

COMMITTEE OF THE WHOLE

OCTOBER 3, 2022

6:00 PM

1. Tour the Lewistown Library. Meet there at 701 W Main

**NOTICE FOR, AND AGENDA FOR, A REGULAR MEETING OF THE CITY COMMISSION,
CITY OF LEWISTOWN, OCTOBER, 2022 AT 7:00 P.M. AT THE CENTRAL MONTANA
COMMUNITY CENTER LOCATED AT 307 W WATSON**

To participate virtually the options are as follows:

To join by zoom: <https://zoom.us/j/8486275925?pwd=dTVGbndDK253ZUJLMjRuZXU5QVpMdz09>

Meeting ID: 848 627 5925 Passcode: 59457

To participate by phone: dial (253) 215-8782 Meeting ID: 848 627 5925 Passcode: 59457

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – August 29, 2022 & September 19, 2022

COURTESIES

PROCLAMATIONS

BOARD AND COMMISSION REPORTS

CITY MANAGER REPORT

PUBLIC COMMENT – non agenda items

CONSENT AGENDA

Acknowledgement of the claims that have been paid from September 16, 2022 to September 29, 2022 for a total of \$501,240.69.

***REGULAR AGENDA – Resolutions, Ordinances & Other Action Items:**

1. Discussion and action on approving a curb cut deviation for Kerby and Karen Durbin for their property located at 209 Diamond Lane (**Action: approve, disapprove or amend approving a curb cut deviation**)
City Manager Holly Phelps
2. Discussion and action on approving Resolution No. 4105, a resolution approving an application from Lewistown Downtown Association for TIF funds made to the Lewistown Tax Increment Financing District Board (**Action: approve, disapprove or amend Resolution No. 4105**) City Manager Holly Phelps
3. Discussion and action on approving the quote from Dana Safety for the upfitting of the new police vehicle (**Action: approve, disapprove or amend the quote from Dana Safety**) City Manager Holly Phelps
4. Discussion and action on approving Resolution No. 4104, a resolution of the Lewistown City Commission of its intention to increase sewer utility rate fees for sewer customers of the City of Lewistown (**Action: approve, disapprove or amend Resolution No. 4104**) City Manager Holly Phelps

CITIZEN'S REQUESTS

COMMISSION'S REQUEST

ADJOURNMENT

*All citizens are invited to make comment on any agenda item prior to action being taken by the Commission

September 26, 2022

To Whom This May Concern

On September 24th the Architectural Committee of Stonewood Farms voted unanimously to approve the request by Kirby and Karen Durbin, lot 5 owners, to widen their driveway from 20' to 30'.

The driveway will enter their property from H street.

Respectfully

A handwritten signature in black ink that reads "Duane Hartman". The signature is written in a cursive, flowing style.

