



PUBLIC MEETING

April 18, 2019
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, April 18, 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, Marni Bentley, Peter Italiano, Charles Lane, Christal Ness, James Swierc, Jason Leep, Greg Wirth, Kevin Wright, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

- a. Vendor Claims Report for Week Ending April 19, 2019. (Marni Bentley)

Roger Baltz reported on the consent action item 2 a and recommended approval.

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 Between Lewis and Clark County and Boland Drilling Company. (James Swierc)

James Swierc, Hydrogeologist, presented the contract with Boland Drilling Company in the amount of \$15,000 for installation of five shallow monitoring wells in the Helena Valley, to monitor groundwater levels during spring runoff and flooding season. One of the wells will be an upgradient well with an installed telemetry system to get real time measurement of water levels to provide a warning for residents. The contract begins upon approval through August 1, 2019. Staff recommends approval of the contract with Boland Drilling Company.

Mr. Swierc gave a brief overview of the availability of the collected data and where the public can access the data. Mr. Swierc noted data has been collected for a number of years with recent work on a compilation put into context to make solid statements regarding conditions in the valley that can help with planning for the future.

Mr. Swierc noted two of the wells are located where Silver Creek enters the valley and the other three are north of Ten Mile Creek.

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.

Authorization for a Letter of Intent to Negotiate an Easement. (Christal Ness)

Christal Ness, Development Services Supervisor, presented the request from Stahly Engineering, representing the developer, for the proposed Highland Meadows Major Subdivision, to enter into discussion about a possible sewer easement on the west side of County property off Valley Drive in East Helena. Ms. Ness provided slides and gave an overview of: the parcel where the Search and Rescue facility is located; East Valley Fire Department's location; the new high school location, a lift station will be required; the proposed route of the sewer main; requested easement location and the drain field. Ms. Ness gave an overview of how the County acquired the acreage to build the search and rescue facility from the Montana Environmental Trust Group and how it included a boundary line relocation with the property owned by the Fire District. When the property line relocation was done, prior to submittal of the DeCunzo Minor Subdivision, the County applied to the City of East Helena to de-annex that portion of the parcel and the minor subdivision was performed in the County. During the process an Interlocal Agreement was entered into with the City of East Helena which provides that the Search and Rescue facility and the East Valley Fire Department will connect to East Helena City services for water and sewer when those services are within 200 feet of the facilities.

The request is to execute a Letter of Intention to enter into negotiations for the 30 foot sewer easement on the west side of property located at the Search and Rescue facility. Also included in the request is for the County to contribute a proportionate share for the actual installation of the sewer main and the proposed lift station. Ms. Ness suggested a group of staff members be designated to conduct the negotiations. At the end of negotiations a draft of an easement will be reviewed by legal and brought to the Commission for approval. Staff recommends approval of a Letter of Intent to begin negotiations with the developer or agent, for an easement for the sewer main and possible proportionate share for the improvements to serve the Highland Meadows Subdivision and the new East Helena high school.

Commissioner Good Geise asked if the concerns of Dan Karlin, County Engineer would be brought into the negotiations. Ms. Ness proposed that Mr. Karlin be part of the negotiating team and noted that Public Works would need to be involved. Ms. Ness stated pursuant to Mr. Karlin's comments, the easement does have value. There is also a comment letter from Mayor Schell of East Helena noting the City's intent to begin discussion with the County regarding the Interlocal Agreement once all facilities were constructed.

Ms. Ness noted the proposed subdivision is for 320 residential lots with small lots and by allowing the easement to be completely on the County's property no redesign of the lots would have to occur to ensure suitable building space.

Ms. Ness explained the annexation of the trust property into the City of East Helena and the existence of the Fire District building from a court ordered division. The LaCasa Grande Subdivision to the east of Valley Drive is in the County.

Greg Wirth, Stahly Engineering, stated the East Helena High School broke ground and things are moving quickly. The location of the lagoon system is immediately adjacent to both projects and due to the grade pipes cannot flow properly. The high school was planning on an individual lift station. Mr. Wirth noted if a lift station was put in for the subdivision it would become a municipal lift station as it would serve more than one lot and would be under the control of the City of East Helena. A

coordinated effort for efficient infrastructure is desired and they do not want to put extra burden on East Helena. They have been working with East Helena Schools in the design to build a shared lift station with a gravity sewer main and with its location it would be efficient to connect the County property. The Highland Meadows Subdivision will also pay their proportionate share in a latecomers agreement. Mr. Wirth noted that the Highland Meadows Subdivision is to be completed in potentially eight phases per year with the expectant project to be five to eight years. Mr. Wirth noted commercial land with utility access has much more value than commercial land. The proposal is to not to overly burden County property and to allow for maximal development. Installation of the sanitary sewer main would allow for potential of another public service building. The subdivision application has been submitted to the City of East Helena. A Letter of Intent would be sufficient for the application.

Mr. Wirth gave an overview of what the lift station would include and how the proportionate share payments work. The hope is to have the lift station working by the end of the year to provide for wastewater services to the high school during construction.

Commissioner Good Geise asked if development was considered when the lagoon was constructed and Mr. Wirth stated the City of East Helena has ample wastewater treatment capacity.

Commissioner Good Geise asked about the prices on the future residences and Mr. Wirth stated the homes will be built for moderate workforce housing.

Commissioner Hunthausen asked about the property to the west of the subdivision and Mr. Wirth noted it is part of the 100 year flood plain for Prickly Pear Creek and will be proposed as dedicated park land.

No public comment was received.

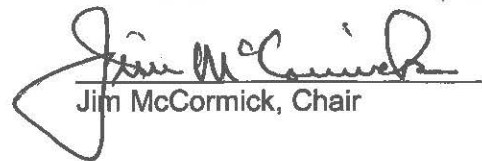
A motion was made by Commissioner Good Geise to authorize a Letter of Intent and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

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

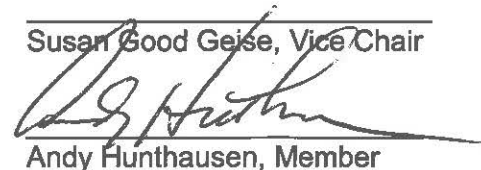
Adjourn

There being no further business, the meeting adjourned at 10:00 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