF APRIL, 2015.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

**Summary of Treasure State Endowment Program (TSEP) and Renewable
Resource Grant and Loan (RRGL) Program Applications
Phase I and II – West Side Helena**

The City of Helena intends to apply for funding from the Montana Department of Commerce TSEP and the Department of Natural Resource and Conservation RRGL program in order to develop a funding package that will assist the City with extending wastewater collection mains and providing wastewater treatment to an unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits. Phase I and Phase II, as shown on the attached map of the area being targeted for improvements, will be included in the grant application.

Project History

The unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits boundary consists of several hundreds of residences and numerous businesses. The vast majority of these structures were constructed prior to 1980 with individual onsite wastewater systems. Many of these systems are cesspools, seepage pits, or septic tanks with drain fields that have either failed, or have a high potential of failing in the near future. Due to the development density, repair or replacement of these systems may not comply with current state and county regulations.

Identified Problem

The wastewater system has the following deficiencies:

- 1) Individual septic system failures have commonly resulted in untreated disposal and/or backups,
- 2) Replacement drain field disposal systems would likely be prohibited under current standards due existing development densities; and
- 3) The County cannot approve any new home construction unless the proposed septic system can meet current regulations, effectively prohibiting any new development.

Proposed Solution

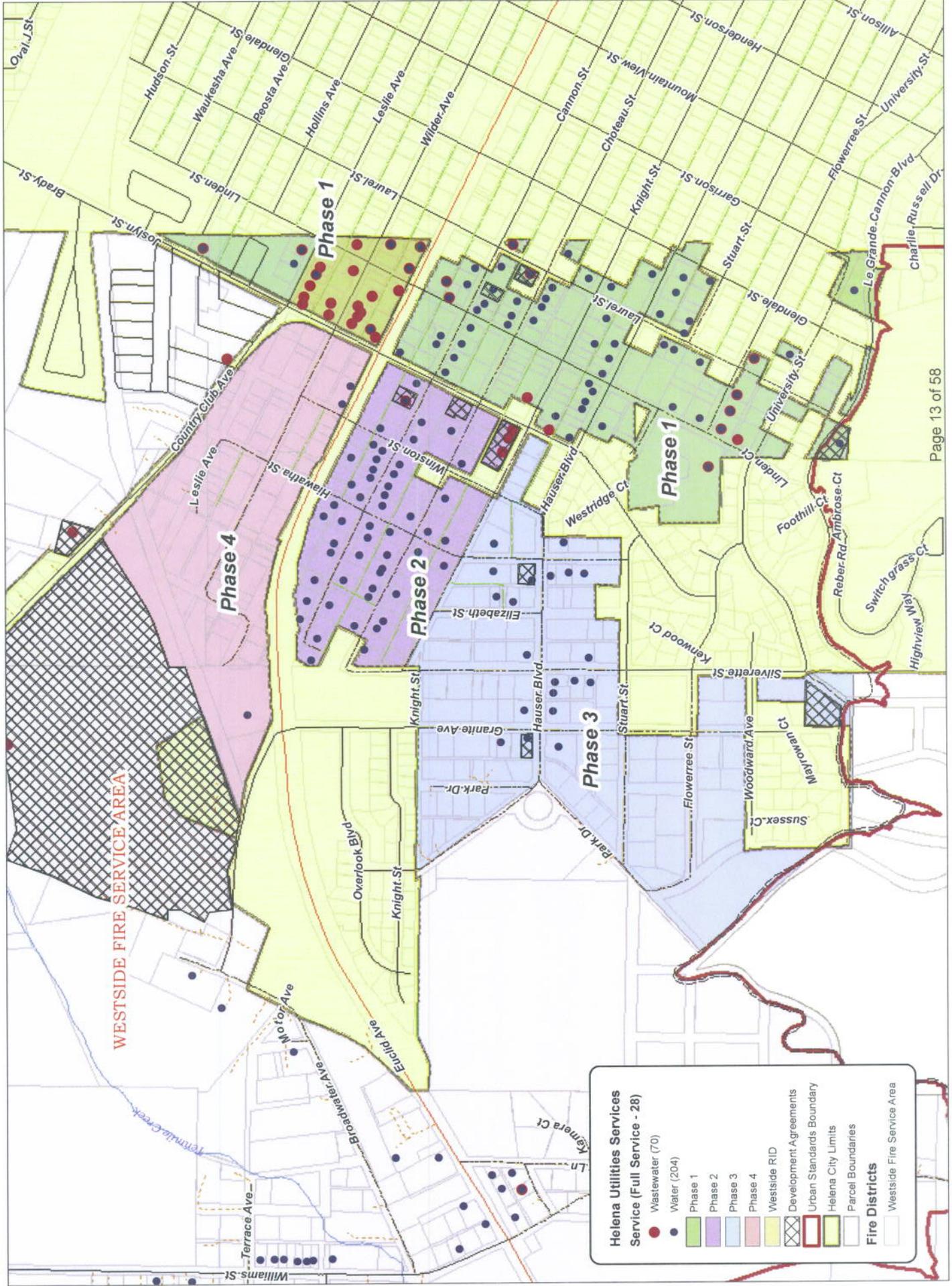
The proposed project will construct a gravity sewer collection system providing connection to the City of Helena’s wastewater treatment system. That project will solve all deficiencies currently associated with the existing wastewater system.

Wastewater Opinion of Probable Cost and Potential Funding Strategy

Total Opinion of Project Cost	\$2,800,000
TSEP Grant	750,000
RRGL Grant	125,000
SRF Loan (20 years @2.5%)	\$1,925,000



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 RID
- ▨ Development Agreements
- ▭ Urban Standards Boundary
- ▭ Helena City Limits
- ▭ Parcel Boundaries

Fire Districts

- ▭ Westside Fire Service Area

City of Helena, Montana

April 11, 2016

To: Ronald J. Alles, City Manager

From: Sharon Haugen, Community Development Director

Subject: Consider adoption of a resolution for a Finding of No Significant Impact for a project extending the City's Wastewater Collection System to a defined, unincorporated area of Lewis and Clark County adjacent to the Westside of Helena.

Present Situation: The City of Helena is considering the submission of a Treasure State Endowment Program (TSEP) grant and a Renewable Resource Grant and Loan (RRGL) grant to assist in the extension of wastewater services to Phase I & II of the Westside project. As part of the grant application process, the City is required to complete an Environmental Assessment for the project, in accordance to MEPA standards set by the State of Montana. Stahly and Associates have completed the Uniform Environmental Checklist for this project as part of their preparation for the TSEP application. They have contacted the appropriate state agencies and have identified the type of impacts that this proposal have and have recommended a Finding of No Significant Impact. On April 13, 2016, a public meeting was held to discuss the draft EA and present the preliminary engineering research for the proposed project. At the public meeting, the proposed project was explained, including the purpose and proposed area of the project activities and environmental issues. Ads were published in the Independent Record on April 6 and April 17, 2016 to also solicit comments. At the time of the writing of this memo, no comments have been received to date. The Uniform Environmental Checklist identified all the potential impacts, both potentially beneficial and potentially adverse. Mitigation measures were also identified for the potential adverse impacts. As part of the this process outside agencies, such as the State Historical Preservation Office, the Department of Natural Resources, etc. were solicited for comments and no adverse impacts were identified by any of these agencies.

Proposal/Objective: The purpose of the hearing is to take public comment and to determine if all of the impacts have been evaluated and if a Finding of No Significant Impact is appropriate and no further assessment is necessary.

Advantage: The completion of the Uniform Environmental Checklist helped identify any potential impacts of the proposed project that may exist regardless of whether grant funding is received for the project or not. This will help the City better prepare for this and other future projects during project design and installation.

Notable Energy Impact: None noted at this time.

Disadvantage: Based on the information received to date, there are no disadvantages identified. If further comments are received on the Uniform Environmental Checklist and demonstrate that there is sufficient concern not to make a determination of No Finding of Significant Impact, then city staff and the engineer will have to re-evaluate the findings to determine whether the concerns and potential impacts would result in a revised Environmental Assessment.

Notice of Public Hearing: Attached

Recommended Motion: Move to approve a resolution for a Finding of No Significant Impact to extend the city of Helena's wastewater collection system to a defined, unincorporated area of Lewis and Clark county adjacent to the city limits of the west side of Helena.

ATTACHMENTS:

[Resolution](#)

[Ad](#)

[Uniform Checklist](#)

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. _____

**A RESOLUTION FOR A FINDING OF NO SIGNIFICANT IMPACT
TO EXTEND THE CITY OF HELENA'S WASTEWATER COLLECTION
SYSTEM TO A DEFINED, UNINCORPORATED AREA OF LEWIS
AND CLARK COUNTY ADJACENT TO THE CITY LIMITS ON THE
WEST SIDE OF HELENA**

WHEREAS, the City of Helena procured the services of Stahly Engineering & Associates to prepare a Preliminary Engineering Report according to the standards set forth by the State of Montana for extension of the City's wastewater collection system to a defined, unincorporated area of Lewis and Clark County adjacent to the City limits on the west side of Helena; and

WHEREAS, the Preliminary Engineering Report included an Environmental Assessment of the proposed improvements and recommended a Finding of No Significant Impact; and

WHEREAS, a duly advertised public meeting was held on **April 13, 2016, at 6:00 p.m.** at the C.R. Anderson Middle School Library, 1200 Knight Street, in Helena so members of the general public could review and comment on the Environmental Assessment which was made available for review at said public meeting.

