



June 2018

# TOWN OF GERALDINE

## Capital Improvements Plan



**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION ADOPTING A CAPITAL IMPROVEMENTS PLAN  
FOR THE TOWN OF GERALDINE**

**WHEREAS**, the Town of Geraldine hired Great West Engineering to develop a Capital Improvements Plan for the Town; and

**WHEREAS**, the process of assessing the municipal facilities has produced a list of priorities of needed improvements to the Town of Geraldine's wastewater system, stormwater system, water system, streets and other public infrastructure; and

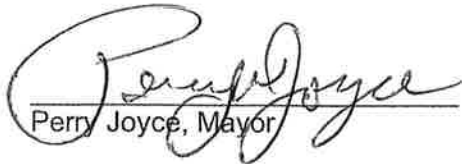
**WHEREAS**, the Town of Geraldine has published notices, held public hearings, and given residents of Geraldine an opportunity to provide comments on the 2018 CIP; and

**WHEREAS**, the Geraldine Town Council agrees to implement the comprehensive CIP to be reviewed and updated annually, as needed, as a planning tool to implement the identified priority projects. *OR PAS*

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Geraldine hereby declares the CIP acceptable to the Town; and

That Perry Joyce, Mayor, is authorized to execute and attest any documents required to adopt the CIP and effectuate its submission to the appropriate governing agencies:

**PASSED AND ADOPTED** by the Geraldine Town Council meeting in Regular Session this 12<sup>th</sup> day of June, 2018 at Geraldine, Montana.

  
Perry Joyce, Mayor

6/12/18  
Date

ATTEST:

  
Rosemary Scott, Town Clerk

6/12/18  
Date



# TABLE OF CONTENTS

EXECUTIVE SUMMARY	1	STORM WATER	27
INTRODUCTION	5	IMPLEMENTATION	28
PUBLIC OUTREACH AND ENGAGEMENT	8	Priority Recommendations	28
WASTEWATER TREATMENT PRIORITIES	10	Timeline	28
DRINKING WATER PRIORITIES	13	Financing Improvements	28
AIRPORT	18	SUMMARY	35
BUILDING PRIORITIES	20	<b>LIST OF TABLES</b>	<b>2</b>
EQUIPMENT PRIORITIES	22	<b>LIST OF FIGURES</b>	<b>6</b>
PARKS AND RECREATION PRIORITIES	24		
STREET PRIORITIES	25		



# EXECUTIVE SUMMARY



The essential components of this Capital Improvements Plan (CIP or Plan) include the identification of projects; evaluation and prioritization of projects; and includes the development of cost estimates and funding approaches. Ultimately, the updated plan is meant to ensure that the Town is positioned to:

- Improve its basic infrastructure through construction, rehabilitation and maintenance;
- Maximize the useful life of capital investments by scheduling major renovation, rehabilitation, or replacement at the appropriate time in the life-cycle of the facility or equipment;
- Identify and examine current and future infrastructure needs and establish priorities among projects so that available resources are used to the community's best advantage; and
- Improve financial planning by balancing needs and resources and identifying funding options.

While much of the Town's budget and financial planning efforts are by necessity focused on one or at most two year intervals, capital planning can still help focus attention on the Town's long-term objectives and financial capacity. This will help the Town balance operating and capital needs. Like many communities in Montana, the Town is often faced with the option of reducing its capital plan objectives in order to balance the operating budget. A formal and adopted capital improvements plan will help to maintain a consistent level of spending for capital needs, barring any unforeseen events.

The Town retained Great West Engineering to help prepare the CIP. The CIP was funded through InterCap Loan Funding.

The individual projects identified in this plan were evaluated by the Town with a view to the community's long-term objectives and how they related to each other. The evaluation resulted in a list of the highest capital improvement priorities for the Town as determined by the Town Council in consultation with Town staff and residents. The Town reported that the highest priority items would be the sewer system improvements followed by items relating to public safety.

**Table 1**  
**Highest Priorities for the Town**

Priority	Facility	Recommended Project	Estimated Cost
High	Sewer System	Collection System Improvements (Phase 1) <sup>[1]</sup>	\$1,170,000
High	Sewer System	Lagoon Liner Subgrade and Lagoon Piping Retrofits	\$64,000
High	Sewer System	UV Disinfection and pH Chemical system	\$730,000
<b>Subtotal Phase 1 Sewer System Upgrades</b>			<b>\$1,964,000</b>
High	Streets	Painting Crosswalks near School and Main Street	\$1,000
High	Streets	Handicap Parking and Signage – School and Main Street	\$2,000
Medium	Sewer	Collection System Improvements (Phase 2) <sup>[2]</sup>	\$900,000
High	Water	Sand Hill Water Tank - Engineering Study	\$10,000
High	Water	Sand Hill Water Tank - Major repairs and sealing	TBD
<b>Total Estimated Cost</b>			<b>\$2,877,000</b>

Notes:

<sup>[1]</sup> Phase 1 Collection Improvements – Replace existing clay piping documented to have sags, cracking, offset joints and root issues on Main St., Flagler Avenue, 10-inch Main (Under HWY-80 and Railroad).

<sup>[2]</sup> Phase 2 Collection Improvements – Replace existing clay piping in Baucus St., Collins St., Clary Ave., and main through Park and extension to Geraldine Ave. and alley between Brady and Broadway from Main St. to Hilger St. (Phase 2 improvements will be updated following additional video inspection).



