



PUBLIC MEETING

July 11, 2019
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, July 11, 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 was present and Commissioner Andy Hunthausen was out of the office on other business. Others attending all or a portion of the meeting included Roger Baltz, Peter Italiano, Charles Lane, Greg McNally, Ron Bartsch, Kevin Wright, Jeff Claassen, and Nadine McCarty, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Consent Action Items

a. Vendor Claims Report for Week Ending July 12, 2019. (Marni Bentley)

Roger Baltz reported on 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 McCormick. The motion Passed on a 2-0 vote.

Subdivision Improvements Agreement Extension Request for Lot A-1A Amended of the H.W. Smith Minor Subdivision, otherwise known as the Heron Creek Subdivision, Phases 1-3. (Applicant: Sussex Development, Inc.) (Planner: Greg McNally)

Greg McNally, Planner III, presented the Subdivision Improvements Agreement (SIA) second extension request for a portion of the Heron Creek Subdivision. Phases 1-3 were approved on February 2, 2018 that included the SIA that guaranteed the installation of the on-site fire protection system and expansion of the public wastewater treatment system. The subdivision is located east of and adjacent to Eames Lane and south of and adjacent to Keir Lane.

The original SIA had been extended until June 2019. The Applicant has not been able to complete the required fire and wastewater improvements in a timely manner. The Applicant has indicated that many of the components for the fire protection system have been installed and the installation of power will allow the system to be tested and certified. The wastewater treatment system is approved and installed to serve 24 single-family homes; however, due to the limited level of development, the system is currently operating under capacity. If approved, the SIA extension would be until June 1, 2020. Also included with the extension request are updated cost estimates

prepared and certified by Ryan Casne, P.E. with a letter of credit in the amount of \$376,011.73 to expire on July 1, 2020. Staff recommends approval of the SIA extension request.

Commissioner Good Geise asked if the on-site fire protection system is not yet operating would there be sufficient response time to assist the current homes and Mr. McNally stated the response would be from the existing Tri-Lakes Fire Service Area.

Mr. McNally stated the current SIA is in default with the letter of credit expiring July 13, 2019.

Discussion was had regarding any increased liability to the County if there was a fire occurrence with the on-site fire protection system not in operation. Mr. McNally noted when the plat is filed so is the accompanying SIA and a property purchaser would receive the documentation that lists the improvements under the financial guarantee.

Mr. McNally noted the wastewater treatment system currently in place will have to have certain components expanded to accommodate beyond the 24 homes. A permit will not be issued until such components are in place.

Ron Bartsch, Sussex Development, stated all the components for the fire protection system are installed, the water source is in place, there is a dry hydrant hooked up that is operational. The level of safety is in existence. They are waiting for NorthWest Energy to bring power to the structure to activate so the pumps can work for the rest of the system. Chief Drake requested there be two systems in place and one of the systems is in place. The current development is well below the fire protection threshold and Mr. Bartsch noted the overall fire protection system is based off of 109 homes. The wastewater treatment facility currently has 8 homes hooked up to the system, there are other homes under construction. Mr. Bartsch explained the reason for the 24 homes and the effluent needed for the proper function of the system. Currently they are operating well under capacity. They have purchased the remaining infrastructure that will be necessary for Phases 1-3. There is continual monitoring of the system through the DEQ discharge permit. Mr. Bartsch noted there is an offsite road being worked on to get paved that is not part of the financial guarantee.

No public comment was received.


A motion to Approve was made by Commissioner Good Geise and seconded by Commissioner McCormick. The motion Passed on a 2-0 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 9:22 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