WHEREAS, a duly advertised public hearing was held before the Helena City Commission in its chambers at 316 North Park

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. _____

Avenue in Helena, Montana, on the 25th day of April, 2016 at 6:00 p.m. to review and consider all comments on the Environmental Assessment which was made available for review before and during the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. The Helena City Commission concludes that, in accordance with the Montana Environmental Protection Act (MEPA), the City has satisfactorily evaluated the impacts of the proposed project on the environment, and concurs with the recommendation and Finding of No Significant Impact and no further assessment is necessary.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 25th DAY OF APRIL, 2015.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

NOTICE OF AVAILABILITY OF ENVIRONMENTAL ASSESSMENT AND PUBLIC HEARING



City of Helena

The City of Helena is preparing an application for a Treasure State Endowment Program (TSEP) Grant from the Montana Department of Commerce (DOC). TSEP grants are a state action subject to the Montana Environmental Policy Act (MEPA). As required by the MEPA and DOC regulations, the City of Helena has prepared a draft Environmental Assessment (EA) that evaluates the potential environmental effects and consequences of the proposed project. This notice announces the availability of the draft EA for public review and comments as well as the date and time of a Public Hearing regarding the proposed project.

The proposed action generally consists of extending the City of Helena's gravity sanitary sewer collection system and providing connection to the City of Helena's wastewater treatment system to a defined unincorporated area of Lewis and Clark County located adjacent to the west side of Helena. Copies of the draft EA are available for review at the office of the City of Helena Commission, 316 North Park Avenue, Helena, Montana 59623. The City of Helena will consider all substantive comments received in response to the draft EA.

A Public Meeting will be held at 6:00 p.m. on April 13, 2016 at C.R. Anderson Middle School Library, 1200 Knight Street, Helena, MT in order to discuss the draft EA and present the preliminary engineering research for the proposed project. At the Public Hearing, the proposed project will be explained, including the purpose and proposed area of the project, activities, and environmental issues.

All interested persons will be given the opportunity—and are encouraged—to ask questions and to express their opinions regarding this proposed project and its environmental impacts. Comments on the project and/or the draft EA will be accepted at this meeting and may be presented orally at the meeting or submitted in writing to Stahly Engineering & Associates at 3530 Centennial Drive, Helena, MT, 59601 before 5:00 p.m. on April 24, 2016.

At a subsequent Public Hearing to be held at 6:00 p.m. on April 25, 2016 at the City Commission Chambers, Room 330, 316 North Park Avenue, Helena, Montana, all comments will be reviewed and considered and the City of Helena will decide that either:

1. An Environmental Impact Statement (EIS) is necessary;
2. The Environmental Assessment did not adequately reflect the issues raised by the proposed action and must be revised; or
3. An EIS is not necessary, and make a final decision on the proposed action (submitting the application for TSEP funding).

For further information, contact Greg Wirth from Stahly Engineering & Associates at 3530 Centennial Drive, Helena, MT, 59601, phone: (406) 442-8594, email: gwirth@seaeng.com.

The City of Helena is committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City's services, programs, or activities.

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Elroy Golemon, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: (406) 447- 8490, TTY Relay Service 1-800-253-4091 or 711, citycommunitydevelopment@helenamt.gov, 316 North Park Avenue- Room 440, Helena, MT 59623.

Publish Dates:

April 6, 2016 and April 17, 2016

**Montana Department of Commerce
Treasure State Endowment Program
Environmental Assessment**

**City of Helena / Lewis and Clark County, Montana
Westside Wastewater Improvements**

Proposed Action: The proposed project will replace failing onsite wastewater treatment systems in the area immediately west of the City of Helena in Lewis and Clark County with an extension of the City of Helena sanitary sewer collection system that will convey wastewater to the City of Helena Wastewater Treatment Facility. The project will include the following:

- Construction of approximately 18,000 feet of sanitary sewer collection main
- Construction of approximately 200 sanitary sewer service connections
- Abandonment of approximately 100 existing onsite wastewater treatment systems

UNIFORM ENVIRONMENTAL CHECKLIST

A completed environmental checklist as contained in the Uniform Application for Montana Public Facility Projects, 10th Edition, begins on the next page.

As the engineer that prepared the preliminary engineering report, I, Greg Wirth, P.E. have reviewed the information presented in this checklist and believe that it accurately identifies the environmental resources in the area and the potential impacts that the project could have on those resources. In addition, the required state and federal agencies were provided with the required information about the project and requested to provide comments on the proposed public facility project. Their comments have been incorporated into and attached to the Preliminary Engineering Report.

Engineer's Signature _____

Date: _____

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

PHYSICAL ENVIRONMENT	
KEY <hr/> N <hr/>	<p>1. Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity)</p> <p><i>Comments and Source of Information:</i> Soils in the project area are suitable for utility installation; bedrock may be encountered but is excavated with standard construction equipment. The existing natural gradient is conducive to conventional gravity sewer piping; excessive steep slopes are not anticipated. Helena is in a high hazard seismic zone; all construction will be in accordance with state and city design standards. There are no identified topographic and/or expected geologic constraints in the area of the proposed project. (Lewis and Clark County DES, Engineer)</p>
KEY <hr/> N <hr/>	<p>2. Hazardous Facilities (e.g., power lines, EPA hazardous waste sites, acceptable distance from explosive and flammable hazards including chemical/ petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities & propane storage tanks)</p> <p><i>Comments and Source of Information:</i> There are no known hazardous facilities within the general vicinity of the proposed project. There are numerous overhead and underground utilities (gas, electrical power, communication, propane tanks) that will be identified and accommodated with the project design and construction. (Engineer)</p>
KEY <hr/> A, M <hr/>	<p>3. Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions)</p> <p><i>Comments and Source of Information:</i> There will be some temporary dust, odors and emissions associated with the construction disturbances and heavy equipment needed for the installation. The contractor will be required to mitigate excessive dust during construction and excessive equipment idling will be prohibited. There will be no long term impacts in regard to the surrounding air quality as a result of the project. (Engineer)</p>
KEY <hr/> B <hr/>	<p>4. Groundwater Resources & Aquifers (e.g., quantity, quality, distribution, depth to ground water, sole source aquifers)</p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to impact the groundwater resources and/or aquifers. Providing a collection system will eliminate the potential for untreated discharge of wastewater from failing onsite wastewater systems to the aquifer. Utilizing treatment at the City of Helena Wastewater Treatment Facility will provide enhanced treatment and pollutant removal prior to discharging. (Engineer)</p>
KEY <hr/> B, P <hr/>	<p>5. Surface Water/Water Quality, Quantity & Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)</p> <p><i>Comments and Source of Information:</i> The proposed improvement will not have any direct impact to any surface waters in the immediate vicinity of the project. The elimination of leaking or potentially failing onsite wastewater treatment systems will prevent any untreated wastewater discharges to groundwater, which supplies the local surface waters. During construction, the contractor will be required to secure a storm water prevention plan and permit and implement an erosion control plan to mitigate and storm water runoff. (Montana DEQ, Engineer)</p>
KEY <hr/> N <hr/>	<p>6. Floodplains & Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)</p> <p><i>Comments and Source of Information:</i> According to FEMA Flood Insurance Rate Map Number 30049C2302E, with an effective date of September 19, 2012, the project area is located in Zone X, being areas outside the 0.2% annual chance flood. The nearest mapped floodplain is located approximately 0.5 miles northwest of the project area being associated with Ten Mile Creek. Since this mapped floodplain is located numerous vertical feet downgradient of the project area and the presence of US Highway 12 acts as a levee, there will be no impacts to the floodplain and no permits will be required. (FEMA)</p>