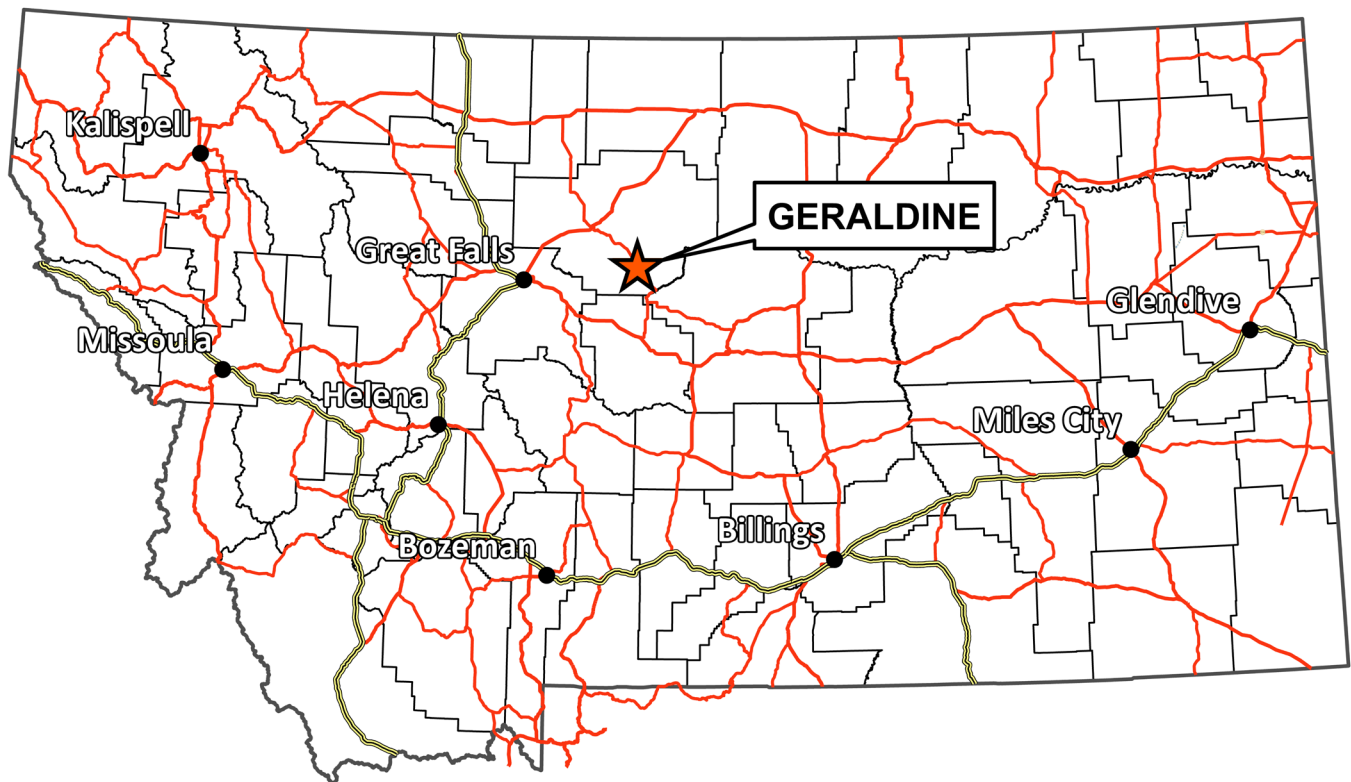
# INTRODUCTION

The Town of Geraldine is located in Chouteau County, Montana, approximately 45 miles east-northeast of the Great Falls and 26 miles southeast of Fort Benton. According to the United States Census Bureau, the estimated population of the Town in 2015 was 263 and the average median age of residents was 43.3. The Census Bureau also indicated that there were 122 households in the Town in 2015. The economy of the Town is dependent upon agriculture, particularly dryland farming. Recreational hunting also helps to support the Town's economy, particularly during the fall hunting season. The Town hosts a small elementary and high school which also employs residents and is a center of local activity.

Historically, Geraldine was originally created as a stop on the Milwaukee Railroad which built a branch line in 1916. The town's historic wood-constructed railroad depot, has been restored in recent years, and contains displays on the history of the area, and is a Montana Historic Site which is on the National Register of Historic Places. The Central Montana Railroad now owns and operates railroad tracks that terminate in the Town. Flooding in 2011 caused damages to the structures south of Town and railroad traffic is stalled until repairs are completed.



Figure 1 - Location of Geraldine



## PREVIOUS PLANNING GUIDANCE

The Town developed its original capital improvements plan in 2002. That plan provided a list of priority projects that ranged from improving the Town’s water system to obtaining a new fire truck and ambulance. The following table provides the status of the listed projects since the completion of the 2002 plan.

**Table 2**  
**2002 Town Priorities**

Type of Improvement	Project	Status
Wastewater Treatment	Wastewater discharge permit update	Permit renewed in January of 2013 and January of 2018
	Clean up of old lagoon site	Site has been partially reclaimed, with the removal of sludge.
	Wastewater distribution system cleaning and video	20% of sewer system cleaned every year. Portions of system have been videoed
Drinking Water (Phase 1)	Construction of 200,000-gallon water storage tank.	Completed
	Drilling of a new municipal well.	Completed
	Replacement of undersized two-inch mains.	Completed
Drinking Water (Phase 2)	Replacement of water distribution mains	Partially Completed
	Installation of additional fire hydrants	Partially Completed
	Replacement of existing fire hydrants	Partially Completed
Streets	Culvert should be installed on Baucus Street and the dike cleaned up (Winchell Spring).	Completed
	Crosswalks	Not Completed
	Handicapped parking signage	Not Completed
	Street signage	Not Completed
	Sidewalk replacement	Not Completed
Parks and Recreation	Tree plantings along the soccer and football fields	Completed
	Sprinkler system for Town park	Not Completed
Equipment	Replace dump truck	Completed
Emergency Services	Replace ambulance	Completed
	Replace fire truck	Completed

In summary, as shown on the above table, the actions on the projects listed indicate that the Town has been proactive in completing many of the planned projects.



