

**MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, SEPTEMBER 06, 2022**

A Council Workshop was held in Council Chambers and called to order by Mayor Dave Waggoner at 6:30 p.m. on September 6, 2022.

COUNCIL MEMBERS PRESENT:

<input checked="" type="checkbox"/> Emelie Eaton	<input checked="" type="checkbox"/> Heidi Sparks
<input checked="" type="checkbox"/> Michelle Mize	<input checked="" type="checkbox"/> Richard Herr
<input checked="" type="checkbox"/> Casey Wheeler	<input checked="" type="checkbox"/> Irv Wilke
<input checked="" type="checkbox"/> Richard Klose	<input checked="" type="checkbox"/> Bill Mountsier

OTHERS PRESENT:

Michele Braukmann, Civil Attorney
Brittney Moorman, Administrative Assistant
Stan Langve, Police Chief
Kelly Strecker, Clerk/Treasurer
Kurt Markegard, Public Works & Planning Director
Jean Kerr, City Judge
Nancy Schmidt, Library Director
Sheri Phillips, Court Clerk
Ryan Welsh, KLJ

Public Input:

There were none.

General Items

Executive Review

1. Resolution - Resolution Of The City Of Laurel City Council Granting A Variance For Goldberg Sporting Estates Subdivision, First Filing, For The Use Of A Low-Pressure Sewer System

Scott Aspenleider, Performance Engineering, spoke briefly regarding the issues with the sewer in this area. He spoke about why a low-pressure system would work well for both this development and the City. They are asking for a variance to use a low-pressure system. They have analyzed the Elm lift station, and no upgrades would be needed. The HOA will own and maintain the utility line. The storage tanks will hold 12 to 24 hours worth of sewage during a power outage.

It was questioned what would happen when all of the pumps turn on after a power outage. It was clarified that the lowest pump would trip until there is room in the forced main. The City would be responsible for the forced main. The lines cannot be rodded and cleaned as they are designed not to need it. The HOA would be responsible for the operation of the system.

It was questioned what would keep homes downstream from being flooded. It was clarified that only 88 gal/min would be discharged from the system at any given time. Phase One is primarily single-family homes with a few duplexes.

It was questioned if this system failed could a homeowner come back to the City to fix the basement, or is it the developer's issue? It was clarified that once the sewage enters the main, it is the City's responsibility.

It was questioned who owns from the main to the house, and that is subdivision specific.

It was questioned if this system takes into account for drainage. It was clarified that this system only handles what comes out of the pipes, and Stormwater is handled differently; see the attached maps.

It was questioned if this would possibly assist with the odor at the Elm lift station. See the attached Staff Report.

2. Ordinance No. O22-03: An Ordinance Amending Certain Chapters Of Title 14 Of The Laurel Municipal Code Relating To The Adoption And Enforcement Of Building Codes For The City Of Laurel As Required By The State Of Montana (PH 9.13.2022)

There were none.

3. Ordinance - An Ordinance Amending Section 2.20.010 Of The Laurel Municipal Code Relating To The City Court Clerk For The City Of Laurel

There were none.

4. Ordinance - An Ordinance Amending Chapter 1.01 (Code Adoption) Of The Laurel Municipal Code Relating To The General Provisions

There were none.

Council Issues

5. Parking Expectations Discussion

The Civil City Attorney will put together the expectations from the City from a legal standpoint for Council. The City could look into creating a parking advisory board that could address these issues and look for grant funding opportunities.

Other Items

Attendance at Upcoming Council Meeting

All Council Members present plant to be in attendance at next week's City Council meeting.

Announcements

The council workshop adjourned at 7:41 p.m.