Duane Hartman, Chair

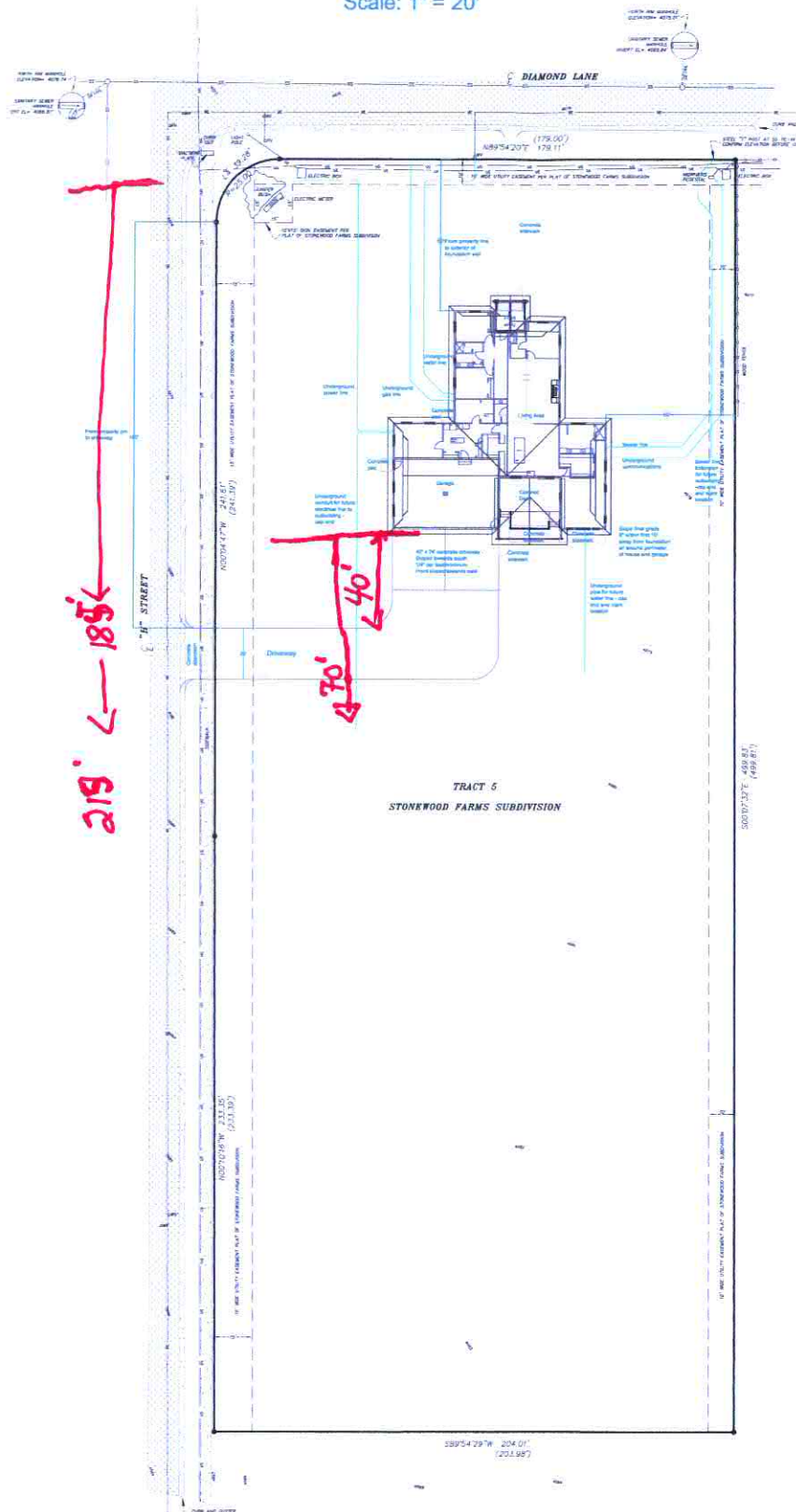
Stonewood Farms Architectural Committee

Durbin Residence

Site Plan

Scale: 1" = 20'

TOPO SURVEY
BEING TRACT 5, STONEWOOD FARMS
SUBDIVISION, LOCATED IN THE NW 1/4 OF
SECTION 16, T15N, R18E, P.M.M.,
FERGUS COUNTY, MONTANA



SCALE: 1" = 20'



BASIS OF BEARINGS:
GPS OBSERVATION

BASIS OF ELEVATIONS:
NAVD88 PER OPUS
(COMPUTED USING GCEOID18)

CONTOUR INTERVAL:
1 FOOT

NOS OPUS SOLUTION ON CP-1:
SET 600 HAIL ON JANUARY 29, 2021
NAID50(2011)
TRUE NORTH AND COMPUTED
GROUND PROJECTION AT PROJECT ORIGIN:
LATITUDE: N4703'54.685"
LONGITUDE: W109'27'15.751"
ELLIPSOID HEIGHT = 4100'
ALL DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN UNITS OF US FEET

LEGEND

- = FOUND 5/8" REBAR WITH YPC MARKED MILESTONE "10801LS"
- () = RECORD MEASUREMENT PER STONEWOOD FARMS SUBDIVISION
- WV = WATER VALVE
- FH = FIRE HYDRANT
- = CONCRETE
- = ASPHALT
- = UNDERGROUND MID-RIVERS FIBER OPTIC LINE
- = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND SANITARY SEWER LINE
- = UNDERGROUND WATER LINE PER TDAH DESIGN DRAWING

UTILITIES LOCATED AS MARKED BY ONE
CALL LOCATE TICKET: 21005119

ZONING: IS R-18
R-18 residential one-family. A district to
primarily accommodate single-family dwelling
units with a maximum residential building height
not to exceed thirty feet (30').

