

TOWN OF MANHATTAN
Regular Meeting
February 13, 2020
MINUTES

Mayor Glen Clements called the meeting to order in the Town Meeting Room, at 207 S. 6th St. at 7:00 P.M. Present were Council Members Callie Hamilton, Betsy Mancuso, Greg Schack and Dan Ryan. Also present were Town Engineer Kyle Scarr, Building Official Dave Rowell, Public Works Supervisor Jeff McAllister and Clerk/Treasurer Pam Humphrey. Twenty members of the public were present, sign in sheet is attached.

PUBLIC COMMENTS:

None

COURTESY REVIEW AND RECOMMENDATION OF TOWN'S ZONING MAP AND ZONING ORDINANCES:

Lisa Ledoux, NREMDD: She stated that they offer economic development programs for area communities. They would like to help develop rural prosperity through a cooperation program. In October of 2019, the NREMDD and the City of Bozeman hosted a round-table discussion on the topic of the economic urban/rural divide. A guest speaker from Virginia did a presentation, during which they sought to identify some issues and ideas on best-practices for regional cooperation. A Community Assessment Team (CAT) was formed. They provide resources in planning and economic development. They looked at the Town's zoning maps and ordinances. This is a courtesy review. They will also reach out to the Manhattan City-County Planning Board.

Marty Matsen, Planning City of Bozeman: He stated that they looked at things that might help spur some economic growth ideas. He gave the Council some ideas to think about. The CAT recommended expanding residential zoning by changing some single family zones to allow for more different types of housing. Alleys were looked at, including using alleys for centering of activities. State lands are within the Town's growth boundary. The state has the ability to lease the lands for businesses under 99-year leases. He suggested looking at the state lands as an opportunity in the Growth Policy for future land use. He stated that the text of the Town's zoning is boilerplate and outdated. He suggested that the Town update and make the Code more user friendly and easier to read.

Ryan Kreuger, Intrinsic Architecture Planner: He reinforced the practicality of recommendations and expanded on them.

Frank Dougher, Gallatin County GIS Analyst: He stated that GIS is contributing special analysis information as needed for measuring or simulating scenarios. They can also help with maps.

Mayor Clements: He stated that it would be helpful to hear from the other small communities and how they deal with the same types of problems.

PRELIMINARY ENGINEERING REPORT – WASTEWATER TREATMENT AND DISPOSAL:

Public Hearing

Kyle Scarr, Town Engineer: They now have a draft document of the PER for treatment and discharge. He introduced the team from Thomas Dean & Hoskins and A2ES, as well as the Pioneer Crossing team with the water rights side of things for the groundwater discharge option.

Nichole Rediske, Great Falls TD&H: She stated that the PER will go with the grant applications for the projects. Cost estimates are for the disposal system only, not the treatment plant. She discussed the need for the project and the alternatives. She described the existing facility. She described the process that happens before the wastewater is discharged and the critical things that the plant has gone through throughout the past few years. Hydraulic capacity and treatment capacity may be different. The pending flow rate plus the current flow rate are over what the plant was designed to handle. The system is stressed in some areas, the effluent requirements from DEQ are what the plant must meet. The current discharge permit was set to expire in 2015, but was extended by the DEQ. The EPA sets the nutrient requirements, and the DEQ enforces them throughout the state. The new standards are very stringent. Many Montana communities have trouble meeting the standards. There is a process to get a variance for the standards. The timeline is under litigation and may change. There is currently a public hearing in Helena discussing water standards. She talked about the water rights issues that Manhattan is dealing with.

Bill Luehrs, Pioneer Crossing: He stated that they bought the development in 2014. He gave a history of the development and the water rights issues. When they took over the development, they transferred the water rights to the Baker Ditch, who then transferred them to the Town. He described the process of getting the change application permit for the Pioneer Crossing Well. They hired engineers and water rights attorneys to help to prepare the permit applications on behalf of the Town. They are proposing an infiltration gallery for the treatment plant effluent during the irrigation system to mitigate the issues that the objectors to the permit application had, which addresses the DNRC's time arguments. The DNRC reviewed the applications and issued comments for clarification. The motor and pump of the well have been tested and are operating correctly. They believe that leaving a certain amount of water in the river and the infiltration gallery will meet the requirements of the DNRC.

