

Amsterdam/Churchill Community Planning Group
July 28, 2008 Meeting Minutes

Attendees: Jim Potts, Bob Urich, Rita Vander Molen, Cindy Elliot, Walt Sales, Jack Vander Molen, Warren Vaughan, Carol Weidenaar, Brent Sinnema, Gail Weidenaar, Dwight Dyk, Donna Dyk Eakman, Don Carlson, Dean Sybesma, Reese Miller, Jon Blanchard, Leroy Logterman, Hank Dyksterhouse, Ty Traxler (C&H Engineering), Michael Tucker (Belgrade News), William Grass, Cheryl White, Dave Crawford (TD&H Engineering)

Meeting Introduction:

- 1) Walt called the meeting to order at 7:10 pm.
- 2) Brent Sinnema stated he had heard a rumor that there were enough large landowners to stop countywide zoning
- 3) The minutes were approved as read.

Business:

- 4) **Treasurer's Report:** The GAP grant application was mailed last week to the Montana Smart Growth Coalition. The group is asking for \$5,000.
- 5) **Steering Committee Reports:**
 - A) **Water Assessment:** Jim Potts handed out a graph showing depth-to-water for the public wells in Churchill, as well which wells had arsenic present.
 - B) **Sidewalk/Community Projects Committee:** Two funding sources were discussed – CTEP funding and Safe Routes to Schools.
 - C) **Non Profit Committee:** No news other than the GAP grant application. The group voted on an official name: The Amsterdam/Churchill Community Planning Group.
 - D) **Newsletter/Webpage Committee:** Tim VanDam met with Jill Ayers to talk about a webpage. It will initially cost \$200-400 to design the website, and an additional \$40-\$50 per year to maintain.
- 6) **Boundary.** Walt reported on Tim Vandam's conversation with Carl Vandermolen. Carl stated he wants to stay in the core boundary. Leroy Logterman expressed concern over the size of the boundary. Warren reported that he had spoken with MDT about the distance required between highway encroachments (pertinent to the northern boundary). MDT has no set rules, but generally states that the fewer encroachments the better.

- 7) **Discussion with Dave Crawford of TD&H Engineering:** Dave Crawford spoke about the engineering aspect of the Churchill Sewer District (see attached handouts for specifics). Generally, Dave said that the original approval for the system allowed for approximately 78,000 gallons per day; if the number of hookups is tallied (including residential units, the retirement home, the schools, the churches, and the businesses) the system is probably at maximum capacity. There was some discussion with Hank Dyksterhouse regarding the fact that the sewer lagoons were not full. Dave stated that either the assumptions behind how much flow was going into the system were wrong, or there was potentially a leak. The way to figure out if the assumptions were wrong was to purchase a flow meter to measure exactly how much wastewater was flowing into the lagoons.

There was also discussion about options for upgrading the system if new development wanted to add on to the system (such as the Churchill Northeast subdivision or development of the rest of the core). Dave said that there were a number of options, such as putting in an aerator, dividing one of the ponds into two compartments, and adding an extra lagoon. There are a number of grants available, but it is likely that upgrades would also include a rate increase.

Warren stated that it was useful to think about work done on the sewer system in two stages: 1) the preliminary engineering report, which would investigate current and future needs, and 2) the work itself, which would be very expensive.

Warren stated that the general policy questions the committee needed to address at some point were : should new development be required to hook up to the existing sewer district, or should they be allowed to do their own systems (as with water)? If they are required to hook into the system, what needs to be done to ensure that the system can handle the increased flows?

- 8) **Discussion with Ty Traxler of C&H Engineering about the Churchill Northeast Subdivision.**
- A) 62 acre parcel
 - B) 108 single-family lots
 - C) 7 duplex units
 - D) The lots are mostly 1/3 of an acre.
 - E) All roads will be paved
 - F) There will need to be some investigation into the water because of the arsenic issue.
 - G) Plan on hooking into the sewer system and will need to explore options for enlarging the system
 - H) Will use community wells for water
 - I) 1 central park for a soccer field – don't have parking
 - J) Several open space parcels (mostly for stormwater retention and the community wells)
 - K) Will pay \$1,000 per lot to the school

Closing Business:

- 9) The next meeting will be August 11. Three guest speakers will come to talk about neighborhood design
- 10) The meeting was adjourned at 9:15 pm. Motion passed. (all 5's)