Building Setbacks
Front yard = 25 feet
Rear yard = 20 feet
Side yards = 5 feet on each side
Side yards adjacent to street = 10 feet

LEWISTOWN BUILDING CODE SOURCE=
https://www.sterlingcodifiers.com/codebook/index.php?book_id=567

STONEWOOD FARMS COVENANTS

Page 12 "2. Design Review": "...all site and
exterior building improvements in the Subdivision,
including landscaping, building construction, or
modification, landscaping, driveways and patios,
must receive approval of the Architectural
Committee prior to the initiation of the
construction or other improvement."

Page 12 "4. Height Restrictions": Building Heights
shall be limited to 25 maximum feet."

Page 13 "6. Use of Lots": Each Dwelling Unit
shall be constructed within the Lot's Building
Envelope which shall be no less than forty (40)
feet from the curb of the Lot's frontage street."

Architectural Committee
StoneWood Farms Subdivision

c/o Bank of the Rockies N.A.
P.O. Box 5509
Helena, MT 59604
Attention: Michael E. Grove

OWNERS: KAREN AND KERBY DURBIN
DATE SURVEYED: JANUARY 29, 2021

ARROW CREEK SURVEY CO. P.O. BOX 735-4103	JOB NO. 2100-1 Durbin Res.	SHEET NO. 1 OF 1
	DATE 1-29-2021	CONTINUED 2100
REVISION 2-1-21		1/4 SECTION 16 T15N R18E

RESOLUTION NO. 4105

A RESOLUTION APPROVING AN APPLICATION FROM
LEWISTOWN DOWNTOWN ASSOCIATION FOR TIF
FUNDS MADE TO THE LEWISTOWN TAX INCREMENT
FINANCING DISTRICT BOARD

WHEREAS, the Lewistown City Commission has adopted Ordinance No. 1748 – An Ordinance establishing the Lewistown Urban Renewal Area, creating the Lewistown Urban Renewal District and adopting the Lewistown Urban Renewal District Plan; and

WHEREAS, by Resolution number 3903 the City created an Urban Renewal Agency per 7-15-4232 Montana Codes Annotated (MCA), which was designated as the “Lewistown Improvement District Board” to engage in activities authorized in 7-15-4234 MCA and provide administrative functions; and

WHEREAS, the Commission re-designated the “Lewistown Improvement District Board” as the “Lewistown Tax Increment Financing District Board” by Resolution 3923; and,

WHEREAS, the Commission appointed a Lewistown Tax Increment Financing District Board (hereafter, the “TIF Board”) in order to manage the Lewistown Urban Renewal District created by Ordinance 1748; and,

WHEREAS, the TIF Board oversees the operation of the Lewistown Urban Renewal District, including public purpose activities; promotional activities; façade building conservation and loan programs; and administrative functions; and,

WHEREAS, the TIF Board exercises those powers authorized by law as specified in Resolution 3923; and,

WHEREAS, the TIF Board has developed the Lewistown TIF District (LTD) Program whereby qualified applicants may apply for TIF District Program Funds for assistance in redevelopment or rehabilitation of properties within the Urban Renewal District; and,

WHEREAS, through its LTD Program the TIF Board has received numerous applications for TIF District Program Funds, has reviewed the same and, has recommended approval of several applicants for those funds; and,

WHEREAS, the City Commission has retained final budgetary authority for TIF program activities.

NOW, THEREFORE, BE IT RESOLVED, that the Lewistown City Commission hereby approves the following applications for TIF District Program Funds as recommended by the TIF Board:

1. A \$10,000 grant to the Lewistown Downtown Association, for Trees and maintenance of them, to be planted in the downtown district

BE IT FURTHER RESOLVED, that prior to disbursement of any TIF funds, all applicants shall enter into such Development Agreements as established and approved by the TIF Board.

PASSED AND APPROVED this 3rd day of October, 2022.