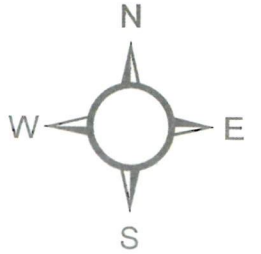
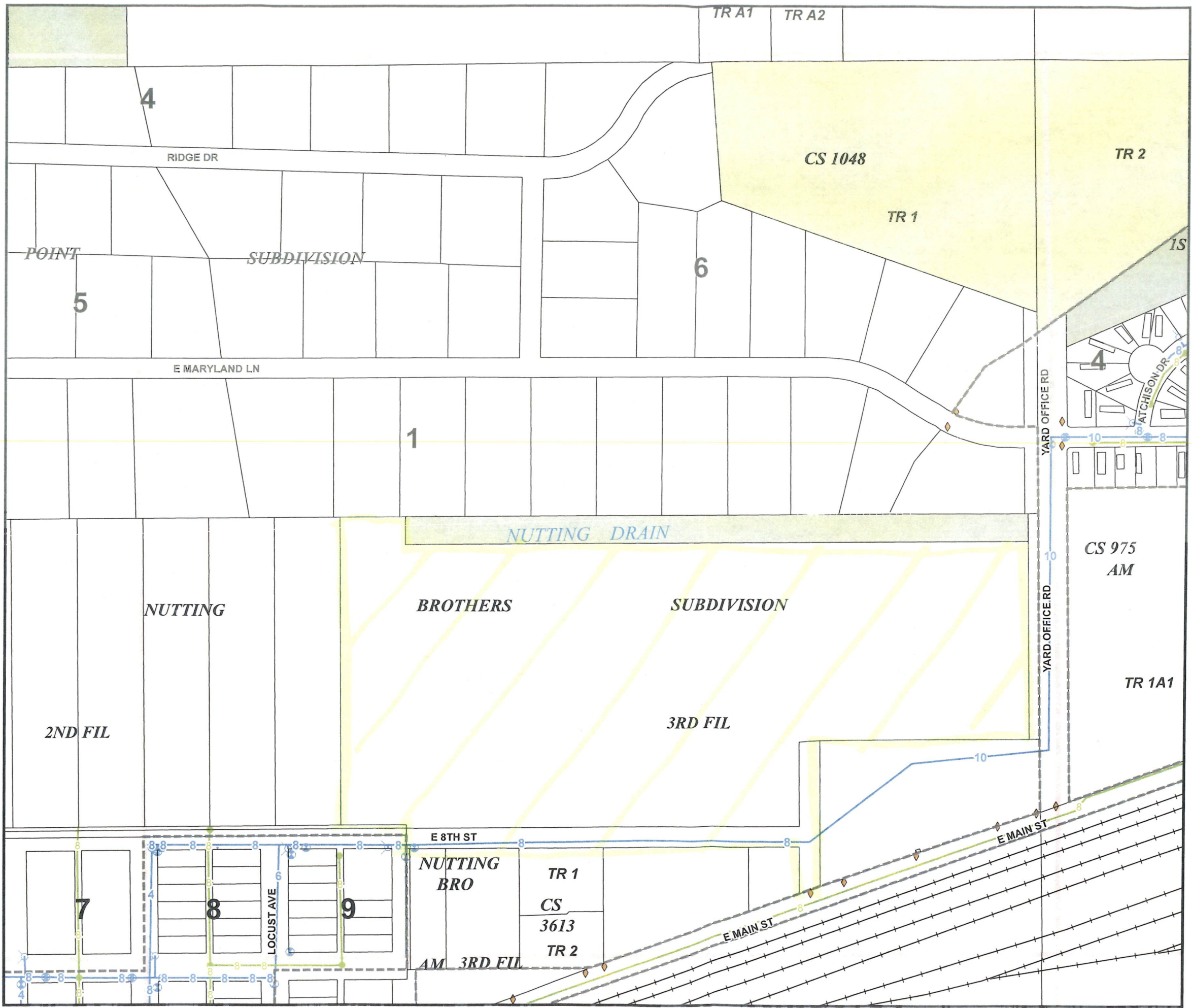
Respectfully submitted,



Brittney Moorman
Administrative Assistant

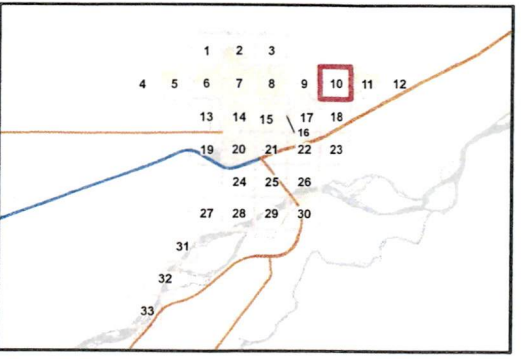
NOTE: This meeting is open to the public. This meeting is for information and discussion of the Council for the listed workshop agenda items.