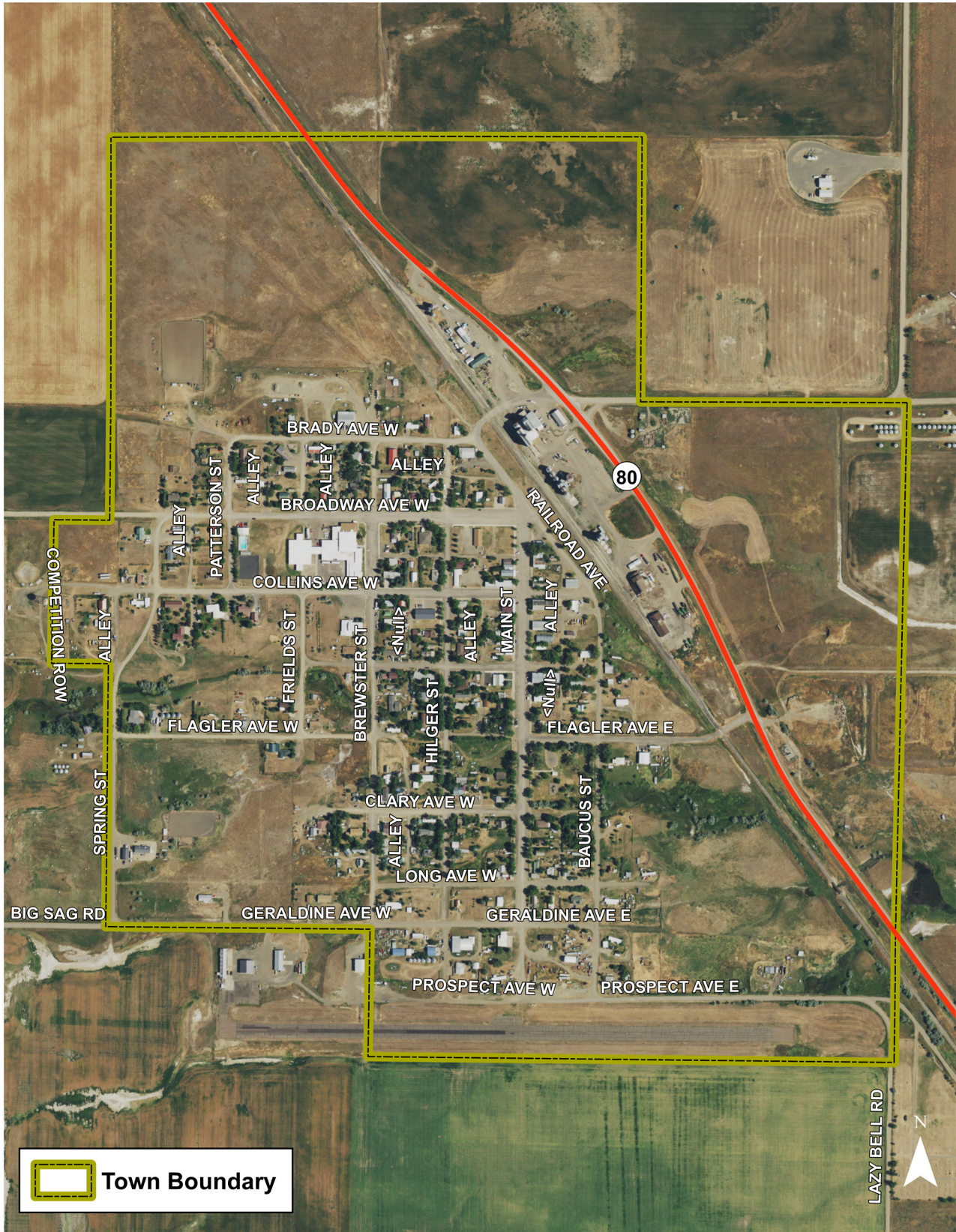


# PUBLIC OUTREACH AND ENGAGEMENT

The Town Council engaged its residents the process of updating the Capital Improvements Plan. Their primary means of gathering resident input was during the monthly Council meetings. The update of the Plan was a regular agenda item for the Council starting in January of 2018 through May of 2018. The Council reviewed the Town's priorities from the 2002 Capital Improvements Plan, and with the guidance of Town staff and residents, created an updated list of projects. The Town operator provided detailed costs for some improvement items, herein. The estimated costs for such items are rounded to the nearest \$100 for budgeting purposes.

A draft plan update was presented to the Council on May 8th, 2018. The Council reviewed and edited the document with the guidance of the Town Public Works Director. The plan draft was also made available to the Town Council and residents who were interested in the project. This review resulted in a final draft of the document. The draft CIP was also posted to the website ([geraldineinfrastructure.com](http://geraldineinfrastructure.com)) for available access to download the document and provide public comment. The Council held shared the final draft of the plan and formally adopted by resolution at the Council meeting held on June 12, 2018.

Figure 2  
Town of Geraldine





# WASTEWATER TREATMENT PRIORITIES

This section describes the Town's overall wastewater system and summarizes major upgrade or improvement priorities.

## Treatment

Geraldine has a two-cell facultative treatment and storage lagoon system that was constructed in 2002. The first cell is a graduated cell with two depth levels and wind driven mixers. The treated effluent is discharged into a tributary of Flat Creek that is fed by Winchell Springs that runs the Town. The town received a renewed general discharge permit for batch discharge in January 2018. A major addition to this permit includes the requirement to treat for e.coli . A new disinfection system will be needed to meet ecoli limits. As of 2018, the Town applying for funding from TSEP, DNRC, CDBG and RD grant and loan sources for a Phase 1 wastewater project.

## Collection System

The current collection system was installed in the 1950's (approximately 70 years old). Typical design life for sewer system planning is 40-50 years for collection systems. The Town has over 14,000 feet of 6-inch, 8-inch and 10-inch piping. Over 10,000-feet (over 70%) of the piping in the ground is the original clay pipe and associated manholes that are in a deteriorating state. The Town is applying for funding from TSEP, DNRC, CDBG and RD grant and loan sources as part of the Phase 1 wastewater project described above.

The Town plans to make a video log of the remaining collection system piping to verify the condition of the clay piping. Video inspection can be done at the time of routine collection system cleaning. Remaining clay collection system pipes in critical condition, not replaced in Phase 1, can be completed with a Phase 2 wastewater project to maximize grant funding.



The Town’s post office has a parking lot storm drain system that is connected to the sewer system. The United State Post Office (USPS) owns the site. The USPS and the Town will work together to develop a solution to disconnect the storm system and direct to a new piping or outfall location. The costs and alternatives to do this work may require engineering analysis, and will be part of the coordination between the Town and USPS..

**Table 3**  
**Wastewater System Priorities**

Improvements	Estimated Cost
Collection System Improvements (Phase 1)	\$1,170,000
Lagoon Liner Subgrade and Lagoon Piping Retrofits	\$64,000
UV Disinfection and pH Chemical system	\$730,000
Subtotal Phase 1 Sewer System Upgrades	\$1,964,000
Collection System Cleaning (Every 2 years)	\$5,000
Collection System Video and Log	\$15,000
Collection System Improvements (Phase 2)	\$900,000
Disconnect post office parking drain from sewer Collection	TBD

**Figure 3**  
Location of Town Sewer Lagoon





# DRINKING WATER PRIORITIES

This section describes the Town’s overall water system and summarizes major upgrade or improvement priorities. The public water supply system serves Geraldine plus North Geraldine and Hawarden Square Butte rural water systems. An overall view of the system layout is shown on Figure 4.