Gayle Doney, Chairperson
Lewistown City Commission

Attest:

Nikki Brummond
City Financial Officer/Clerk

Project Description:

In 2019 and 2020 the MT Department of Transportation repaved Lewistown's Main Street and replaced the sidewalks. This update required the removal of the existing sidewalk trees. Replacement of 34 trees were identified by the Lewistown Downtown Association as a priority project, with research showing that a 'living downtown' is key to a beautiful, inviting, successful downtown." Working early on with the MT Department of Transportation, DNRC, the City of Lewistown and Snowy Mountain Development Corporation, the LDA and partners were able to negotiate the tree replacement in the scope of MDT's project. Unfortunately, due to supply chain issues resulting in limited tree availability, early freezing and in some cases vandalism, 20 of the 34 trees are in need of replacement. To ensure our Main Street corridor is maintained and welcoming, we have again partnered to remedy the issues so that long term success of the project can be completed. The project includes replacement of trees, a 3 year watering plan to include a civic organization group or hired contractor, as well as the purchase of tree guards to prevent wear and tear. DNRC is donating tree bags for all 34 trees that hold 15-20 gallons of water. The maintenance contractor will refill the bags on a weekly or biweekly basis, utilizing a purchased water tank and trailer while donating their own vehicle to transport trailer. The project includes a Contingency/Maintenance Fund. This budget line item is strategically included to replace future loss of trees which is normal of any project like this. Monies will be held with the Lewistown Downtown Association in a savings account ear marked for downtown tree maintenance.

This project will positively impact all downtown businesses. Supporting beautification efforts like this can increase sales for businesses by nearly 30% and is the cornerstone to economic development. People want to invest in a place they know is thriving and creating a downtown corridor in the heart of the Tax Increment Finance District that is visually appealing and healthy helps them value the area they are investing in.

City of Lewistown
Application
Tax Increment Financing District (TIF)

Eligible Improvements Cost Worksheet Under TIF Program

List eligible items that pertain to the project that falls under TIF Program Policies (list beginning on page 1). If in doubt about an item's eligibility, include it, the board will review items and help determine eligibility. Please include contractor bids to establish costs.

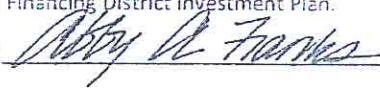
1. Replacement Trees	\$ 4,500
2. Labor (removal and replacement of trees)	\$ 1,400
3. Metal/steel tree guards	\$ 10,000
4. Watering Tank with Trailer	\$ 5,000
5. Watering (payment to Kiwanis)	\$ 9,000
6.	\$
7.	\$
8.	\$
9.	\$
10.	\$
11.	\$
12.	\$
13.	\$
14. Permitting Fees	\$
15. Other Fees	\$

Total Lewistown TIF District Program Request \$ 29,900

TIF District Program Award (to be filled out by TIF Administrator) \$ 10,000 ⁰⁰

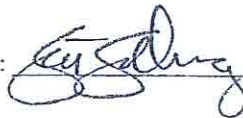
To the best of my knowledge and belief, the information provided in this application and in the attached documents is true and correct. The signature attests to my having read, understand and agree to all terms in the Lewistown Tax Increment Financing District Investment Plan.

Signature of Applicant:



Date: 9.8.22

Signature of TIF Board Chair:



Date: 9-22-22

Main Street Tree 2022-2025 Budget

Income

TIFD Funds	\$ 10,000
Central Montana Foundation	\$ 4,999
Department of Natural Resources Grant	\$ 12,000
Tree Recognition Program	\$ 10,200
City of Lewistown	\$ 1,500
<i>Income total</i>	<u>\$ 38,699.00</u>

Expenses

Item	Cost per item	Quantity	
Replacement Trees	\$ 225	20	\$ 4,500
Labor	\$ 70	20	\$ 1,400
Metal/steel tree guards	\$ 250	40	\$ 10,000
Watering Contract	\$ 3,000	3	\$ 9,000
Watering Tank with Trailer	\$ 5,000	1	\$ 5,000
Name Plates	\$ 50	34	\$ 1,700
Soil			\$ 500
Maintenance Fund			\$ 6,599
<i>Expense Total</i>			<u>\$ 38,699.00</u>

