



PUBLIC MEETING

February 28, 2019
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, February 28, 2019, at 9:00 AM in Commission Chambers Room 330.

Roll Call

Chairman Jim McCormick called the meeting to order at 9 a.m.

Commissioner Susan Good Geise and Commissioner Andy Hunthausen were present. Others attending all or a portion of the meeting included Roger Baltz, Nancy Everson, Peter Italiano, Charles Lane, Jennifer McBroom, Sam Neill, Spencer Starke, Audra Zacherl, Kevin Wright, Drew Hunthausen, Tony Hunthausen, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Proclamation Welcoming Drew Hunthausen "The No Excuses Blind Guy"

Commissioner Andy Hunthausen read the proclamation welcoming Drew Hunthausen. A short video regarding Drew Hunthausen, the No Excuses Blind Guy and his life experience was presented. Mr. Hunthausen gave a brief presentation about his inspirational message that he delivers across the country.

Consent Action Items

There were no consent action items.

Contract Between Lewis and Clark County and Sletten Construction Company. (Audra Zacherl)

Audra Zacherl, Assistant Director of Public Works, presented the contract with Sletten Construction, the General Contractor/Construction Manager on the Detention Center Renovation Project. The project will transform all three floors of the Law Enforcement Center into detention space with approximately 156 beds. The contract sets the guaranteed maximum price for the demolition portion, the guaranteed maximum cost for reimbursable expenses for general conditions and includes Phase I general requirements for the project.

Demolition has begun and will continue through April and May, finishing on the main level approximately May 20th with completion of the construction project to take about 14 months.

Funding for the renovation is from the voter approved \$6.5 million general obligation bond. Additional funding is being provided from capital savings and bond premiums for a total project budget of \$8.3 million.

The contract is for a total amount not to exceed \$832,290 with the guaranteed maximum price for the demolition and salvage work at \$279,959, the guaranteed maximum price for general conditions at \$371,622. The remaining balance includes the general requirements, insurance, performance and payment bonds, contingency, the construction manager fee and various allowances for unknown costs related to mobilization and demolition. Another GMP contract will follow for the remaining construction costs. Staff recommends approval of the contract with Sletten Construction Company.

Ms. Zacherl explained the addition of the available capital savings and the bond premium is like an interest from the selling of the bonds.

No public comment was received.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 3-0 vote.

Detention Center Renovation Update. (Audra Zacherl)

Audra Zacherl, Assistant Director of Public Works reported on the update of the Detention Center Renovation Project. The project will transform all three floors of the Law Enforcement Center into detention space with approximately 156 beds. The current space is for 80 inmates with recent daily populations over 100.

Voters passed a bond issue in November of 2016 for the construction of the renovation, however the maintenance levy did not pass until November of 2017 and both were needed to begin the project. Since then new offices have been purchased with City code and ADA renovations completed and the City Police Department and Sheriff's Office moving into the new Law and Justice Center. Hulteng, CCM was contracted in February 2018 through a competitive procurement process to provide owner's representative assistance. Slate Architecture in partnership with Integrus Architecture was contracted in June 2018 to design the project. Sletten Construction Company was contracted in September 2018 as the General Contractor/Construction Manager for the project using an alternative project delivery method with a guaranteed maximum price (GMP). Funding from the voter approved bond issues is \$6.5 million with additional funding for the project from capital savings and bond premium for a total project budget of \$8.3 million. Expenditures to date total \$315,118 with the following: architecture \$229,028, owner's rep services \$78,870, IT&S \$3,810 and testing \$2,123.

Mobilization of Sletten's construction crew and equipment began February 27, 2019. Design is nearing completion with final construction documents to be ready in early March. Renovation construction is expected to take 14 months.

Roger Baltz, Chief Administrative Officer noted the \$8.3 million is the all in cost amount for the budget.

No public comment was received.

Contract Between Lewis and Clark County and Novak Fencing. (Jennifer McBroom)

Jennifer McBroom, Water Quality Protection District Supervisor, presented the contract with Novak Fencing, Inc. in the amount not to exceed \$20,000 for both temporary and permanent fencing for the lower Prickly Pear Creek Project. The purpose of the fencing is to protect the newly constructed creek banks that are void of vegetation from livestock. The project is located directly south and west of Sierra Road and Floweree Road in Helena, Montana. The contract begins February 10, 2019 through May 31, 2019. Staff recommends approval of the contract with Novak Fencing, Inc.

No public comment was received.