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

<p>KEY</p> <hr/> <p>N</p> <hr/>	<p>7. Wetlands Protection (Identify any wetlands within one mile of the boundary of the project.)</p> <p><i>Comments and Source of Information:</i> There are no apparent jurisdictional wetlands within the project area. The Army Corps of Engineers was contacted regarding the proposed project, however, their response was not conclusive. Based on the project area topography and being in a disturbed, developed area, wetlands are not expected. Any occurrence or wetland encountered during the detailed design of the project will be identified and properly permitted if needed. Wetlands do occur within the proximity of Ten Mile Creek located approximately 0.5 miles northwest of the project area, these wetlands will not be impacted by the proposed project. (US Army COE)</p>
<p>KEY</p> <hr/> <p>N, B</p> <hr/>	<p>8. Agricultural Lands, Production, & Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands) (Identify any prime or important farm ground or forest lands within one mile of the boundary of the project.)</p> <p><i>Comments and Source of Information:</i> The project area being mountainous and in the immediate proximity to urbanization does not contain any agricultural lands. The project has the potential to benefit the local agricultural lands in the Helena Valley by promoting development in existing urban areas and not disrupting agrarian areas. (Engineer)</p>
<p>KEY</p> <hr/> <p>N, B</p> <hr/>	<p>9. Vegetation & Wildlife Species & Habitats, Including Fish and Sage Grouse (e.g., terrestrial, avian and aquatic life and habitats)</p> <p><i>Comments and Source of Information:</i> The project area includes numerous vegetation and wildlife species and habitats; any increased development will cause a disruption to these species and habitats. However, due to the existing development and urbanization, the habitats are already fractured and not considered prime. Further, this project encourages growth and development in existing urbanized areas which may prevent growth in other more suitable or valuable vegetation and wildlife habitat areas. Also, according to a response by the Montana Fish, Wildlife and Parks (MT FWP) the project by removing old individual septic systems will benefit the watershed by eliminating the risk of nitrate, phosphates and pathogen intrusion into the watershed. The Montana Natural Resources and Conservation (MT DNRC) website was reviewed and the project area is not located in any Sage Grouse Executive Order Core, General or Connectivity Habitat Areas. (MT FWP, MT DNRC, Engineer)</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p>10. Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish or wildlife)</p> <p><i>Comments and Source of Information:</i> There are some known unique, endangered, fragile, or limited environmental resources in the area, but no adverse impacts are anticipated with this project according to the USF&W Service. The US Fish and Wildlife Service (US FWS), the Montana Department of Fish, Wildlife, and Parks (MT FWP) and the Montana Natural Heritage Program (MT NHP) were asked to comment on the proposed project. The responses received by the MT FWP and the MT NHP were not conclusive. The USFWS responded that "we do not anticipate adverse impacts to threatened, endangered, or candidate species to result from implementation of the proposed project." (US FWS, MT FWP, MT NHP)</p>
<p>KEY</p> <hr/> <p>N, B</p> <hr/>	<p>11. Unique Natural Features (e.g., geologic features)</p> <p><i>Comments and Source of Information:</i> There are no known unique natural features that are anticipated to be impacted as a result of the proposed project. The proximity of the project area to Mount Helena City Park and potential for increased development may cause additional usership of a unique natural feature and recreational area which is considered a benefit. (Engineer)</p>

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

KEY <hr/> N, B <hr/>	<p>12. Access to, and Quality of, Recreational & Wilderness Activities, Public Lands and Waterways (including Federally Designated Wild & Scenic Rivers), and Public Open Space</p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to the access or quality of recreational and wilderness activities, public lands and waterways, or public open spaces as a result of the proposed project. The proximity of Mount Helena City Park and Spring Meadow Lake State Park in would be expected to see an increase in use due to the potential for development opportunities. This is considered a benefit by allowing the public to utilize and appreciate open space and enjoy recreational opportunities. (Engineer)</p>
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HUMAN POPULATION	
KEY <hr/> B <hr/>	<p>1. Visual Quality – Coherence, Diversity, Compatibility of Use and Scale, Aesthetics</p> <p><i>Comments and Source of Information:</i> No negative impacts are anticipated on visual quality since the new collection pipes will be located underground and after construction the visual presence of the area will be unchanged. The project will enable increased development on vacant land in the area. Some of these areas are currently unkempt with outdoor debris and weed infestations. Development according to City of Helena standards can be considered a beneficial visual impact. (Engineer)</p>
KEY <hr/> N <hr/>	<p>2. Nuisances (e.g., glare, fumes)</p> <p><i>Comments and Source of Information:</i> During construction there will be short-term impact relating to fumes from heavy construction equipment emissions. The proposed project is not anticipated to create any long-term nuisances. (Engineer)</p>
KEY <hr/> N <hr/>	<p>3. Noise – suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways & railroads)</p> <p><i>Comments and Source of Information:</i> During construction there will be short-term noise impacts relating to heavy construction equipment operation. Construction noise impacts can be mitigated and minimized by limiting the construction hours to 7:00 AM to 7:00 PM. No long-term noise impacts are anticipated upon completion of the project. (Engineer)</p>
KEY <hr/> N, B <hr/>	<p>4. Historic Properties, Cultural, and Archaeological Resources</p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to cultural facilities, cultural uniqueness, and diversity as a result of the proposed project. The State Historic Preservation Office (SHPO) was contacted and asked to comment on the proposed project. SHPO responded that "As long as there will be no disturbance to structures over fifty years of age we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, if should structures need to be altered or if cultural materials be inadvertently discovered during this project we ask that our office be contacted and the site investigated." The project area likely includes some structures over fifty years of age, however with the nature of construction, no impacts alterations are expected. Further, providing municipal utilities provides the ability to prolong the existence of cultural facilities. (SHPO and Engineer)</p>
KEY <hr/> A, B <hr/>	<p>5. Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)</p> <p><i>Comments and Source of Information:</i> The proposed project is anticipated to promote population growth in areas more suitable for development. This will cause an increase in population density, however this is considered to be offset by additional tax revenues and the avoidance of ancillary impacts caused by urban sprawl. (Engineer)</p>

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

KEY _____ N, B _____	<p>6. Environmental Justice – (Does the project avoid placing lower income households in areas where environmental degradation has occurred, such as adjacent to brownfield sites?)</p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to place lower income households in areas on environmental degradation. The project, by means of providing municipal services has the potential to allow placement of lower income households in the project area where there are no known areas of environmental degradation. (Engineer)</p>
KEY _____ N, B _____	<p>7. General Housing Conditions – Quality, Quantity, Affordability</p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to directly impact general housing conditions. The proposed project will likely promote additional development in the area, which when incorporated into the City, will be subject to more stringent building codes. Additionally, the availability of municipal services will enable multi-family housing with the potential for higher density and more efficient distribution of housing opportunities. (Engineer)</p>
KEY _____ N _____	<p>8. Displacement or Relocation of Businesses or Residents</p> <p><i>Comments and Source of Information:</i> The proposed project will not require and is not anticipated to displace or relocate any businesses or residents. (Engineer)</p>
KEY _____ B _____	<p>9. Public Health and Safety</p> <p><i>Comments and Source of Information:</i> The proposed project will increase public health and safety by eliminating potentially leaking of on-site wastewater treatment systems that will directly contribute to the contamination of the local aquifer that others rely on for water supply. (Engineer)</p>
KEY _____ N _____	<p>10. Lead Based Paint and/or Asbestos</p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to involve the handling of any lead based paint and/or asbestos. (Engineer)</p>
KEY _____ B _____	<p>11. Local Employment & Income Patterns – Quantity and Distribution of Employment, Economic Impact</p> <p><i>Comments and Source of Information:</i> The proposed project will likely promote additional commercial growth in the area which will increase local employment options and income patterns with additional economic development. (Engineer)</p>
KEY _____ B _____	<p>12. Local & State Tax Base & Revenues</p> <p><i>Comments and Source of Information:</i> The proposed project will likely promote additional growth in the area which will increase the tax base and revenues. (Engineer)</p>
KEY _____ B, A, M _____	<p>13. Educational Facilities - Schools, Colleges, Universities</p> <p><i>Comments and Source of Information:</i> The proposed project will likely promote additional growth in the area and subsequent increased demand on the existing educational facilities. However, incorporation into the City will increase the tax base, allowing the means to provide and maintain educational facilities. (Engineer)</p>
KEY _____ B _____	<p>14. Commercial and Industrial Facilities – Production & Activity, Growth or Decline</p> <p><i>Comments and Source of Information:</i> The proposed project and provisions of municipal services is expected to facilitate additional commercial and industrial development. The project area contains some prime commercial real estate along the Highway 12 / Euclid Avenue that is underutilized due to sanitary constraints. (Engineer)</p>

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

KEY _____ A, B	15. Health Care – Medical Services <i>Comments and Source of Information:</i> The proposed project will likely promote additional growth in the area and subsequent increased demand on the existing health care facilities and medical services. However, incorporation into the City will increase the tax base, allowing the means to provide medical services. (Engineer)
KEY _____ A, B	16. Social Services – Governmental Services (e.g., demand on) <i>Comments and Source of Information:</i> The proposed project will likely promote additional growth in the area and subsequent increase demand on social services. However, incorporation into the City will increase the tax base providing government services. It is also noted that most residents living in this area currently outside the City limits, receive these benefits due to the proximity to the City. (Engineer)
KEY _____ N	17. Social Structures & Mores (Standards of Social Conduct/Social Conventions) <i>Comments and Source of Information:</i> There is no anticipated impact to social structures as a direct result of the proposed project. (Engineer)
KEY _____ N, B	18. Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts) <i>Comments and Source of Information:</i> The proposed project provides excellent use and promotes the efficient use of available land. All improvements will be primarily completed within existing rights-of-ways and will not require a change in land use. According to the 2011 City of Helena Growth Policy, the Westside of Helena is also a targeted area for annexation, extension of municipal services and infill development. (Engineer and City of Helena)
KEY _____ A, M	19. Energy Resources – Consumption and Conservation <i>Comments and Source of Information:</i> The increased demands on the City of Helena Wastewater Treatment facility will require additional energy consumption. It can be considered that the availability of municipal services will promote infill and more dense development that facilitates less overall energy and resource consumption than urban sprawl. (Engineer)
KEY _____ N	20. Solid Waste Management <i>Comments and Source of Information:</i> Upon project construction and annexation by the City of Helena, solid waste collection services will be available by the City. (Engineer)
KEY _____ B	21. Wastewater Treatment – Sewage System <i>Comments and Source of Information:</i> The proposed project will improve the wastewater treatment by providing connection to the City of Helena Wastewater Treatment Facility. The availability of municipal services will likely promote additional development needing service connections which will be required to pay for these utility services and provide means for system maintenance and upgrades. (Engineer)
KEY _____ N	22. Storm Water – Surface Drainage <i>Comments and Source of Information:</i> There are no anticipated impacts to storm water as a result of the proposed project. All areas disturbed during construction will be restored to the original condition and the existing storm water drainage ways will remain. (Engineer)
KEY _____ B	23. Community Water Supply <i>Comments and Source of Information:</i> The installation and means of sanitary sewer collection will eliminate the possibility of failing individual on-site wastewater treatment systems contaminating those residences utilizing wells for water supply. (Engineer)