- | | |
|-----------------|------------------|
| Index Grid | Storm Sewer |
| City Limits | Water Lines |
| Public | Sanitary Manhole |
| Park | Storm Manhole |
| Golf Course | Storm Inlet |
| Freshwater Pond | Fire Hydrant |
| Lake | Blow Off |
| River | Cap |
| Railroad | Valve |
| Canals | |
| Sanitary Sewer | |

Date Saved: 3/9/2021





2611 Gabel Road
Billings, MT 59102-7329
406 245 5499
KLJENG.COM

August 31, 2022

Kurt Markegard
Public Works Director
City of Laurel – Public Works Department
PO Box 10
Laurel, Montana 59044

Re: Petition for Variance from City Code for Goldberg Sporting Estates – Low Pressure Sewer System

Dear Mr. Markegard:

The Developer of Goldberg Sporting Estates, First Filing is requesting a Variance from the City of Laurel Standards for the use of a Low-Pressure Sewer System (LPSS) to collect wastewater within the development. As a non-standard collection system this type of system requires approval by City Council prior to acceptance.

The proposed sanitary sewer will have a standard 4-6" sewer service exit the building and discharge into an on-lot sewage collection tank with a sewage pump. This tank/pump station will discharge to a small diameter force main that will eventually discharge into the City gravity sewer collection system. The proposed system would consist of 1.25" discharges from each tank with the primary subdivision internal force main ranging from 2-3" in diameter. Prior to leaving the subdivision the force main will increase to a 4" force main, then flow west along Eleanor Roosevelt Drive for approximately 190', then south in the alley between Locust Ave and Mulberry Ave for approximately 65' where it will discharge into existing MH 333.

The Developer's Design Engineer was requested to analyze the downstream collection system to determine the effects of this subdivision development. The findings of the Design Engineer's Report are the following:

1. The existing 8" sanitary sewer main between MH 332 and MH 335 will be a limiting line and be required to be upsized to a 10" gravity line.
2. The LPSS requires no upgrades to occur at the downstream Elm Lift Station.
3. A traditional gravity collection system or single lift station from Goldberg Sporting Estates to MH 333 would require upgrades to the Elm Lift Station.

As additional benefits to the City of Laurel, the Developer is proposing:

1. Creation of a Homeowner's Association (HOA) to control and maintain the on-lot components through a direct contract with the system supplier.
2. To replace the 8" sewer main between MH 332 and MH 335 with a 10" sewer main.
3. Lands to the east and south along Eleanor Roosevelt Drive were included in the sizing and planning of the proposed LPSS.



4. Force Mains in the Public Right-Of-Way are typically Owned by the City of Laurel, however, Developer is willing to maintain its ownership in the HOA to discharge at MH 333.
5. Installation of the entire force main and collection system to be paid for by the Developer.

There are several items in the City Rules and Regulations Governing Utility Services that contradict the installation of an LPSS. These are items that would either need to be agreed to by the Developer or waived by the City of Laurel. They are:

1. Section 2.11 MISCELLANEOUS DEVICES
The utility may also require the customer to submit semi-annual test results on such devices certifying that the devices have been checked by an authorized service representative and are in good working order.
2. Section 2.14 LIABILITY OF UTILITY
The utility is responsible for wastewater facilities up to the service wye or tee. All facilities from the building up to and including the service wye or tee are the responsibility of the property owner. The City of Laurel shall determine whether a line is a service line or a public main if a discrepancy occurs.
3. Section 12.1 DISCHARGING CERTAIN MATTER INTO SEWER PROHIBITED
Except as hereinafter provided, no person shall discharge or cause to be discharged any of the following described waters or wastes into any public sanitary sewer:
12.1.9 Any noxious or malodorous gas or substance capable of creating a public nuisance.
This LPSS has the potential to create odor problems at downstream facilities as mentioned in the E-One sewer system analysis.
4. Section 12.5 PRELIMINARY TREATMENT FACILITIES
The Owner shall provide facilities meeting the requirements set forth in these rules and regulations as his/her own expense where it is necessary, in the opinion of the Public Works Director, to provide preliminary treatment of any water or wastes to:
12.5.3 Reduce objectionable characteristics or constituents in such water or wastes to with the maximum limits provided by this section.
This could include odor elimination practices at the Elm Street Lift Station.
5. Section 14.6.1.3 APPLICATION REVIEWS AND RECOMMENDATIONS
Make commitment to construct all the necessary water and/or wastewater system facilities and to begin development of the entire parcel of property to be included in the water and/or wastewater service area within 2 years from the date of the City Council's approval of the enlargement application. In the event the applicant fails to comply with this commitment, the property in question shall automatically be excluded from the service area.
Would the two year commitment include the installation of all pump stations?
6. Section 15.11 OWNERSHIP OF EXTENSIONS
The ownership of all extensions of the municipal water and/or wastewater system constructed within the corporate City limits shall be vested in the City whether same are



constructed by special improvement district or by private contract.