Total Income

\$ -

In Kind

Item	Cost per item	Quantity	
DNRC - Tree Watering Bags	\$ 25	32	\$ 800
City of Lewistown - Water			\$ 1,200.00
			<u>\$ 2,000.00</u>

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	458365
Customer No.	LEWISTOWN

Bill To
CITY OF LEWISTOWN POLICE DEPT 305 WEST WATSON LEWISTOWN, MT 59457

Ship To
DANA SAFETY SUPPLY 1 WEST END ROAD LIVINGSTON, MT 59047

Contact: JUSTIN JENNESS
Telephone: 406-535-1800
E-mail: jjeness@ci.lewistown.mt.us

Contact: CITY OF LEWISTOWN
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/28/22	GROUND SHIPMENT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Kirk Fried			Kirk Fried	CHIEF JUSTIN JENNESS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	EVP EMERGENCY VEHICLE LIGHTING PACKAGE Warehouse: MT Vin #:		14,703.7500	14,703.75
1	1	Y	EVL12-F150-1RB2W ECLIPSE INTERIOR DUAL FORD 150 1RB2W Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	HZND8-1RB2A BI 8 Head Horizon light stick - DUAL COLOR R/B W/A Warehouse: MT Vin #:		0.0000	0.00
2	2	Y	BI-HZNRZ-LB BI Tall L Bracket - Horizon/RayZR Light Sticks Bracket Warehouse: MT Vin #:		0.0000	0.00
2	2	Y	BI-ST26D-RB 12 DIODE SUPER-THIN LIGHTHEAD 6X6-RED/BLUE Warehouse: MT Vin #: MOUNTED ON TAILGATE		0.0000	0.00
2	2	Y	BI-M16D-RB BI 16 LED DUAL COLOR MULTI FLASH/COLOR MOD Warehouse: MT Vin #: MOUNTED ON GRILL		0.0000	0.00
1	1	Y	LPF461-RRBB BI LICENSE PLATE W/ 2 BLUE AND 2 RED Warehouse: MT Vin #:		0.0000	0.00

Print Date	09/28/22
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09/28/22	GROUND SHIPMENT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Kirk Fried		Kirk Fried		CHIEF JUSTIN JENNESS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	ETHFSS-SP-ISO SOI SOLID STATE ISOLATED HEADLIGHT FLASHER Warehouse: MT Vin #: NOTE --- NO FLASHER AVAILABLE FOR THE HIGH INTENSITY GAS DISCHARGE HEADKIGHTS. POSITIVE SIDE SWITCHING ONLY *****		0.0000	0.00
1	1	Y	ETFBSSN-P SOI 100% SOLID STATE TAILLIGHT FLASHER (12-WIRE) Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	640000 FED PA640 100W SIREN/SWITCH CONTROL (1 SLIDE & 6 PB Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	ETSKLF100 SOI LOW FREQUENCY AFTERSHOCK SIREN W/I SPEAKERS Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	C3900U CODE3 100W SPEAKER W UNIV BRKT Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	PK0439FDT15F150 SMC 10-VS-RP UNCOATED POLY PARTITION - 2015+ F150 Warehouse: MT Vin #: VEHICLE YEAR - *****		0.0000	0.00

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Sales Quote

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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/28/22	GROUND SHIPMENT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Kirk Fried			Kirk Fried	CHIEF JUSTIN JENNESS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	GK10301SIU SMC T-RAIL DUAL WEAPON MT - 1 STD & 1 UNIV Warehouse: MT Vin #: INCLUDES 1 STD SHOTGUN HEAD & 1 UNIVERSAL RIFLE HEAD TYPE OF KEYS DESIRED - SEE ATTACHED SPECIFIC WEAPONS FORM *****		0.0000	0.00
1	1	Y	WK0595FDT15F150 SMC CLEAR POLY WINDOW BARRIER FOR 2015+ FORD F-1 Warehouse: MT Vin #: VEHICLE YEAR - *****		0.0000	0.00
1	1	Y	7170-0883-03 GJ KIT 2021+ Ford F-150 Wide Body Console Box with P Warehouse: MT Vin #: 2021+ Ford F-150 Wide Body Console Box Kit with Magnetic Phone Holder, Printer Mount, Cup Holder, Rear Armrest, and Mongoose® XLE 9" Motion Attachment ***** INCLUDE FACEPLATES 1) 7140-0385 1) 7160-0321		0.0000	0.00