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
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KEY _____ N, B	<p>24. Public Safety – Police</p> <p><i>Comments and Source of Information:</i> Upon project construction and annexation by the City of Helena, police protection will be provided by the City and provided through taxes levied against all properties using the services. The availability of municipal services will likely promote additional development which will contribute to the tax base, supplying revenues to provide increased police protection services. (Engineer)</p>
KEY _____ N, B	<p>25. Fire Protection – Hazards</p> <p><i>Comments and Source of Information:</i> Upon project construction and annexation by the City of Helena, fire protection will be provided by the City and provided through taxes levied against all properties using the services. The availability of municipal services will likely promote additional development which will contribute to the tax base, supplying revenues to provide fire protection services. Additionally, incorporation in the City of Helena will require all new structures to meet all fire codes as adopted by the City. (Engineer)</p>
KEY _____ N, B	<p>26. Emergency Medical Services</p> <p><i>Comments and Source of Information:</i> Upon project construction and annexation by the City of Helena, emergency medical services will be provided by the City and provided through taxes levied against all properties using the services. The availability of municipal services will likely promote additional development which will contribute to the tax base, supplying revenues to provide emergency medical services. (Engineer)</p>
KEY _____ B	<p>27. Parks, Playgrounds, & Open Space</p> <p><i>Comments and Source of Information:</i> There are no direct anticipated impacts to parks, playgrounds, and open spaces as a result of the proposed project. There are playgrounds at schools, open space with Mount Helena Park and Spring Meadow Lake State Park nearby and in the immediate vicinity of the proposed project. Upon completion of the project, the availability of municipal services will likely promote additional development which may cause the increased utilization and enjoyment of local recreational amenities. (Engineer)</p>
KEY _____ N, B	<p>28. Cultural Facilities, Cultural Uniqueness & Diversity</p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to cultural facilities, cultural uniqueness, and diversity as a result of the proposed project. The State Historic Preservation Office (SHPO) was contacted and asked to comment on the proposed project. SHPO responded that "As long as there will be no disturbance to structures over fifty years of age we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered of if cultural materials be inadvertently discovered during this project we ask that our office be contacted and the site investigated." The project area likely includes some structures over fifty years of age, however with the nature of construction, no impacts or alterations are expected. Further, providing municipal utilities provides the ability to prolong the existence of cultural facilities. (SHPO and Engineer)</p>
KEY _____ N	<p>29. Transportation Networks and Traffic Flow Conflicts (e.g., rail; auto including local traffic; airport runway clear zones - avoidance of incompatible land use in airport runway clear zones)</p> <p><i>Comments and Source of Information:</i> Temporary traffic delays will occur during project construction in addition to dust and noise caused by heavy equipment. As part of standard utility and trench construction, all streets and alleys will be restored to the existing or better conditions. Upon completion of the project, the availability of municipal services will likely promote additional development and an increase of traffic on local streets. The local streets are expected to have capacity to accommodate this additional traffic and no impacts are expected. (Engineer)</p>

Key Letter: **N** – No Impact/Not Applicable **B** – Potentially Beneficial **A** – Potentially Adverse
P – Approval/Permits Required **M** – Mitigation Required

KEY _____	<p>30. Consistency with Local Ordinances, Resolutions, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)</p> <p><i>Comments and Source of Information:</i> The proposed project is consistent with all local ordinances, resolutions, growth policies and plans. (Lewis and Clark County and City of Helena)</p>
B	
KEY _____	<p>31. Is There a Regulatory Action on Private Property Rights as a Result of this Project? (Consider options that reduce, minimize, or eliminate the regulation of private property rights.)</p> <p><i>Comments and Source of Information:</i> No regulatory action on private property is anticipated as a result of the proposed project. During project design, utility easements may be required for installations on private property, but this will strived to be avoided. (PER)</p>
N	

DRAFT

City of Helena, Montana

April 11, 2016

To: Ronald J Alles, City Manager

From: Sharon Haugen Community Development Director

Subject: Consider a resolution authorizing the submission of a Treasure State Endowment Program Grant on behalf of the Westside Wastewater Project, Phases I & II.

Present Situation: The Treasure State Endowment Program (TSEP) is a state-funded program that has been designed to help address that "affordability" problem by providing grants to lower the cost of constructing public facilities projects. The program was authorized by Montana's voters with the passage of Legislative Referendum 110 on June 2, 1992. The law has been codified as Sections 90-6-701 through 90-6-710, MCA. The City of Helena is considering an application to the Montana Department of Commerce for financial assistance from the Treasure State Endowment Program (TSEP) for funds that will be used for the extension of the City of Helena's gravity sanitary sewer collection system and providing connection to the City of Helena's wastewater treatment system to a defined unincorporated area of Lewis and Clark County located adjacent on the west side. The unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits boundary consists of several hundreds of residences and numerous businesses. The vast majority of these structures were constructed prior to 1980 with individual onsite wastewater systems. Many of these systems are cesspools, seepage pits, or septic tanks with drain fields that have either failed, or have a high potential of failing in the near future. Due to the development density, repair or replacement of these systems may not comply with current state and county regulations. The City and County are working together to resolve some of these issues relating to these deficiencies and to identify possible funding mechanisms for the problems. The City of Helena intends to apply for funding from the Montana Department of Commerce TSEP and the Department of Natural Resource and Conservation RRGL program in order to develop a funding package that will assist the City with extending wastewater collection mains and providing wastewater treatment to an unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits. Phase I and Phase II, as shown on the attached map of the area being targeted for improvements, will be included in the grant application. The proposed project will construct a gravity sewer collection system providing connection to the City of Helena's wastewater treatment system. The projected total project cost is \$2,800,000. The funding sources for the project will be potential TSEP grant, \$750,000; potential RRGL \$125,000; and a State Revolving Fund (SRF) Loan for \$1,925,000 (a 20 year loan @ 2%). The SRF loan will be repaid through a rebatement process that would be established by the City Commission. This process would be similar to the rebate process recently used for the installation of wastewater facilities for property owners on a smaller neighborhood along Cannon and Choteau streets. Property owners will rebate their share of the costs when they connect to City services

Proposal/Objective: The purpose of the resolution is to authorize the submission of a TSEP grant to assist in financing the Westside project.

Advantage: The 2009 Memorandum of Understanding between Lewis and Clark County and the City of Helena states that the development at urban densities, utilizing City services or County community-wise, is the most efficient use of land and provides essential services most effectively and at the lowest cost to its residents. If successful, the grant will assist in the financing of the extension of the City's wastewater system. It

would also lessen the financial burden to the individual homeowners and other property owners

Notable Energy Impact:

If funded the project would result in the more effective use of infrastructure and encourage redevelopment in the area.

Disadvantage:

The projects as designed des not resolve all of the issues relating to failing septic systems and other potential failures on the entire Westside. Until all of the property owners have connected, the City will be responsible for some of the carrying costs for the loan.

Notice of Public Hearing:

Attached

Recommended Motion:

Move to approve a resolution authorizing the city of Helena to submit an application for a grant to the Montana Treasure State Endowment Program on behalf fot Westside wastewater project, Phases I & II.

ATTACHMENTS:

[Resolution](#)

[Ad](#)

[Grant Summary](#)

[Project Area Map](#)

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF HELENA TO SUBMIT AN APPLICATION FOR A GRANT TO THE MONTANA TREASURE STATE ENDOWMENT PROGRAM ON BEHALF OF THE WESTSIDE WASTEWATER PROJECT, PHASES I AND II

WHEREAS, the City of Helena is applying to the Montana Department of Commerce for financial assistance from the Treasure State Endowment Program (TSEP) to assist with funding the cost of extension of the City's gravity sanitary sewer collection system and providing connection to the City of Helena's wastewater treatment system to a defined, unincorporated area of Lewis and Clark County adjacent to the City limits on the west side of Helena; and

WHEREAS, the City of Helena has legal jurisdiction to finance, construct, operate, and maintain the sanitary sewer collection system; and

WHEREAS, it appears to be in the best interests of the City of Helena and the inhabitants thereof that the City complete this TSEP application process.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

/

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. _____

Section 1. The Helena City Commission hereby authorizes the City Manager to submit the City of Helena's application to the Montana Department of Commerce, Treasure State Endowment Program, for a grant under §90-6-703, MCA, to assist with funding the cost of extension of the City's gravity sanitary sewer collection system and providing connection to the City of Helena's wastewater treatment system to a defined, unincorporated area of Lewis and Clark County adjacent to the City limits on the west side of Helena, and to provide any information that may be required during the application process.