## Source/Supply

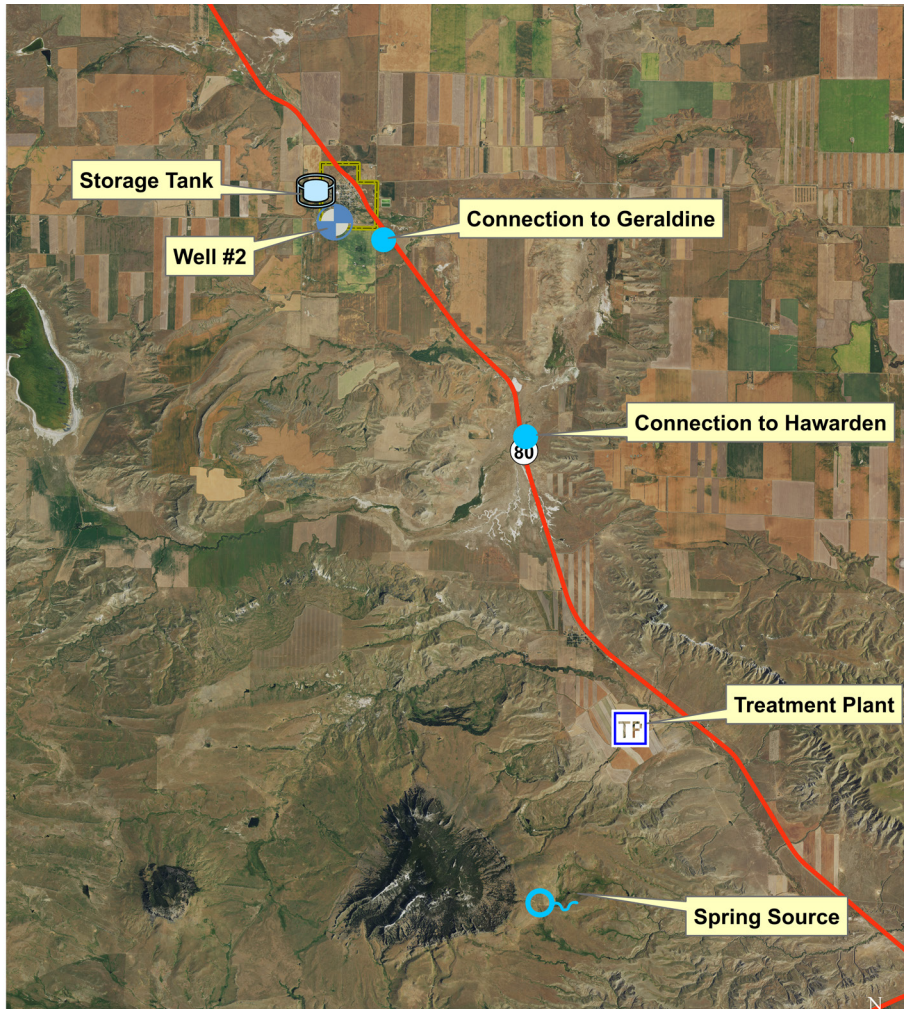
Historically, the Town used local wells, and before that used Winchell Springs to meet its drinking water requirements. The Town’s designated Well 2 is an artesian well that is located at the west end of Flagler Street. Historically this well has had water quality issues and the Town is currently using the spring water supply exclusively.

The spring infiltration system was developed in the mid-1980s on the southeast slope of Square Butte and originates from Eagle-Sandstone Aquifer. The springs are a high-quality water source that are recharged by precipitation infiltrating through fractures. The spring infrastructure on Square Butte consists of reportedly up to seven spring water “captures” in 4 distinct zones that are fenced for water quality protection.

## Treatment

Water from the spring source is disinfected then directed to the Sand Hills tank, the rural water system, and the Town. Treatment consists of full-time disinfection using liquid sodium hypochlorite fed by injection with a positive displacement pump that is flow paced with a meter. The chlorine solution is drawn from a batch tank.

**Figure 4**  
Overall Water System



The treatment system is operating as designed. However, the existing disinfection building has experienced some minor internal corrosion on its door, electrical feeds, and door, related to the chemical off-gassing.

**Figure 5**  
Disinfection Equipment



**Figure 6**  
Disinfection Building Door





**Figure 7**  
**Concrete Water Tank**



## Storage

Storage is provided by an in-town above-ground steel 100,000-gallon tank built in 1961, and a 200,000-gallon concrete tank built in 2004 that is located out-of-Town. The Town reports that the Town’s above-ground tank is operational with no major issues. The tank is regularly cleaned and inspected. This newer concrete tank (referred to as the Sand Hills Water Tank) has been problematic. The Town recently sealed the tank bottom with a concrete tank rehabilitation contractor. However, the Sand Hills Tank is still experiencing significant cracking and leaking. Due to these issues, a majority of the tank’s capacity is not usable. This is an operation and safety concern for entire system’s fire and reserve capacity needs. The Town will need to consider repairs necessary to patch and seal the tank. The cost and approach to conduct these repairs is not determined at this time. The Town will consider proceeding with an engineering evaluation of the tank to determine the best approach for repairing it.

There are no pumps or pumping facilities associated with this system. The Town telemetry system controls a solenoid valve operated by the tank levels that allows for the tank to call for water from the supply system as needed.

**Figure 8**  
**Disinfection Building**



**Figure 9**  
**Concrete Water Tank**







## Distribution

The Town's original water mains were installed in the early 1960's. Pipes are typically designed with a life expectancy of 40-60-years. Much of the original piping in Town was replaced by PVC in the early 2000's. A 6-inch PVC main carries water via gravity flow from the spring collection to the treatment facility. From the treatment facility, several miles of 4-inch PVC mains carry treated water north to serve rural connections to North Geraldine and Hawarden as well as to the Town of Geraldine. The system uses pressure reducing stations along the main from the spring. There is also a pressure reducing/sustaining valve located at the connection to Hawarden.

The Town reports some recurring pipe ruptures on PVC mains requiring ongoing repairs to the distribution system. These are reported to occur at the locations of existing couplers and fittings from corroded bolts. The corrosive soils are considered the source of the metal corrosion because of the direct contact between these fittings and the soil.

Fire hydrants are provided throughout town and are flushed annually. The Town replaces one or two hydrants each year. However, there are still hydrants requiring replacement in Town. The Town maintains water meters in meter pits. Some pits are subject to flooding periodically and the meter tab posts are showing signs of age and are starting to require replacement.

The Town has also reported an interest in rehabilitating the existing water dispensing station that is used for a source of revenue. Budgetary costs for new system are in the range of \$25,000 to \$30,000, depending on the level of complexity.

## Priority Summary

The following is a list of the proposed drinking water project priorities.

**Figure 10**  
**Elevated Steel Water Ta**



**Table 4**  
**Drinking Water Priorities**

Facility	Project	Estimated Cost
Spring Source	Rebuild or replace the main water valves	\$2,000
Elevated Water Tank	Video inspection	\$3,000
Sand Hill Water Tank	Engineering Study	\$10,000
Sand Hill Water Tank	Major repairs and sealing	TBD in Engineering Study
Chlorinator Pump	Rebuild pump or replace	\$500
Meter Tab Posts	Install new posts	\$1,000
Water Distribution System	Pipe repairs (annual)	\$10,000
Chlorinator Building	Eyewash Station	Complete
Water Distribution System	Annual Hydrant Replacement	\$5,000
Water Dispensing Station	Install new or retrofit	\$25,000
<b>Total Estimated Costs</b>		<b>\$ 56,500</b>



# AIRPORT

Town of Geraldine owns and operates an airport licensed by the Federal Aviation Administration (FAA). The Town owns the land the airport is located on. An Airport Board, appointed by the County Commission and Town, oversees operations. The airport is for general aviation only. According to staff at Robert Peccia and Associates there are no projects currently proposed for implementation at the airport. Peccia and Associates provide airport engineering to the Town.