An applicant constructing an extension within the corporate City limits by means of a private contract or special improvement district shall be deemed to have conveyed the ownership of such an extension to the City upon acceptance of the extension by the City. In addition, the City shall at that time have assumed complete control over the facilities so extended, including the right to connect additional customers to the extended facilities as well as the right to further extend said facilities.

The City will have to agree to waive the ownership of the force main to MH 333 or agree to operate and maintain the force mains within the subdivision.

7. Section 15.12 MAINTENANCE OF EXTENSIONS

The City shall be responsible for the maintenance of extensions only when the ownership and control of said extensions are vested in the City. The responsibility for installation, operation, maintenance, repair, enlargement, or replacement of facilities that are privately owned and/or controlled by persons other than the City shall rest solely with the owners of facilities.

8. Section 15.19 SUBDIVISION EXTENSIONS OF WATER SUPPLY/WASTEWATER FACILITIES

All public water supply, necessary off-site public water and sewer mains, and wastewater system facilities required to serve a subdivision, including connecting and cross-tie water mains, as well as the water and sewer mains in, to, around, and through said subdivision, shall be installed by and at the expense of the applicants requesting an extension of the municipal water supply and wastewater system to serve the subdivision in question. Said applicants shall also extend the municipal water supply and wastewater system to the farthest point or points of their subdivision at their expense.

9. Section 15.33 MINIMUM CAPACITY, SIZE, ARRANGEMENT, AND SPACING CRITERIA FOR WASTEWATER SYSTEMS

15.33.5 Arrangement of Sewers. Public sanitary sewers shall be arranged in such a manner and in such a way so as to serve by gravity flow the total tributary area of the wastewater extension project in question. The use of wastewater pumping stations to provide wastewater service for said area, or portions thereof, shall be avoided whenever it can be feasibly accomplished.

15.33.11 Wastewater Pumping Stations and Force Mains. Wastewater pumping stations and force mains installed during the construction of wastewater extensions shall be as specified by the City.

The following are items that in contrast with the Standards for Public Works Improvements:

1. Section 5 MEETING REGIONAL NEEDS

5.1 All public improvements shall be designed as a logical part of the development of the surrounding area. Storm sewer and sanitary sewer shall be sized to accommodate the entire drainage basin which they will ultimately serve. Water mains shall be designed to provide distribution and looping to adjoining systems.



Arterial streets will be developed to the extra width for "Streets". Utilities and street improvements will be extended to the boundaries of the development for future extensions to adjoining areas. The Public Utilities Director (PUD) may require oversizing of utility lines to accommodate future growth of the City.

5.2 Where existing City utility lines do not adjoin the proposed development, the developer will be required to extend the lines to the development as necessary. Where the existing roadway improvements do not extend to the proposed developments, the developer may be required to improve the roadway to the development. Except as provided below, these extension will be at no cost to the City.

2. Chapter 6. Section 29.3 Design Standards for Pump Stations for Alternative Collection Systems. The minimum pipe diameter for force mains shall be 1.5 inches.

The following items are issues that the MT Department of Environmental Quality may require as part of their review and approval process.

- MDEQ may require a plan from the City to increase the size of the gravity sewer system from MH 332 to the Elm Lift Station
- The Elm lift station currently has odor issues. The use of an LPSS may increase the odor issue.

The Council has three options for a response to the Developer on this variance request.

1. They can deny the request to install a low pressure sewer system.
2. They can approve the request to install the low pressure sewer system as planned.
3. Or, They can conditionally approve the installation of a low pressure sewer system.

If the Council wishes to conditionally approve the low pressure sewer system; we recommend the following conditions.

- The company contracted to inspect the collection/pumping units perform their analysis on a semi-annual basis and the HOA provide copies of those reports to the City.
- The Developer install facilities at the force main discharge point to minimize the odor problems that are expected to occur there.
- The City take Ownership of the sewer force mains within the ROW. Individual properties will own the service up to the wye or tee connection in the street.
- As part of the sewer force main installation in the ROW, the Developer shall install tracer wire and access points for connection.
- Establish an SID on the lots within the subdivision to pay for capital improvements to cover force main maintenance.
- Developer provide an extension down Eleanor Roosevelt Dr for potential connection by all lots included in the sewer impact analysis.



- Developer be required to upsize the direct sewer line from MH 332 to the Elm Street Lift Station connection with a 10" PVC line.

If there are any questions, please feel free to give me a call at 406.245.5499.

Sincerely,

KLJ

A handwritten signature in blue ink, appearing to read 'Ryan E. Welsh'.

Ryan E. Welsh, P.E.
Project Engineer