Section 2. The City of Helena agrees to comply with all State laws and regulations the requirements described in the TSEP Application Guidelines and those that will be described in the TSEP Project Administration Manual.

Section 3. The City of Helena agrees to provide the amount of matching funds proposed in the TSEP application.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 25th DAY OF APRIL, 2015.

ATTEST:

MAYOR

CLERK OF THE COMMISSION

NOTICE OF AVAILABILITY OF ENVIRONMENTAL ASSESSMENT AND PUBLIC HEARING



City of Helena

The City of Helena is preparing an application for a Treasure State Endowment Program (TSEP) Grant from the Montana Department of Commerce (DOC). TSEP grants are a state action subject to the Montana Environmental Policy Act (MEPA). As required by the MEPA and DOC regulations, the City of Helena has prepared a draft Environmental Assessment (EA) that evaluates the potential environmental effects and consequences of the proposed project. This notice announces the availability of the draft EA for public review and comments as well as the date and time of a Public Hearing regarding the proposed project.

The proposed action generally consists of extending the City of Helena's gravity sanitary sewer collection system and providing connection to the City of Helena's wastewater treatment system to a defined unincorporated area of Lewis and Clark County located adjacent to the west side of Helena. Copies of the draft EA are available for review at the office of the City of Helena Commission, 316 North Park Avenue, Helena, Montana 59623. The City of Helena will consider all substantive comments received in response to the draft EA.

A Public Meeting will be held at 6:00 p.m. on April 13, 2016 at C.R. Anderson Middle School Library, 1200 Knight Street, Helena, MT in order to discuss the draft EA and present the preliminary engineering research for the proposed project. At the Public Hearing, the proposed project will be explained, including the purpose and proposed area of the project, activities, and environmental issues.

All interested persons will be given the opportunity—and are encouraged—to ask questions and to express their opinions regarding this proposed project and its environmental impacts. Comments on the project and/or the draft EA will be accepted at this meeting and may be presented orally at the meeting or submitted in writing to Stahly Engineering & Associates at 3530 Centennial Drive, Helena, MT, 59601 before 5:00 p.m. on April 24, 2016.

At a subsequent **Public Hearing to be held at 6:00 p.m. on April 25, 2016 at the City Commission Chambers, Room 330, 316 North Park Avenue, Helena, Montana**, all comments will be reviewed and considered and the City of Helena will decide that either:

1. An Environmental Impact Statement (EIS) is necessary;
2. The Environmental Assessment did not adequately reflect the issues raised by the proposed action and must be revised; or
3. An EIS is not necessary, and make a final decision on the proposed action (submitting the application for TSEP funding).

For further information, contact Greg Wirth from Stahly Engineering & Associates at 3530 Centennial Drive, Helena, MT, 59601, phone: (406) 442-8594, email: gwirth@seaeng.com.

The City of Helena is committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City's services, programs, or activities.

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Elroy Golemon, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: (406) 447- 8490, TTY Relay Service 1-800-253-4091 or 711, citycommunitydevelopment@helenamt.gov, 316 North Park Avenue- Room 440, Helena, MT 59623.

Publish Dates:

April 6, 2016 and April 17, 2016

**Summary of Treasure State Endowment Program (TSEP) and Renewable
Resource Grant and Loan (RRGL) Program Applications
Phase I and II – West Side Helena**

The City of Helena intends to apply for funding from the Montana Department of Commerce TSEP and the Department of Natural Resource and Conservation RRGL program in order to develop a funding package that will assist the City with extending wastewater collection mains and providing wastewater treatment to an unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits. Phase I and Phase II, as shown on the attached map of the area being targeted for improvements, will be included in the grant application.

Project History

The unincorporated area of Lewis and Clark County, immediately adjacent to the western City of Helena urban limits boundary consists of several hundreds of residences and numerous businesses. The vast majority of these structures were constructed prior to 1980 with individual onsite wastewater systems. Many of these systems are cesspools, seepage pits, or septic tanks with drain fields that have either failed, or have a high potential of failing in the near future. Due to the development density, repair or replacement of these systems may not comply with current state and county regulations.

Identified Problem

The wastewater system has the following deficiencies:

- 1) Individual septic system failures have commonly resulted in untreated disposal and/or backups,
- 2) Replacement drain field disposal systems would likely be prohibited under current standards due existing development densities; and
- 3) The County cannot approve any new home construction unless the proposed septic system can meet current regulations, effectively prohibiting any new development.

Proposed Solution

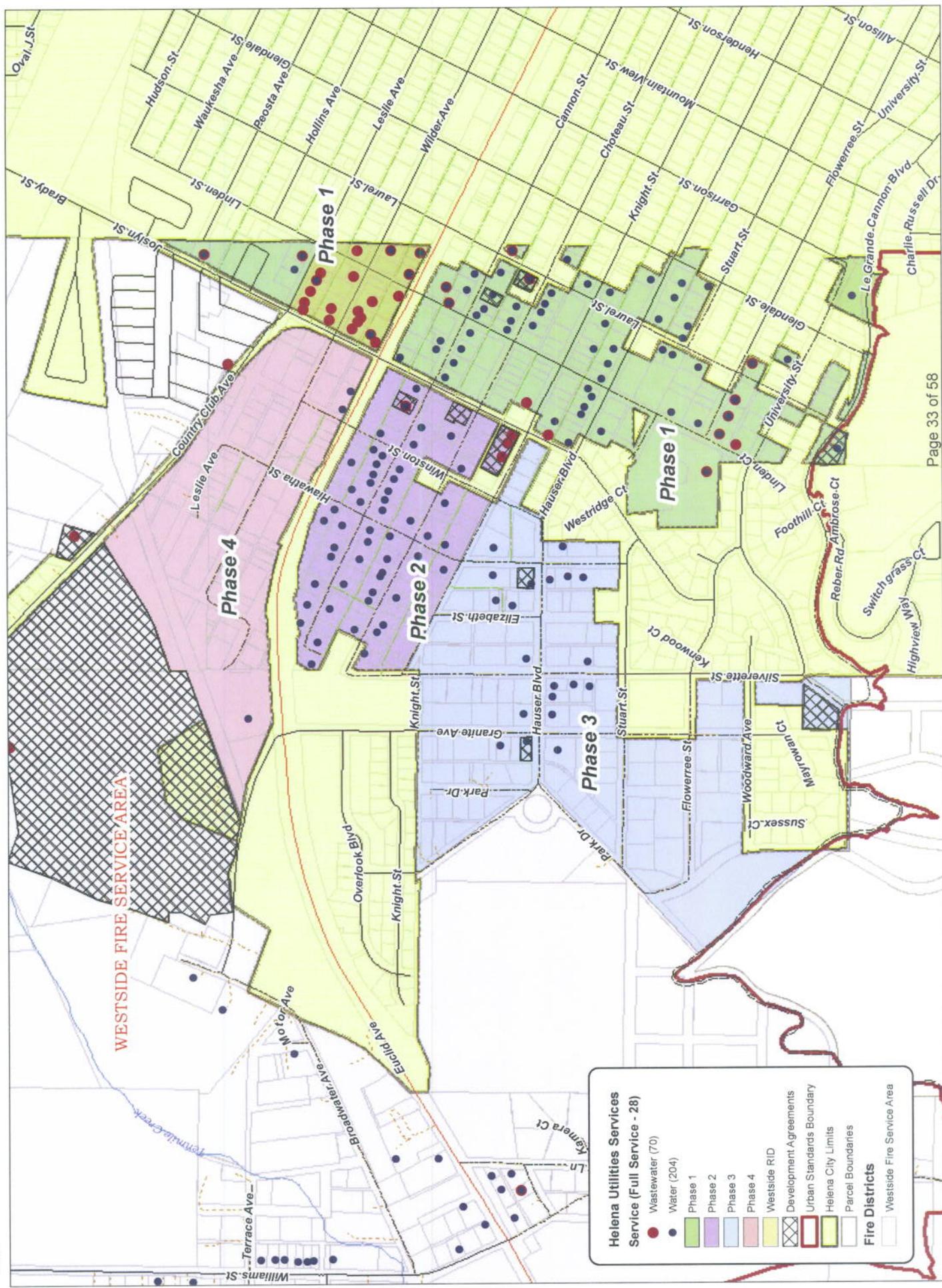
The proposed project will construct a gravity sewer collection system providing connection to the City of Helena’s wastewater treatment system. That project will solve all deficiencies currently associated with the existing wastewater system.