**Table 5**  
**Town Airport Information**

Geraldine Airport Information	
Classification	General Aviation Level 4
Runway	2,900' x 75
Runway Pavement	Asphalt
Lighting	None
Navigation Systems	None
Services	No Services
Total Annual Operations	3,800
Based Aircraft	0
Airport Plans	Airport Master Plan
Capital Improvements	None Identified

Figure 10  
Town Airport





# BUILDING PRIORITIES

The Town is responsible for the maintenance of buildings such ranging from Town Hall and the Fire Station to the Ambulance Building and storage buildings.

**Figure 11**  
Geraldine Town Hall



**Figure 12**  
Storage Shed By Shop



**Figure 13**  
Cold Storage Unit



**Figure 14**  
Tank SCADA Buildings



The following is the Town’s current list of building priorities.

**Table 6**  
Building Priorities

Buildings	Improvements Recommended	Estimated Cost
Storage Shed (by Town Shop)	Repaint building	\$200
Cold Storage Unit	Repair and seal roof	\$200
Chlorinator Building	Install a new door, repair holes and repaint walls	\$500
Operational In-Town SCADA Building	Repair foundation	\$1,000
Abandoned SCADA Building	Demolition and remove	\$200
Town Hall	Replace Town Hall Sign	\$200
<b>Approximate Total</b>		<b>\$ 2,300</b>



Equipment needs in the town include those related to maintenance and emergency services.

**Figure 15**  
John Deere Grader



**Figure 16**  
Backhoe



**Table 7**  
**Equipment Priorities**

Equipment	Improvement/Repair	Estimated Cost
Backhoe (Case 680L 4x4)	Replace rearview mirror New front tires (2) Bucket blade nut bolts	\$2,000
John Deere Grader	New tires (6)	\$3,300
MIG Welder (Miller 252)	New welder	\$2,600
Chemical Cabinet (Town Shop)	New cabinet	\$400
Battery Charger	New charger	\$400
Fire Truck	Replace generator	\$4,000
	Repair wiring and muffler	\$400
	Test pump	\$500
<b>Total Estimated Cost</b>		<b>\$13,600</b>

**Figure 17**  
**Fire Truck Needing New Generator**



**Figure 18**  
**Fire Truck Generator**







# PARKS & RECREATION PRIORITIES

Town of Geraldine operates and maintains the Geraldine Community Park. The park’s facilities include: restrooms, a playground, campground and a pavilion.

**Table 8**  
**Park & Recreational Priorities**

Recommended Improvement	Estimated Cost
General maintenance (tree trimming, mowing grass, weed management etc.)	\$1,500 annually
Install signage for the campground and management of dogs	\$200
Sprinkler system – surface system	\$2,000 to \$5,000

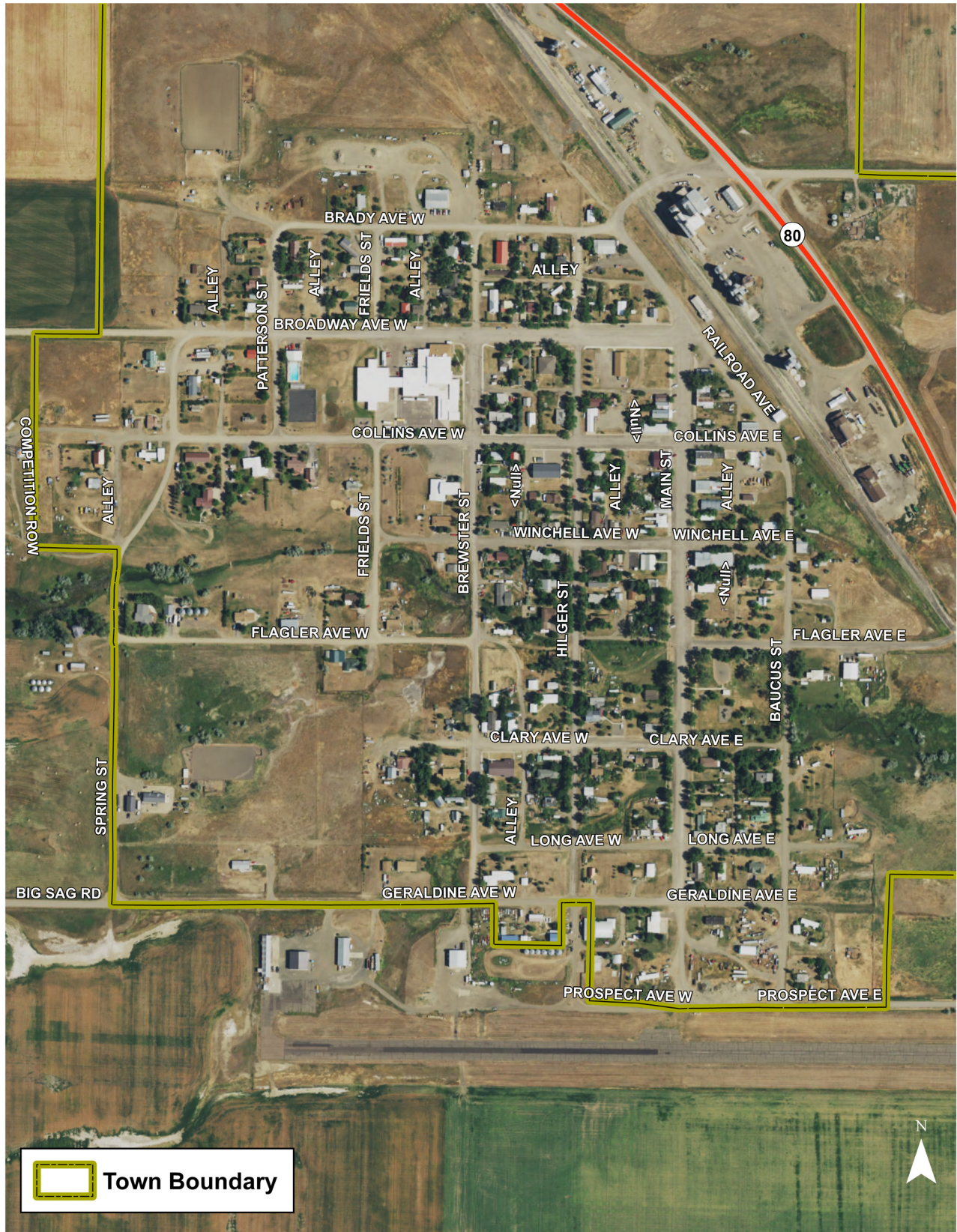


Town of Geraldine is responsible for maintaining 7.6 miles of streets. The Town reports poor asphalt road conditions on the north and south entrances into town and Main Street. The following table lists the street priorities for the Town.