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Sales Quote

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Contact: JUSTIN JENNESS
 Telephone: 406-535-1800
 E-mail: jjeness@ci.lewistown.mt.us

Contact: CITY OF LEWISTOWN
 Telephone:
 E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/28/22	GROUND SHIPMENT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Kirk Fried			Kirk Fried	CHIEF JUSTIN JENNESS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	AP-CG-Q-S22-BL ANTPLUS BLACK LTE CELL/PCS, GPS, PERM MOUNT Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	B500T AME 5# (2A:10B:C) FIRE EXTINGUISHER W/VEHICLE BRKT Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	D1200-402 10-8 VIDEO TWO CAMERAS 900 MIC Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	ATX-ETRAB1500 HUTTON 150-155 MHZ, UNITY GAIN, LOW PROFILE, MOBIL AN Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	809-0002-00 STALKER PATROL K BAND 2 ANTENNA Warehouse: MT Vin #: End-User: CITY OF LEWISTOWN PD		0.0000	0.00
1	1	Y	Vehicle: 2022 F-150 RESPONDER INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: MT Vin #: LOOM, WIRE, HARDWARE, CONNECTORS, AND ITEMS LISTED BELOW *****		0.0000	0.00

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Contact: CITY OF LEWISTOWN
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E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/28/22	GROUND SHIPMENT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Kirk Fried			Kirk Fried	CHIEF JUSTIN JENNESS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	PDP-13 BI Power Distribution Panel w/ Timers Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	05.0700.075 ABL 75 AMP RELAY (CIRCUIT BREAKER) Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	GRAPHICS-LEWISTOWN1 GRAPHICS LEWISTOWN POLICE DEPT Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	GRAPHICS INSTALL GRAPHICS INSTALL Warehouse: MT Vin #:		0.0000	0.00
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: MT Vin #: INCLUDES INSTALLATION OF ALL DSS SUPPLIED EQUIPMENT LISTED ABOVE		0.0000	0.00
0	0	Y	CUSTOMER SUPPLIED CUSTOMER SUPPLIED EQUIPMENT Warehouse: MT Vin #: MOTOROLA RADIO		0.0000	0.00
2022	FORD F-150 RESPONDER					

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Kirk Fried		Kirk Fried		CHIEF JUSTIN JENNESS		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
			Approved By: _____ ☐ Approve All Items & Quantities Quote Good for 30 Days			

Print Date	09/28/22
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Subtotal	14,703.75
Freight	575.00
Order Total	15,278.75

RESOLUTION 4104

A RESOLUTION OF THE LEWISTOWN CITY COMMISSION OF ITS INTENTION TO INCREASE SEWER UTILITY RATE FEES FOR SEWER CUSTOMERS OF THE CITY OF LEWISTOWN

WHEREAS, in accordance with § 69-7-101 Montana Code Annotated, a municipality has the power and authority to regulate, establish, and change, as it considers proper, rates, charges, and classifications imposed for utility services to its inhabitants and other persons served by municipal utility systems and such rates, charges, and classifications must be reasonable and just; and,

WHEREAS, the City Commission of the city of Lewistown has reviewed the city's sewer rates and has determined that an increase is necessary to properly care for, maintain and operate the city's sewer system; and,

WHEREAS, there has been no rate increase in more than 10 years and the City has determined increases are necessary to provide adequate revenue to finance the capital improvement program, to meet debt service coverage requirements and to maintain appropriate reserves;

WHEREAS, if the governing body of a municipality considers it advisable to regulate, establish, or change rates, charges, or classifications imposed on its customers, it shall order a hearing to be held before it at a time and place specified.

NOW, THEREFORE, BE IT RESOLVED that the City Commission proposes that the city's sewer rates should be increased, effective January 1, 2023, as hereby established as set forth in Appendix A, attached here to and made part hereof.