Wastewater Opinion of Probable Cost and Potential Funding Strategy

Total Opinion of Project Cost	\$2,800,000
TSEP Grant	750,000
RRGL Grant	125,000
SRF Loan (20 years @2.5%)	\$1,925,000



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 RID
- ▨ Development Agreements
- ▭ Urban Standards Boundary
- ▭ Helena City Limits
- ▭ Parcel Boundaries

Fire Districts

- ▭ Westside Fire Service Area

City of Helena, Montana

April 14, 2016

To: Ronald J. Alles, City Manager

From: Dustin Ramoie, Senior Planner
Sharon Haugen, Community Development Director

Subject: Consider a resolution annexing the wholly surrounded area east of Joslyn Street and generally west of the existing City limits, all located in Lewis and Clark County, into the City of Helena, Montana.

Present Situation:

The City of Helena is considering the annexation of the wholly surrounded area generally described as Phase One of the Westside Infrastructure Extension project, and all adjacent street and alley rights-of-way (see attached map). The properties are adjacent to and wholly surrounded by the City of Helena and are located within the "Urban Standards Boundary Area." It is in accordance with the 2011 Growth Policy to annex property that is adjacent to the city and within the defined "Urban Standards Boundary Area." The area is mixed between residential developments, some limited commercial development, and some vacant undeveloped land. Many of the properties in the area are receiving either city water and/or wastewater service at this time even though they are located in Lewis & Clark county. The City is proposing to upgrade and extend water and wastewater services to the entire Phase One area. A portion of the subject property was pre-zoned to the R-2 (Residential) District and B-2 (General Commercial) District by the Helena City Commission on March 23, 2015. All of the subject property located south of Hauser Boulevard was pre-zoned to R-2 (Residential) District by the Helena City Commission on August 18, 2003.

On April 6, 2015 the Helena City Commission tabled annexation of this area for one year to allow time for residents to explore other water and wastewater options to service the area. At this time there is work being done on TSEP and DNRC grant applications for funding of a wastewater project in phases one and two. The outcome of those grant applications will be determined at a later date. There has also been multiple properties located within Phase One that have petitioned the City to annex since April 6, 2015. Some properties have been removed from this wholly surrounded annexation process to be handled under their own request for annexation once they have met all of the conditions associated with their requests. There has also been a city-installed wastewater main project in the Cannon and Choteau Streets area of Phase One. That project has had a reimbursement resolution passed, outlining cost reimbursement at the time of connection and it affects 23 properties in that area. At this time, 7 properties have petitioned to annex and connect to the wastewater main within that area, and as the rest of the 23 properties need wastewater service along those newly installed mains, they will also pay their proportional share to make connection to the wastewater system. The Cannon and Choteau Street wastewater project is considered a model for future projects in the area. Per the provisions of MCA 7-2-4312 through 7-2-4314, city staff has sent notice that a resolution of intent to annex has been adopted to all property owners and registered voters in the affected area as well as published the notice in the Helena Independent Record on April 3 and 10, 2016. A 20-day comment period started on April 3, 2016 and closes on April 22, 2016. As of April 14, 2016, no written comments have been submitted. Since the open comment period will not close until April 22, 2016, a full packet of comments will be assembled and made available prior to the City Commission public hearing scheduled for April 25, 2016.

Proposal/Objective: Annexation of the wholly surrounded area generally located east of Joslyn Street and west of the city limits and all adjacent street and alley rights-of-way into the city of Helena.

Advantage: Annexation of the wholly surrounded area will incorporate into the city many properties that are currently being served by city water and/or wastewater that are located in Lewis and Clark county. It will also facilitate the extension of water and wastewater mains to the rest of the area creating an opportunity for development on city services. Annexation will also eliminate jurisdictional issues for emergency services.

Notable Energy Impact: Annexation of the wholly surrounded area will allow for redevelopment of existing properties, new development, and retrofitting existing properties onto the city water and wastewater mains that currently exist and those that are proposed to be provided with the infrastructure extension project. This should help eliminate individual wells and septic systems in the area over time in favor of the more efficient municipal systems.

Disadvantage: City staff may be faced with more code enforcement issues and provision of services with the newly annexed property given the size and number of units which is larger than the average annexation.

Notice of Public Hearing: Attached

Recommended Motion: Move to approve a resolution annexing the wholly surrounded area east of Joslyn Street and generally west of the existing city limits, all located in Lewis and Clark county, into the city of Helena, Montana with an effective date of December 1, 2016.

<u>ATTACHMENTS:</u>
<input type="checkbox"/> Resolution of Annexation
<input type="checkbox"/> Staff Report w/ Vicinity Map
<input type="checkbox"/> Notice of Public Hearing

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. _____

**A RESOLUTION ANNEXING THE WHOLLY SURROUNDED AREA EAST OF
JOSLYN STREET AND GENERALLY WEST OF THE EXISTING
CITY LIMITS, ALL LOCATED IN LEWIS AND CLARK COUNTY,
INTO THE CITY OF HELENA, MONTANA**

WHEREAS, the City of Helena desires to annex the following described property, together with the full width of all platted streets and alley rights-of-way adjacent thereto:

SYNDICATE ADDITION

Lots 1-4 in Block 159; Lots 5-10 and 29-32 in Block 160; Lots 1-4 and 25-32 in Block 161; Lots 1-10 and vacated alley in Block 162; all of Block 163 and Lots 17-32 in Block 164; Lots 9-20 in Block 165; 22-24 in Block 166; Lots 1-8, and 22-32 in Block 167; Lots 1-2 and 30-32 in Block 168; Lots 1-8 (COS# 484404/T) in Block 171; Lots 22-28 in Block 172; all of Blocks 173 and 174; Lots 1-28 in Block 177; and all of Block 178, all in the Syndicate Addition.

WALLACE'S SUBDIVISION IN THE SYNDICATE ADDITION

Lots 1-2 and 28-32 in Block 165; the south 115' of Lots 1-9 and Lot 28, the south half of Lots 29-32, and the north 63' of Lots 29-32, as shown COS #471250/T, all in Block 166; and all of Blocks 175 and 176 in Wallace's Subdivision in the Syndicate Addition.

BRADFORD ADDITION

Lots 1-6 in Block 161; Lots 1-5, the western half of Lot 6; the north 50' of the east half of Lot 6, the north 50' of Lots 7 and 8, the south 75' of the east half of Lot 6, the south 75' of Lots 7 and 8, Lots 12-15, and the vacated Stuart Street and alley rights-of-way, all in Block 162; all of Block 180; Lots 1-6, 9-16, and the vacated Stuart Street and alley rights-of-way in Block 182; Lot 1 in Block 184; all of Block 185; Lots 4-5 and 15-16 in Block 186; Lot 1A in Block 188 as

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. _____

shown on COS# 558049; Lots 1-6 in Block 189; and Lots 8-9, 13-15A as shown on COS#3023685 in Block 190; all in the Bradford Addition.

Reynolds Trailer Court property east of Joslyn Street.

Moore Tracts as shown on Certificate of Survey No. #484404/T.

That triangular tract described in Book of Deeds 271, page 770, located generally east of Joslyn Street, with a street address of 1805 Joslyn Street, #205.

Lot 3 of the Dean Minor Subdivision as shown on COS #493013.

Tract A as shown on COS #493013/B.

The above-described properties are generally located east of Joslyn Street and are wholly surrounded by the existing City limits; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, AS FOLLOWS:

Section 1. The Helena City Commission hereby annexes the above-described wholly surrounded property and the full width of the platted streets and alley rights-of-way adjacent thereto, as shown on Exhibit "A" attached hereto.

Section 2. The boundaries of the City of Helena are hereby extended to include the above-described property.

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. _____

Section 3. The Clerk of the Commission shall certify, under seal of the City of Helena, the Resolution which shall be filed with the Clerk and Recorder of Lewis and Clark County, and thereafter said annexed property shall be a part of the City of Helena and the City of Helena shall have the power to pass all necessary ordinances pertaining thereto.

Section 4. THIS RESOLUTION WILL BECOME EFFECTIVE AS OF DECEMBER 1, 2016.

PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 25th DAY OF APRIL, 2016.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

CITY OF HELENA PLANNING DIVISION
316 North Park Avenue
Helena, Montana 59623

DATE: April 14, 2016
File: Westside Wholly Surrounded
Telephone: 447-8492

STAFF REPORT

TO: Ronald J. Alles, City Manager

FROM: Dustin Ramoie, City Planning
Sharon Haugen, Community Development Director

SUBJECT: **Consider a Resolution Annexing:**

The wholly surrounded area east of Joslyn Street and generally west of the existing city limits, all located in Lewis and Clark County, into the City of Helena, Montana.

OVERVIEW

The City of Helena is considering the annexation of the wholly surrounded area generally described as phase one of the Westside Infrastructure Extension project, and all adjacent street and alley rights of way (See attached map). The properties are adjacent to and wholly surrounded by the City of Helena and are located within the "Urban Standards Boundary Area." It is in accordance with the 2011 Growth Policy to annex property that is adjacent to the city and within the defined "Urban Standards Boundary Area." The area is mixed between residential developments, some limited commercial development, and some vacant undeveloped land. Many of the properties in the area are receiving either City water and/or wastewater service at this time even though they are located in Lewis & Clark County. The City is proposing to upgrade and extend water and wastewater services to the entire phase one area.

A portion of the subject property was pre-zoned to the R-2 (Residential) District and B-2 (General Commercial) District by the Helena City Commission on March 23, 2015. All of the subject property located south of Hauser Boulevard was pre-zoned to R-2 (Residential) District by the Helena City Commission on August 18, 2003.