**Table 9**  
**Street Priorities**

Recommended Improvement	Estimated Cost
Install signage (street names and speed limit)	\$5,000
Chip seal Main Street and repair potholes	\$30,000
Painting crosswalks near school and Main Street	\$1,000
North entrance into town asphalt resurfacing (Hwy 80 to Railroad Ave.)	\$70,000
South entrance into town asphalt resurfacing (Railroad Ave. to Main Street)	\$150,000
Repair sidewalks throughout Town (\$10,000-\$20,000)	\$15,000
Total Estimated Cost	\$271,000

Figure 18  
Town Streets





# STORMWATER

Town of Geraldine has certain areas with periodic drainage concerns. The Town reports the need to install a new culvert on Baucus Street and on Broadway near the Football Field. The is also considering the installation of a local storm drain piping system on Main Street to drain a low area north of Collins Ave. (at Rusty’s). This would include installing catch basins and extending pipe to the existing catch basin at the Collins Ave./ Main St. intersection. The following table lists the street priorities and estimated costs for the Town.

**Table 10**  
**Stormwater Priorities**

Recommended Improvement	Estimated Cost
Culvert installation (Baucus and Broadway)	\$10,000
Storm drain installation (North of Main St./Collins Ave.)	\$50,000
Total Estimated Cost	\$60,000



# IMPLEMENTATION

## PRIORITY RECOMMENDATIONS

Town of Geraldine has updated its Capital Improvements Plan (CIP) in order to ensure that its project priorities accurately reflect the Town’s needs. While all of projects listed in the plan are needed, the Council ultimately had to decide what the final list of priorities should be based upon criteria ranging from public health and safety to fiscal capabilities. The Council will use this document as one of the primary basis for setting the Town’s annual overall budget. The document will be updated on a 5-year schedule or as projects are completed or priorities change.

## TIMELINE

In general, Town of Geraldine will initiate the development of its highest priority projects within two years of the adoption of the CIP. The Council might commence with the development of lower priority projects sooner if funding becomes available.

## FINANCING IMPROVEMENTS

Determining how to finance a project is one of the most difficult and important parts of completing a capital improvement project. The Town’s analysis to fund projects is meant to keep user/tax rates stable and maximize state/federal loan and grant aid for capital expenditures. Incurring some debt is expected with large capital projects and annual evaluation will be needed to balance debt service and operating expenditures. The Town also needs to determine its debt capacity and acceptable debt service levels. The goal of this CIP is to plan for improvements that will reduce the overall financial burden of capital improvements upon Town residents.



The following is a brief description of the most common funding sources used by Montana communities to fund capital improvement projects. Funding options include bonding, special improvement districts, capital improvement funds, service charges, as well as federal, state, and private grant and loan funding. This is not an all-inclusive list of funding opportunities. The financing the Town uses will depend on the scope and budget of the selected project(s). Each option should be carefully evaluated based on the project, needs and financial capacity of the community.

## **Bonding**

The different types of bonds authorized under state law have particular applications and requirements.

### **A. General Obligation Bonds**

General obligation (G.O) bonds are guaranteed by the full faith and credit of the local government issuing the bonds. By pledging the jurisdiction's full faith and credit, the government undertakes a legally binding pledge to repay the principal and interest by relying upon its taxing authority (7-7-4204, MCA). This obligation must therefore be ratified by an affirmative vote of the citizens before the bonds may be issued (7-7-4221, MCA). Due to the relative security of the repayment of G.O. bond principal and interest, and because the interest paid to the bondholders (lenders) may be exempt from state and federal taxes, lenders are usually willing to accept a lower rate of interest. As a result, the cost of the capital project will be somewhat less for the local government and for their taxpayers.

### **B. Revenue Bonds**

Revenue bonds are not guaranteed by the taxing authority of the local government entity issuing the bonds. Therefore, they are somewhat less secure than G.O. bonds. Even though the bondholder's interest earnings on revenue bonds may also be tax exempt, the bond market will usually demand somewhat higher interest rates to attract lenders. Revenue bonds are backed only by the revenues from fees paid by the users of the capital facility, such as a municipal water system, wastewater system or a Special Improvement District (SID) for Town improvements such as streets and bridges. Because revenue bonds do not involve a pledge of the full faith and credit (taxing authority) of the municipal government, revenue bonds do not require voter approval (7-7-4104 and 7-7-4426, MCA)



## Capital Improvement Fund

Montana budget law provides that municipal governments may appropriate money to a capital improvement fund from any of the several government funds in the amount up to 10% of the money derived from that fund's property mill tax levy (7-6-616, MCA). The CIP must be formally adopted by resolution of the governing body and should include a prioritized schedule for replacement of capital equipment or facilities with a minimum \$5,000 value and a five-year life span, as well as the estimated cost of each item.

## Service Charges

The most common source of revenue to meet the operating and debt service costs of utility systems are by monthly service charges to all users. The service rates should be established to reflect charges to various customer classes or users according to the benefits received.

## Annual Needs Assessment

Local governments are encouraged to annually assess their needs. A needs assessment can focus only on public infrastructure or it can include every service provided by the government. This assessment should occur before elected officials and department heads begin to prepare their budgets for the next fiscal year. The needs assessment is the foundation of every CIP and because every community changes so does its needs.

There are several methods for assessing a community's needs. Public hearings, online surveys, questionnaires in local newspapers, advisory committees and preliminary engineering or architectural reports are just a few of the ways Montana communities have assessed their needs. However, as needs are measured, it is very important that the information be thoroughly documented and the information presented to the public. See the section Public Outreach and Engagement for a description of how Town of Geraldine attempted to measure Town of Geraldine's needs for this CIP.

## Grant and Loan Funding

**Planning Grants: An important part, and the initial step to addressing capital improvement projects is adequate planning. Like this CIP, the Town must plan for specific projects to be successful at making improvements.**

**Department of Commerce Treasure State Endowment Program (TSEP)** Grants can provide up to \$15,000 for preparing Preliminary Engineering Reports and capital improvements plans. These grants require a dollar-for-dollar match. The Town is eligible for this funding.

**Department of Natural Resources and Conservation (DNRC) Renewable Resource Grant and Loan Program (RRGL)** offers planning grants that can be used for preparation of new PER (\$15,000 max), Technical Narrative



(\$10,000 max), and updates to Technical Narratives and PER's, as well as CIP's (\$5,000 max). The planning must address natural resources concerns. The Town is eligible for this funding.

**Department of Commerce Community Development Block Grant (CDBG)** Planning Grants are available on an annual cycle up to \$50,000 for planning activities and documents (Growth Policy, CIP, Housing Plans, CEDS, etc.) and preparation of Preliminary Engineering Reports/Preliminary Architecture Reports (PAR). CDBG will only consider funding a PER if the applicant is unsuccessful with TSEP and DNRC. CDBG planning grants require a 1:3 local to grant funding match. The Town is eligible for this funding.

