

From: Potts, Jim [<mailto:JPotts@hkminc.com>]
Sent: Tuesday, July 11, 2008 8:25 AM
To: DeMartino, Carolyn
Cc: Vaughan, Warren; Montague, Ada
Subject: RE: 6.18 Meeting Follow-Up

Ada and Warren:

I've added a few thoughts (red) into your notes. Thanks for your prompt response. I will be out my office after about 9:30 this AM, so if need we can follow up on Monday, 14th to prep for the meeting. I have an e-mail into Ron Edwards to see if he is willing to present at a meeting.

Thanks again

Jim Potts

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From: Montague, Ada [<mailto:Ada.Montague@gallatin.mt.gov>]
Sent: Tuesday, July 08, 2008 4:17 PM
To: Vaughan, Warren; Potts, Jim
Subject: FW: 6.18 Meeting Follow-Up

Hi Guys,

Here's what we discussed today:

- A. In reference to Jim's questions sent on June 24th (Today's responses in blue):
- 1) Within a few days I'll have arsenic sample results back from a new test well at MCS. I think I could present that.
 - Schools arsenic levels are fine- 6 ppb, which is less than 10 ppb limit
 - Shallower ground water appears to not have the over the limits for arsenic levels.
 - School will likely just switch wells.
 - 2) We could present Carolyn DeMartino's data she's getting for us.

- No one has heard anything
 - Ada will send an e-mail to touch base.
 - Need list of all the wells and any previous test results to see if arsenic is a community-wide problem.
 - Settlement Sub. does not have arsenic and is a deep well.
- 3) Would we want to contact the Amsterdam Village Developers to see what their drilling / testing is finding, (volume and quality)?
- CTA with Amsterdam Village (406.556.7100) Ada will call?
 - C&H (Ty Traxler) with Dave Crawford are coming to next meeting to discuss Churchill Northeast, existing system and new impacts of development.

B. General Discussion:

- Questions for the Committee: Is the community serious about municipal water? What would the core area like to do?
- Zone for community water or at least water quality standards per incoming development?
- Can the Churchill zoning area require new developments to provide money towards a municipal system?
- Can they require subdivisions to provide at least their own community systems? **New subdivisions of any size and density will be required (by MDEQ) to provide municipal water, no matter what. But, I'd push for community systems either way.**
- Will the area become a Water Sewer District?
- Two parts- 1. require new development to contribute 2. make it feasible for existing development to tie in.
- Concentration of growth will result due to cost effective nature of building where sewer and water exist.
- Ultimate goal = municipal system with a political entity that can collect monies.

\$\$ Sources: Residents (bonds...), Funding (MDEQ, State, County, Private....?) New Development. If no district, \$ comes from? Private, existing residents, new development which likely cannot come up with the \$ to do it.

My opinion, If the County, and Residents want to concentrate growth in existing core areas, there has to be incentive \$\$\$ from government ??? to help communities along. Else, communities will zone or whatever to keep growth and expenses away and or development will be piece meal. While residents and developers may want to keep their communities nice... they may not be able to afford to build municipal systems. Amsterdam Village is a good example, it's possible for them to build their own sewage plant, while not possible to upgrade the existing sewer plant. How does that make sense in and existing sewer district? I know that developers have the most to gain, but putting most of the burden on them only creates high end property that is not affordable to most.

- Step 1: form entity
- Step 2: policy requirements
- Need to address the "why" side of the argument.
- Investigating community water was a mandate of the community-
- Expensive to do, but can concentrate growth and provide a higher more reliable quality of life and more power in directing growth.

Also, maybe the best way to protect and manage the groundwater (only drinking water) resource.

Exempt wells are now the alternative. Legislation will likely lower the quantity of water an exempt well can consume, which may be less than desirable for larger homes and landscaping. Legislation may also limit the number of exempt wells that can be put in for a given project. Legislation may also require the same level of investigation to determine the affect caused by a group of exempt wells as the affect caused by a municipal well (s). ie the easy way out (via exempt wells) for minor and major subs may be gone in the near future.

Present to the community the options:

1. Water District
 2. Several Community systems ad hoc as dev. comes in. Include zoning that would require \$ from developers for public systems
 3. Private, individual wells (which is basically the current system with a few community wells)
 4. **Some sort of master planning study to document to identify existing utilities, (easements, roads, water, sewer, storm) and the potential connection schemes for all.**
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- August 25th meeting = Water day with Ron Edwards and CTA?
 - Warren can come up with a short sheet on options for next meeting so folks can be prepared for Aug. 25th
 - Jim will visit with Ron
 - Ada will call Carolyn and CTA (after talking with Warren)
 - Sewer System leaking (pond) Churchill Northeast may be required to update the system- at least fund the preliminary engineering report. DEQ already saying something needs to be done.
 - Create a Plan and Policy that requires any new development to hook up to existing system/ proportional share of updating it if necessary, **or at least build their system so it could be easily connected to a future municipal system**. This would also require the establishment of an entity to manage this?

Let me know if anything needs adding/editing.

Below is the sum up from the last meeting should you need it:

From: Montague, Ada [<mailto:Ada.Montague@gallatin.mt.gov>]
Sent: Thursday, June 19, 2008 3:48 PM
To: Potts, Jim
Cc: cdemartino@mt.gov; Vaughan, Warren
Subject: 6.18 Meeting Follow-Up

Hello,

In regards to today's discussion, here are the highlights:

1. Amsterdam/Churchill Community Planning effort is interested in looking at community water, particularly in light of recent property development as well as area arsenic levels. The area has had a functioning community sewer district for 35 years, so community water would not be a stretch.
2. Source water protection would be a great idea to incorporate into such a planning effort. There are currently not many examples of communities coming together to address them in this way, though.

3. Tying source water protection to the creation of a community water system in Amsterdam/Churchill would not require much additional information or “hurdles.” Just summarize efforts and submit to DEQ.
4. As far as arsenic is concerned, a properly created community system may be a long-term solution to the water quality of the area, but it would be a plumbing nightmare.
5. Manhattan Christian must have its proposed compliance plan together by Jan. '09 and it will be a challenge to achieve this requirement. The proposal will most likely be to drill a shallower well?
6. IOC data, as well as sampling from current community systems, may be helpful in determining how widespread this problem is and also may help get more support for a community system.
7. DEQ would most likely honor a community-wide plan for compliance, in lieu of one from only Manhattan Christian. This would be worth considering if it can be made clear that most people are going to be effected by arsenic levels.
8. Carolyn will collect IOC and other water quality data and forward it to Warren.

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Let me know if I missed anything.
Cheers,

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