On April 6, 2015 the Helena City Commission tabled annexation of this area for one year to allow time for residents to explore other water and wastewater options to service the area. At this time there is work being done on TSEP and DNRC grant applications for funding of a wastewater project in phases one and two. The outcome of those grant applications will be determined at a later date.

There has also been multiple properties located within phase one that have petitioned the City to annex since April 6, 2015. Some properties have been removed from this wholly surrounded annexation process to be handled under their own request for annexation once they have met all of the conditions associated with their requests. There has also been a city installed wastewater main project in the Cannon and Choteau Streets area of Phase 1. That project has had a reimbursement

resolution passed, outlining cost reimbursement at the time of connection and it affects twenty three properties in that area. At this time seven properties have petitioned to annex and connect to the wastewater main within that area and as the rest of the twenty three properties need wastewater service along those newly installed mains, they will also pay their proportional share to make connection to the wastewater system. The Cannon and Choteau Street wastewater project is considered a model for future projects in the area.

GENERAL INFORMATION

APPLICATION DATE: January 2, 2015

MEETING DATE: City Commission: April 25, 2016

PROPERTY OWNER: Approximately 108 various owners

LEGAL DESCRIPTION:

SYNDICATE ADDITION

Lots 1-4 in Block 159; Lots 5-10 and 29-32 in Block 160; Lots 1-4 and 25-32 in Block 161; Lots 1-10 and vacated alley in Block 162; all of Block 163; lots 17-32 in Block 164; Lots 9-20 in Block 165; 22-24 in Block 166; Lots 1-8, and 22-32 in Block 167; Lots 1-2 and 30-32 in Block 168; Lots 1-8 (COS# 484404/T) in Block 171; Lots 22-28 in Block 172; all of Blocks 173 and 174; Lots 1-28 in Block 177; and all of Block 178, all in the Syndicate Addition.

WALLACE'S SUBDIVISION IN THE SYNDICATE ADDITION

Lots 1-2 and 28-32 in Block 165; the south 115' of Lots 1-9 and 28, the south half of Lots 29-32, and the north 63' of Lots 29-32, as shown COS #471250/T, all in Block 166; and all of Blocks 175 and 176 in Wallace's Subdivision in the Syndicate Addition.

BRADFORD ADDITION

Lots 1-6 in Block 161; Lots 1-5, the western half of Lot 6; north 50' of the east half of Lot 6, the north 50' of Lots 7 and 8, the south 75' of the east half of Lot 6, the south 75' of Lots 7 and 8, Lots 12-15, and the vacated Stuart Street and alley rights-of-way, all in Block 162; all of Block 180; Lots 1-6, 9-16, and the vacated Stuart Street and alley rights-of-way in Block 182; Lot 1 in Block 184; all of Block 185; Lots 4-5 and 15-16 in Block 186; Lot 1A in Block 188 as shown on COS# 558049; Lots 1-6 in Block 189; and Lots 8-9, 13-15A as shown on COS#3023685 in Block 190; all in the Bradford Addition.

Reynolds Trailer Court property east of Joslyn Street.

Moore Tracts as shown on Certificate of Survey No. #484404/T.

That triangular tract described in Book of Deeds 271, page 770, located generally east of Joslyn Street, with a street address of 1805 Joslyn Street, #205.

Lot 3 of the Dean Minor Subdivision as shown on COS #493013.

Tract A as shown on COS #493013/B.

GENERAL LOCATION: The area east of Joslyn Street identified as Phase One of the Westside Infrastructure Extension Project.

PRESENT LAND USES: Residential and commercial uses.

ADJACENT LAND USES: North: Residential
East: Residential/Commercial
South: Residential
West: Residential/Commercial

ADJACENT ZONING: North: R-2/R-3(Residential)
East: R-2 (Residential), B-2(General Commercial), R-O (Residential Office)
South: R-2(Residential), PUD#10
West: R-2(Residential), Lower Westside #3

CURRENT ZONING: County Upper Westside #9, County Lower Westside #3

PRE-ZONING: R-2 (Residential), B-2 (General Commercial)

SIZE: Approximately 68 acres

EVALUATION

Annexation

The City has adopted pre-zoning for the subject properties to be maintained within the requirements of the R-2 and B-2 zoning districts after annexation occurs. The general area is developed with compatible residential and commercial uses. Annexation of the subject properties will allow for full utilization of all city services for the developed properties as well as future development on the vacant properties. The subject area is located in the Westside Fire District and as such is already served by the City of Helena Fire department. The Fire Department has noted that upgrades to the water and hydrant system may be appropriate as well as compliance with the fire code for commercial structures. The area is currently served by the Lewis & Clark County Sheriff's Office, but upon annexation it will be served by the Helena Police Department. Annexation into the City will eliminate the jurisdictional issues for emergency services. There are currently no parks in the subject area, but the Parks Department has noted that there will be an increase in service for code compliance for sidewalks, weeds, and trip hazards, as well as an increase in service for urban forestry.

Assessments and taxes will change for all properties in the subject area. Currently the properties are paying county taxes and assessments including a fee to the City for fire service via the Westside Fire Service Area. Once annexed into the City the fire service fee and some other county

assessments will cease as those services will be covered by the City and funded from City taxes. The County does not have a Street Maintenance District as the City does, which is where most people see an increase between their current County taxes and City taxes. For example an 8,624 square foot lot shows an estimated difference for 2014 of County taxes at \$1,344.27 and City taxes at \$1,635.51 for a 21.7% with a dollar value of \$291.24 higher in the City. This is a fairly typical and average comparison for most properties in the area. Some properties are higher based on size and other conditions, as well as some properties having lower increases.

MCA Section 7-2-4211 states: *In all instances of annexation allowed under parts 42 through 47 of this chapter, the municipality shall include the full width of any public streets or roads, including the rights-of-way that are adjacent to the property being annexed.* Portions of Linden Street, Stuart Street, University Street, Knight Street, Choteau Street, Cannon Street, Floweree Street, Laurel Street, Glendale Street, Garrison Street, Wilder Avenue, Leslie Avenue, Linden Court, Hauser Boulevard, and Le Grande Cannon Boulevard and the associated alleys will be annexed with this proposal. Most of the streets in this proposal are not built to city standards according to the Public Works Department. The Westside Infrastructure Extension project will upgrade some existing mains and extend water and wastewater mains to all properties located within the phase one area if the infrastructure project occurs. This annexation will also incorporate into the City properties located in Lewis & Clark County that are receiving City water and or wastewater services.

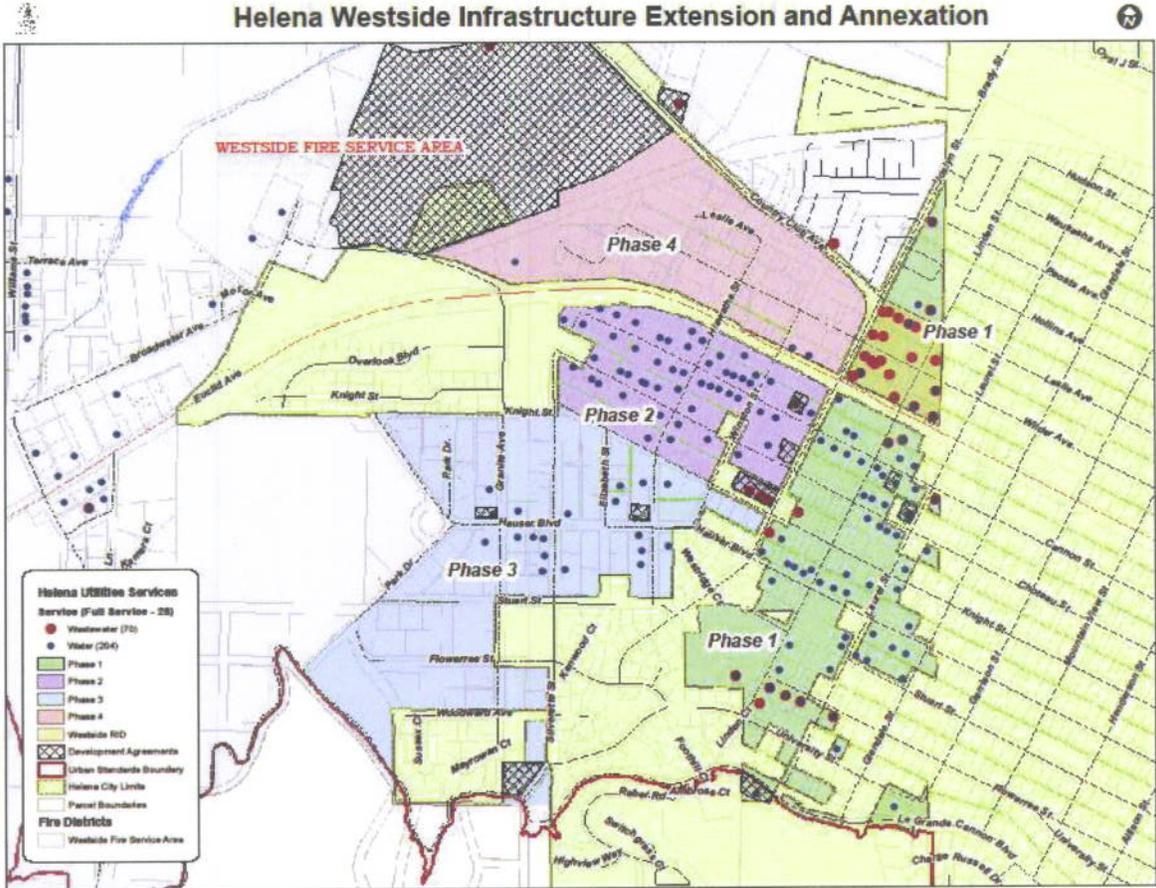
For the City of Helena to consider annexation of property under Montana Code Annotated (MCA) Section 7-2-4501, Annexation of Wholly Surrounded Land, the land to be annexed must be surrounded by the municipality. In this instance the entire area to be annexed is wholly surrounded by the city of Helena. Also according to (MCA) Section 7-2-4502, there is not a protest provision available to the property owners. Once intention to annex is established the City must give notice to the registered voters in the affected area as well as publish a notice. The city has taken written comments for a period of 20 days after first publication (April 3) of said notice from registered voters and property owners within the affected area. After the 20 day notification period expires, the City Commission is obligated to hold a public hearing (April 25) and consider the adoption of a resolution approving the annexation that will have an effective date of December 1, 2016.