**Montana Office of Tourism and Business Development Tourism Grants** are available to Certified Regional Development Corporations (CRDC's) tribal governments, or other economic development organizations, not part of a CRDC region, to supporting economic development planning activities. Projects include central business district redevelopment; industrial development; feasibility studies; creation and maintenance of baseline community profiles; matching funds for federal funding; preproduction costs for film or media; and administrative expenses. In general, the Department will award up to \$1 for every \$1 in documented matching funds up to a total of \$25,000 in BSTF funding. The Town would likely work with Bearpaw Development which is the CRDC for this area if Geraldine was interested in pursuing this type of funding.

**USDA Rural Development (RD) Special Evaluation Assistance for Rural Communities and Households (SEARCH)** grants are available for rural areas with populations 2,500 or less that have a median household income below the poverty line or less than 80 percent of the statewide non-metropolitan median household income. Funds can be used to pay predevelopment planning costs, including feasibility studies to support applications for funding water or waste disposal projects, preliminary design and engineering analysis, and technical assistance for the development of an application for financial assistance. The Town is eligible for this funding.

**Construction Grants and Loans: Once a project is determined and appropriate planning has been completed, there is a variety of grant and loan sources to fund construction of the capital project.**

**Treasure State Endowment Program (TSEP)** is a state funded grant program administered by the Montana Department of Commerce (MDOC). TSEP provides financial assistance to local governments for water, sewer, and bridge infrastructure improvements. Grants can be obtained from TSEP for up to \$500,000 if the projected user rates are between 100% and 125% of the target rate, \$625,000 if projected user rates are between 125% and 150% of the target rate, and up to \$750,000 if the projected user rates are over 150% of the target rate. TSEP grant recipients are required to match the grant dollar for dollar, but the match may come from a variety of sources including other grants, loans, or cash contributions. The Town is eligible for this funding and it is included in the funding package being developed in 2018 for the Phase 1 Sewer system improvements.





**Renewable Resource Grant and Loan Program (RRGL)** is funded through interest accrued on the Resource Indemnity Trust Fund and the sale or Coal Severance Tax Bonds, RRGL is a state program administered by the Montana Department of Natural Resources and Conservation (DNRC). RRGL's primary purpose is to conserve, manage, develop, or protect Montana's renewable resources. Grants of up to \$125,000 are available for projects that meet one or more of these objectives and does not require matching funds. The Town is eligible for this funding and it is included in the funding package being developed in 2018 for the Phase 1 Sewer system improvements.

**Community Development Block Grant (CDBG)** is a federally funded program (HUD) administered through the Montana Department of Commerce. The primary purpose of the CDBG Program is to benefit low to moderate-income (LMI) families. To be eligible for CDBG funding an applicant must have an LMI of 51% or greater. The CDBG grant funds can be applied for in an amount of up to \$450,000 with a limit of \$15,000 per LMI household, so a community needs 30 LMI households to apply for the maximum grant funds. The use of CDBG funds requires a 25% local match that can be provided through cash funds, loans, or a combination thereof. The Town has a published LMI of 53.19% is therefore eligible for this funding and it is included in the funding package being developed in 2018 for the Phase 1 Sewer system improvements.

**USDA Rural Development Water and Environmental Program (RD)** provides grant and loan funding to districts, municipalities and counties for infrastructure projects that improve the quality of life and promote economic development in Rural America. Communities with populations less than 10,000 are eligible to apply; however, RD gives the highest priority to projects that serve rural areas with populations equal to or less than 1,000. RD bases grant eligibility and loan interest rates on a community's median household income and user rates. If the area to be served has an MHI of \$38,205 or lower and the project is necessary to alleviate a health and/or sanitation concern, up to 75% of the RD funded project costs are grant eligible. RD usually advises communities not to expect grant awards greater than 25% of the RD funded project costs. The Town current published MHI in the 2015 American Community Surveys Data is \$30,326 and is therefore eligible for both grant and loan funding. The Town is pursuing this funding source in 2018 for the Phase 1 Sewer system improvements.

**USDA Rural Development (RD) Community Facilities** provides grant and loan funding to develop essential community facilities in rural areas. Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses. Examples of essential community facilities include health care facilities, public facilities (town halls, courthouses, airport hangars, streets), community support services (child care centers, community centers, fairgrounds), public safety, educational services, local food systems and food banks. Grant funding is based on population and median household income. The Town is eligible for this funding.

**Drinking Water and Water Pollution Control State Revolving Fund (SRF)** provides low-interest loan funds for water, wastewater, stormwater and solid waste projects. The SRF program is administered by the Montana Department of Environmental Quality. The Town is eligible for this funding.



**Economic Development Administration (EDA)** provides grant funding for infrastructure projects that are demonstrated to be needed for the placement of a new business. The amount of grant is dependent on the number of jobs created. If the Town has the potential for a project funded through EDA, it will explore the details with Bearpaw Development and EDA.

**Montana Department of Transportation, Transportation Alternatives (TAP)** Program is a federally funded program that provides funding for programs and projects defined as transportation alternatives. Transportation alternatives include on and off road pedestrian and bicycle

facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility. They also include community improvement activities, environmental mitigation, recreational trail program projects, safe routes to schools projects, and projects for planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways. A 13.42% match is required for all off-system projects. The Town is eligible for this funding.

**National Park Service Rivers, Trails and Conservation Assistance** provide Technical Assistance to community groups, nonprofits, tribes, and state and local governments to design trails and parks, conserve and improve access to rivers, protect special places, and create recreation opportunities.

**National Endowment for the Arts(NEA)** has several assistance programs to fund Creative place-making and including art into revitalization work, including parks, downtown pathways, plazas, green spaces, wayfinding, cultural tourism. All programs have a 1:1 Match.

**Department of Health and Human Services- Community Economic Development (CED)** program works to address the economic needs of individuals and families with low income through the creation of sustainable business development and employment opportunities. CED's projects must create employment opportunities.

**Montana Gas Tax Revenue** on July 1, 2017, Montana's gas tax increased from 27 cents per gallon to 31.5 cents. In fiscal year 2020, the tax will go to 32.5 cents per gallon until fiscal year 2023 when it will climb to 33 cents per gallon. The increase will generate an additional \$6.3 million for Montana's 56 counties in fiscal year 2018. The increase to Geraldine's annual gas tax share of this income is not yet known; however, it is expected to give the Town's road and bridge fund a needed boost. Gas tax revenue can only be used for construction, reconstruction, maintenance, and repair of town streets and alleys.

**FEMA Assistance to Firefighters (AFG)** the goal of the Assistance to Firefighters Grants (AFG) is to enhance the safety of the public and firefighters with respect to fire-related hazards by providing direct financial assistance to eligible fire departments. This funding is for critically needed resources to equip and train emergency personnel to recognized standards, enhance operations efficiencies, foster interoperability, and support community resilience. Grant awards range from a few thousand dollars to hundreds of thousands of dollars. Eligible uses of funds include fire trucks, EMS equipment, personal protective equipment, equipment, and modifying facilities. FEMA also has funds to fund fire prevention and safety programs, fire station construc-



tion, and staffing for adequate fire and emergency response. The match for jurisdictions that serve 20,000 residents or fewer is 5 percent of the grant awarded. The Town may explore this funding with Bearpaw Development for its fire department.