BE IT FURTHER RESOLVED that a public hearing on the proposed sewer rate increases shall be held on November 14, 2022 at 6:00 p.m. at the Lewistown Community Center, 307 W. Watson, Lewistown, Montana.

BE IT FURTHER RESOLVED, that the city clerk give notice to the public, city sewer customers and the Montana consumer counsel in the manner and form provided by law.

PASSED AND ADOPTED this ____ day of _____, 2022.

Gayle Doney
Chairman of the Commission

ATTEST:

City Clerk

Appendix A
To Resolution 4104

Proposed Sewer Rate increase

Residential Base Rate Charge: as follows,

Effective January 2023 shall be \$19.25 per EDU
Effective January 2024 shall be \$19.50 per EDU
Effective January 2025 shall be \$19.75 per EDU
Effective January 2026 shall be \$20.00 per EDU
Effective January 2027 shall be \$20.25 per EDU

Commercial Base Rate Charge: as follows,

Effective January 2023 shall be \$21.25 per EDU
Effective January 2024 shall be \$21.50 per EDU
Effective January 2025 shall be \$21.75 per EDU
Effective January 2026 shall be \$22.00 per EDU
Effective January 2027 shall be \$22.25 per EDU

Charges On Metered Use: Each user, residential, commercial or industrial, which is connected to the Lewistown municipal sewerage system and is metered for water use, shall be assessed a sewer use per one thousand (1,000) gallons of water used. The rate per 1,000 gallons of water used is as follows;

Effective January 2023 shall be \$7.50 per 1000 gallons of water used
Effective January 2024 shall be \$8.00 per 1000 gallons of water used
Effective January 2025 shall be \$8.50 per 1000 gallons of water used
Effective January 2026 shall be \$8.75 per 1000 gallons of water used
Effective January 2027 shall be \$9.00 per 1000 gallons of water used

- (a) Residential: The sewer use charge is computed by taking the average amount of water as billed for the months of January, February and March of each year, multiplied by the current sewer use rate. Months showing no usage shall not be included in the calculation. For those utility customers that show no water use for the billing periods of January, February or March as a result of the property being vacant, the sewer use charge shall be computed using an average of two thousand (2,000) gallons per month.
- (b) Commercial: Each user in this classification will be assessed a sewer use charge based on actual water use throughout the year. However, those users utilizing water for irrigation and which have a separate meter for this water, will be assessed a sewer use charge based only on total water used, less the water used for irrigation.

Charges On Unmetered Services Or Properties Not Connected To The Water System: All residential dwelling units and commercial units, connected to the Lewistown municipal sewerage system and is not metered for water use shall be assessed a unmetered monthly sewer use charge of eighty five dollars (\$85.00) per EDU.

Appendix B
To Resolution 4104

Current Sewer Rate

Base Rate Charge: shall be twelve dollars eighty one cents (\$12.81) per sewer tap.

Charges On Metered Use: Each user, residential, commercial or industrial, which is connected to the Lewistown municipal sewerage system and is metered for water use, shall be assessed a sewer use charge of (\$5.08) per one thousand (1,000) gallons of water used effective July 1, 2009. The sewer use charge of each class of user shall be computed as follows:

- (b) Residential: The sewer use charge is computed by taking the average amount of water as billed for the months of January, February and March of each year, multiplied by the current sewer use rate. Months showing no usage shall not be included in the calculation. For those utility customers that show no water use for the billing periods of January, February or March as a result of the property being vacant, the sewer use charge shall be computed using an average of two thousand (2,000) gallons per month.
- (b) Commercial: Each user in this classification will be assessed a sewer use charge based on actual water use throughout the year. However, those users utilizing water for irrigation and which have a separate meter for this water, will be assessed a sewer use charge based only on total water used, less the water used for irrigation.

Charges On Unmetered Services Or Properties Not Connected To The Water System: All residential dwelling units, including single-residential units, each unit of multiple-residential units, and each mobile home unit, which is connected to the Lewistown municipal sewerage system and is either nonmetered for water use or is not connected to the city's water system shall be assessed a minimum monthly sewer use charge of fifty two dollars (\$52.00).