All legal requirements for notification after the resolution of intention to annex (No. 20150) was passed have been met by sending out notices to registered voters and property owners in the affected area as well as fulfilling the requirements of MCA 7-1-4127 by publishing two notices in the Helena Independent Record (April 3 & 10). City staff has had a very open dialogue with the affected area, hosting two open houses (November 2014 & January 2015) with the public to discuss the future plans, as well as staff fielding many informational inquiries. All information that has been created to inform city staff and the public on costs, process, and background on the project had also been posted on the City website during the initial consideration of this proposal.

RECOMMENDATION

Move to **APPROVE** a resolution annexing the wholly surrounded area east of Joslyn Street and generally west of the existing city limits, all located in Lewis and Clark County, into the City of Helena, Montana with an effective date of December 1, 2016.

Helena Westside Infrastructure Extension and Annexation





City of Helena

Community Development Department
Planning Division
316 North Park Avenue, Room 445
Helena, MT 59623
Email: hsautter@helenamt.gov
Telephone: 406-447-8490

TO: Independent Record
c/o Legal Ads

PUBLICATION DATE: 4/3/16 and 4/10/16

NOTICE OF PUBLIC HEARING

The Helena City Commission will hold a public hearing at 6:00 p.m. on Monday, April 25, 2016 in the Commission Chambers, 3rd Floor, City County Building, 316 N. Park Avenue, Helena, Montana to consider the following proposal:

On March 9, 2015, the Helena City Commission passed Resolution of Intention to Annex No. 20150 for a wholly surrounded area commonly referred to as phase one, east of Joslyn Street and generally west of the existing city limits. During the public hearing, testimony was given by the public and residents in the area both in favor of the annexation as well as opposition to it. It was requested that the City Commission give the residents more time to propose their own solution to the water and wastewater issues in the area which led the City Commission to table annexation for one year.

The City Commission is now ready to reconsider the annexation of the wholly surrounded area and as such is hereby notifying all registered voters and property owners in the affected area that there is an open public comment period of twenty days after first publication of this notice, prior to the Helena City Commission public hearing to be held on April 25, 2016.

Written comments stating approval or disapproval of the proposed boundary extension of the proposed annexation of the wholly surrounded area described above may be submitted to the City Clerk: City of Helena, c/o Mayor and Commission, 316 North Park Avenue, Helena, Montana 59623 or via e-mail at mayorandcommission@helenamt.gov. Questions regarding the proposal may be directed to the City Community Development Department Planning Division, by calling (406)447-8492 or via e-mail at dramoic@helenamt.gov.

Debbie Havens

City Clerk

Persons with disabilities requiring accommodations to participate in the city's meetings, services, programs, or activities should contact the city's ADA Coordinator, Elroy Golemon, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service [1-800-253-4091](tel:1-800-253-4091) or 711; Email: citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.

MEMORANDUM

TO: Randall Camp, Public Works Director
FROM: Phil Hauck, Assistant Public Works Director 
DATE: April 14, 2016
SUBJECT: Long-Term Stormwater Projects/Rate Strategy

In the next few months the City Commission will be reviewing the preliminary FY17 budget requests for the Stormwater Fund. The purpose for the April 20, 2016 administrative meeting will be to discuss those prioritized projects that exceed the current funding capabilities of the stormwater fund for fiscal years 2018-2022. Included in this discussion will be a preliminary look at a long-term rate strategy to accomplish these future challenges.

Staff will be available to discuss the recommended projects and the preliminary rate analysis. This discussion will hopefully aid both the staff and Commission as we move toward assessment (rate) discussions this fall.

Attachments: Project List
Preliminary Assessment Analysis
Actual Assessment Impact to Customers

Stormwater Fund
 Not Budgeted/Unfunded Capital Projects - Over \$200,000
 Preliminary 5-Year Plan
 4/13/2016

PROJECT DESCRIPTION	Estimated Cost	FY2018	FY2019	FY2020	FY2021	FY2022
Harris Street Storm Water Replacement/Lining	1,500,000	1,500,000				
Placer to Neil 54" Lining (Last Downtown Segment)	500,000	500,000				
Henderson Avenue Piping Improvements	1,300,000	1,300,000				
Nature Park Detention Pond/McHugh Improvements	500,000	500,000				
Dakota Avenue Replace/Relocate	1,500,000		1,500,000			
Beattie Street Replace/Relocate	825,000		825,000			
Lower Davis Gulch - Montana Ave/Harris Street - Conveyance	2,000,000		2,000,000			
DNRC Outlet (Sanders to Capital Hill Mail) Replace/Relocate	250,000			250,000		
DNRC Inlet (6th to Sanders) Replace/Relocate	250,000			250,000		
Davis Street (Idaho to Lyndale) Replace/Relocate	1,650,000			1,650,000		
Euclid Avenue Conveyance Improvements	950,000			950,000		
Upper Last Chance Gulch Conveyance Improvements	500,000			500,000		
Upper Davis Gulch Conveyance Improvements	500,000			500,000		
Davis Street (11th to 12th)	750,000				750,000	
Sanders & Carson Pipe Replace/Relocate	1,100,000				1,100,000	
Westside - Winston Street Conveyance Improvements	2,000,000				2,000,000	
Davis Street (5th to Broadway)	600,000					600,000
Jefferson School Stormwater Pipe Replace/Relocate	450,000					450,000
Harris Street (South) Replace/Relocate	750,000					750,000
Lamborn and Railroad Pipe Replacement	275,000					275,000
Southeast Davis Gulch Conveyance Improvements	825,000					825,000
Bull Run Conveyance Improvements	875,000					875,000
	\$19,850,000	\$3,800,000	\$4,325,000	\$4,100,000	\$3,850,000	\$3,775,000

Potential Unfunded Programs/Projects:
 Future TMDL Monitoring/Compliance Obligations
 Treatment Options for Water Quality Discharges

Stormwater Utility Fund
Preliminary Rate Analysis
4/13/2016

	5 Yr. Total	FY2018	FY2019	FY2020	FY2021	FY2022
Net Funding Generated for Capital (CCIP - No Rate Increase)	2,500,000	500,000	500,000	500,000	500,000	500,000
Less Vehicles	(27,395)	0	0	0	(27,395)	0
Net Funding Available for Infrastructure	2,472,605	500,000	500,000	500,000	472,605	500,000
Unfunded Capital	17,377,395	3,300,000	3,825,000	3,600,000	3,377,395	3,275,000
Debt Service Reserve	590,831	112,200	130,050	122,400	114,831	111,350
Total Borrowed	17,968,226	3,412,200	3,955,050	3,722,400	3,492,226	3,386,350
Debt Service Payment	614,419	116,679	135,242	127,286	119,416	115,795
Current Stormwater Revenue	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000
Increase Required to Fund Debt Service Payment	58.52%	11.11%	12.88%	12.12%	11.37%	11.03%
Five Year Average O&M Rate Increase	17.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Total Rate Increases Needed	76.02%	14.61%	16.38%	15.62%	14.87%	14.53%

Stormwater:

Computed Preliminary Rate Increases

FY18	FY19	FY20	FY21	FY22
14.61%	16.38%	15.62%	14.87%	14.53%

Total Increase

Current Rates

Annual Residential Minimum Charge

\$ 31.60	\$ 42.15	\$ 48.73	\$ 55.98	\$ 64.11
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Residential Charge per Month

\$ 2.63	\$ 3.51	\$ 4.06	\$ 4.66	\$ 5.34
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Monthly Increase

\$ 0.39	\$ 0.49	\$ 0.55	\$ 0.60	\$ 0.68
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Annual Increase

\$ 4.62	\$ 5.93	\$ 6.58	\$ 7.25	\$ 8.13
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\$ 2.71

\$ 32.51