A motion to Approve was made by Commissioner Good Geise and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

Contract Amendment Number 2 Between Lewis and Clark County and Stream Works, Inc. (Jennifer McBroom)

Jennifer McBroom, Water Quality Protection District Supervisor, presented the contract amendment no. 2 with Stream Works, Inc. to increase the total amount of the contract from \$171,000 to an amount not to exceed \$215,000 for the lower Prickly Pear Creek Project. The original amount was insufficient to complete the necessary work. Additional funding is from grants for the same project and local agencies.

The stream restoration is on three properties for approximately a mile in distance. Benefits of the project include: landowner property loss; improvement of riparian habitats; reduction of stream temperature, sediment, bank erosion; improve fish habitat and increase fish populations; and increase flood plain connectivity. Staff recommends approval of the contract amendment with Stream Works, Inc.

No public comment was received.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 3-0 vote.

Final Plat and SIA for the Amended Plat of Lot A-5 of the Clark Minor Subdivision (Planner: Sam Neill)

Sam Neill, Planner I, presented the final plat application and associated Subdivision improvements Agreement (SIA) for the preliminary conditionally approved amended plat for Lot A-5 of the Clark Minor Subdivision. Lot A-5 is located northwest of and adjacent to York Road, across from the intersection of York Road and Cupid Drive. If approved Lot A-5, a 4.98 acre lot will be divided into 5 lots ranging in size from 0.90 to 1.07 acres, each for one single-family dwelling. All lots will be served by individual wells, onsite wastewater treatment systems, and utilities. Direct access to the lots will be off of York Road, via a proposed internal access road, Cupid Drive.

Preliminary conditional approval was granted on June 25, 2015 and a request to extend the preliminary conditional approval was granted until August 14, 2019. The preliminary approval included eighteen conditions of which all have been met or otherwise addressed in the SIA. As part of the SIA the Applicant has provided cost estimates and an Irrevocable Letter of Credit for 125% of the cost estimates for the remaining improvements that will expire on December 10, 2019. All improvements will need to be installed and/or completed by November 10, 2019.

No public comment was received.

A motion to Approve was made by Commissioner Hunthausen and seconded by Commissioner Good Geise. The motion Passed on a 3-0 vote.

Proposed Building for Lease or Rent for York Road Storage Unit Facility. (Tabled 2-21-19) (Spencer Starke)

Spencer Starke, Planner I, presented the Buildings for Lease or Rent (BLR) application concerning a proposed storage facility to be known as the York Road Storage Unit Facility located north of and adjacent to Meagher Road, south of and adjacent to York Road, east of and adjacent to Toole Drive. The facility will consist of 13 storage structures with 12-29 units per structure for a total of 431 units, ranging in size from 30 feet by 144 feet to 40 feet by 450 feet. The maximum height of the structures will be 16 feet. There is no proposed water or wastewater.

The public and adjacent landowners raised concerns regarding traffic impact. At the request of staff, the applicant provided an average daily trip generation of a maximum of 78 trips per weekday. After review the county engineer had no concerns. On February 21, 2019 public comment was heard with concerns of dust, roads, safety for pedestrian traffic, 24-hour use of the area, access location across from a residential approach. The access location is in between two approaches and not directly across from a residential approach. Staff recommends conditional approval.

Scott Pfahler, Triple Tree Engineering, stated discussion was had last week with the landowners and it was conveyed to them the facility will be secure, the provided traffic estimates seem to be very conservative, night access is not assumed to be a common thing. The peak traffic hours for the facility would not coincide with normal peak traffic hours such as the school buses. They were asked about moving the approach farther north and after consideration it was found the approach would be better at the current location.

Mr. Pfahler explained the daily trips are from the trip generation manual and are based on the number of storage units taken from averages throughout the country that include all types of storage.

No public comment was received.

A motion was made by Commissioner Good Geise to conditionally approve the proposed BLR application and seconded by Commissioner Hunthausen.

Commissioner Good Geise briefly discussed the findings of fact and the five conditions of approval that if implemented would satisfy the regulations that would apply to the property. If zoning were in effect, depending on the zone this project may or may not have been allowed.

Commissioner McCormick stated that the BLR provisions are part of Montana statute.

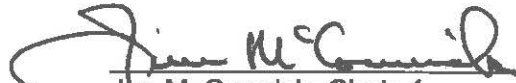
Commissioner McCormick stated there is a motion on the table. The motion Passed on a 3-0 vote.

Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

Adjourn

There being no further business, the meeting adjourned at 10:02 am.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Jim McCormick, Chair

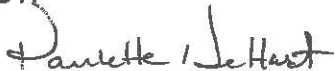


Susan Good Geise, Vice Chair



Andy Hunthausen, Member

ATTEST:



Paulette DeHart, Clerk of the Board