Mace Mangold, Pioneer Crossing: He explained how the previous use of the irrigation water rights translate to residential use. When the water is used, timing is the main issue. The recharge eliminates the higher standards of the DEQ during the time the water needs to be mitigated. Timing of surface water discharge was discussed. This alternative is a way to save a lot in terms of money spent on meeting the discharge permit.

Nicole Rediske, TD&H: She presented the six disposal alternatives: 1. No action, 2. Groundwater discharge, 3. Surface water discharge to the Gallatin River, 4. Land application spray irrigation, 5. Combine discharge, groundwater and the Gallatin River, 6. Combine discharge, groundwater and Dita Ditch. She gave an overview of each of the most desirable options and the environmental impacts, land requirements, additional concerns and cost estimates. The cost for the most desirable options are #2 = \$6.5 million; #5 = \$5.9 million; #6 = 3.8 million. She compared the cost, feasibility, O&M, public health and safety, environmental impacts, and public acceptance.

They will present treatment alternatives at the next public hearing, discuss the proposed project, and then submit the PER to the funding agencies. She presented the funding options. She has created a Facebook page for public comment, Town Manhattan Water Reclamation Facility Improvements. A link will be placed on the Town website.

Steve Gonzalez, 315 E Gallatin: He asked if the ditch is older than a 50 years old, and if so there may be historical issues.

Bill Leuhrs, Pioneer Crossing: He asked about the assumption of capacity. He suggested that the Town needs to move a little more slowly in terms of planning for a very large capacity.

Tom Wells, N 5th St: He stated that we need to push for the larger capacity so growth is not hindered.

Kyle described the process from here and through the decision process.

MANHATTAN TRAIL SYSTEM COMMITTEE:

No representative present.

PUBLIC WORKS EAST MAIN LOT PURCHASE PROPOSAL:

Motion- Schack; Second- Ryan; vote- Unanimous: Motion passed to not purchase the property on East Main.

Jeff McAllister, Public Works Supervisor: He stated that the town shop is reaching space limitations. There is a lot close to the shop that is available for purchase at this time. The Public Works needs to grow and improve infrastructure for the equipment and materials. The lot is \$110,000. It is located on East Main, between the shop and Main Street. The lot will be a lay down area.

Dave Rowell, 275 NW Passage: He stated that he realizes that Public Works needs to have more room. He is concerned that there are only 2 building lots on Main Street for businesses. He suggested that other alternatives need to be explored.

Rocky Hamilton, 505 Milwaukee: He stated that the Town, the Fire Department, has a lot in Centennial Village that could possibly be used.

Council discussion included how to pay for the land. Other storage options were discussed. Other lot options were discussed.

RESOLUTION NO. 20-001: POLICY #17, RIGHT-OF-WAY POLICY:

Motion- Schack; Second- Mancuso; Vote- Unanimous: Motion passed to approve Resolution No. 20-001, a resolution of the Town Council of the Town of Manhattan to approve Policy #17 – Right-of-way Policy.

Kyle Scarr, Town Engineer: He explained that there are a few documents that allow the Town to review anything that happens in the right-of-way. These documents are application forms that allow Public Works to review and make decisions on work done in the right of way. This also covers liability issues that may arise.

CHARTER FRANCHISE AGREEMENT:

The agreement is not ready, so the item was tabled until the next meeting.

MAYOR'S REPORT:

- The DNRC Deficiency Letter response for the Pioneer Crossing well is getting wrapped up. He will sign it and send it as soon as it is ready. The Pioneer Well is almost ready to be turned on. He thanked Bill Luehrs.

CONSENT AGENDA:

Motion- Schack; Second- Hamilton; Vote-Unanimous: Motion passed to approve the Consent Agenda.

Town Business Licenses: Main Mechanical Heating & Cooling, Asset Consulting, and Grizzly Groundworks, LLC.

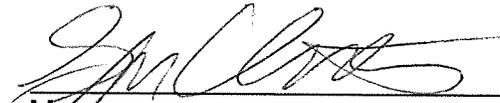
Kennel License: Morgan & Shawna Taylor, 106 N 2nd

Approval of Minutes: Regular Meeting minutes from January 9, 2020 and Special Meeting minutes from January 27, 2020.

Claims: Dated 01/10/20 – 02/13/20 totaling \$ 191,257.45.

ADJOURN:

Motion- Hamilton; Second- Ryan; Vote-Unanimous: Motion passed to adjourn the meeting.



Mayor



Clerk/Treasurer