**FEMA Hazard Mitigation Program** funding is available to help communities prepare for and recover from natural disasters, including drought, flooding and wildfires. FEMA administers three programs that provide funding for eligible mitigation planning and projects that reduces disaster losses and protect life and property from future disaster damages. The three programs are the Hazard Mitigation Grant Program (HMGP), the Flood Mitigation Assistance (FMA) Program, and the Pre-Disaster Mitigation (PDM) Program. If the Town experi-

ences flooding issues and wants to pursue funding it will work with Great West Engineering and Bearpaw to secure this funding.

- HMGP assists in implementing long-term hazard mitigation planning and projects following a Presidential major disaster declaration
- PDM provides funds for hazard mitigation planning and projects on an annual basis
- FMA provides funds for planning and projects to reduce or eliminate risk of flood damage to buildings that are insured under the National Flood Insurance Program (NFIP) on an annual basis

**USDA Emergency Community Water Assistance Grants** helps eligible communities prepare, or recover from, an emergency that threatens the availability of safe, reliable drinking water. Emergencies include drought, flood, earthquake, tornado, hurricane, disease outbreak, chemical spill, or other disaster. A federal disaster declaration is not required. Grants range from \$150,000 for construction of transmission lines to \$500,000 to construct a water source or treatment facility. The Town would be eligible for this funding if it experienced a significant infrastructure loss related to a disaster or emergency.

**Private Foundations** can provide funding for various capital improvement projects. Local and national foundations can support community development initiatives and offer unique opportunities to fund capital projects.



# SUMMARY

## SUMMARY OF RECOMMENDATIONS

Although this CIP is a valuable tool for the Town of Geraldine, it must be continually updated in order to represent current and changing conditions. Growth of the community through infill and annexation will affect the need for public services. The schedule of improvements must be reviewed and adjusted on an annual basis to account for changing public service demand and maintenance needs.

## PRIORITIES

Priorities for the needed improvements have been established as shown in the following table based on input from the Town Council, Mayor, Public Works Director and residents.

**Table 11**  
**Improvement Priorities**

Overall Priority Ranking	Estimated Fiscal Year	Project Name	Estimated Project Cost	Local Funding Participation	Potential Funding Sources
1	2020 - 2021	Phase 1 Sewer System Upgrades	\$1,964,000	30%	TSEP, DNRC, CDBG (RD or SRF), Sewer Fund
2	2019	Painting crosswalk near school and Main Street	\$1,000	100%	Road Fund
3	2019	Handicap Parking and Signage – Main Street and Schools	\$2,000	100%	Road Fund
4	Ongoing	Collection System Cleaning (Every 2 years)	\$5,000	100%	Sewer Fund
5	2020	Collection System Video and Log (Do w/ Phase 1 WW Project)	\$15,000	30%	TSEP, DNRC, CDBG (RD or SRF), Sewer Fund
6	2022 - 2023	Collection System Improvements (Phase 2)	\$900,000	30%	TSEP, DNRC, CDBG (RD or SRF), Sewer Fund
7	2019	Sand Hill Water Tank - Engineering Study	\$10,000	50%	TSEP, DNRC, Water Fund
8	2019	Sand Hill Water Tank - Major repairs and sealing	TBD in Engineering Study	30%	TSEP, DNRC, CDBG (RD or SRF), Sewer Fund
9	2019	Spring Source - Rebuild or replace the main water valves	\$2,000	100%	Water Fund
10	2020	Install signage (street names and speed limit) Throughout	\$5,000	100%	Road Fund
11	2019	Fire Truck - Replace generator	\$4,000	100%	General Fund, INTERCAP
12	2019	Fire Truck - Repair wiring and muffler	\$400	100%	General Fund
13	2019	Fire Truck – Test Pump	\$500	100%	General Fund
14	2019	Backhoe (Case 680L 4x4) - Replace rearview mirror New front tires (2) Bucket blade nut bolts	\$2,000	100%	General Fund, INTERCAP
15	Ongoing	Water Distribution System - Pipe repairs (annual)	\$10,000	100%	Water Fund
16	Ongoing	Water Distribution System - Annual Hydrant Replacement	\$2,500	100%	Water Fund
17	2019	Chlorinator Building - Install a new door, repair holes and repaint walls	\$500	100%	Water Fund
18	2020	Elevated Water Tank - Video inspection	\$3,000	100%	Water Fund
19	2019	John Deere Grader - New tires (6)	\$3,300	100%	General Fund
20	2019	Chlorinator Pump - Rebuild pump or replace	\$500	100%	Water Fund

**Table 11 (continued)**  
**Improvement Priorities**

Overall Priority Ranking	Estimated Fiscal Year	Project Name	Estimated Project Cost	Local Funding Participation	Potential Funding Sources
21	2019	Operational In-Town SCADA Building - Repair foundation	\$1,000	100%	Water Fund
22	2019	Cold Storage Unit - Repair and seal roof	\$200	100%	General Fund
23	2019-2020	North entrance into town asphalt resurfacing (Hwy 80 to Railroad Ave.)	\$70,000	100%	Gas Tax, Road Fund
24	2021-2022	South entrance into town asphalt resurfacing (Railroad Ave. to Main Street)	\$150,000	100%	Gas Tax, Road Fund
25	2019 - 2020	Chip seal Main Street and repair potholes	\$30,000	100%	Gas Tax, Road Fund
26	2020	Repair or replace sidewalks throughout	\$30,000	20-100%	General Fund, TAP Grant
27	2019	MIG Welder (Miller 252) - New welder	\$2,600	100%	General Fund
28	2020	Culvert installation	\$10,000	100%	General Fund
29	2020-2021	Disconnect post office parking drain from sewer Collection	TBD	TBD	USPS, Sewer Fund
30	2021	Storm drain pipes, drop inlets, and curb/gutter on Main/Collins	\$50,000	100%	General Fund, Road Fund
31	2020	Meter Tab Posts - Install new posts	\$1,000	100%	Water Fund
32	2020	Storage Shed (by Town Shop) - Repaint building	\$200	100%	General Fund
33	2021	Abandoned SCADA Building - Demolition and remove	\$200	100%	Water Fund
34	2020	Town Hall - Replace Town Hall Sign	\$200	100%	General Fund
35	2020	Sprinkler system – surface system	\$2,000 to \$5,000	100%	General Fund, INTERCAP
36	2021	Chemical Cabinet (Town Shop) - New cabinet	\$400	100%	General Fund
37	2021	New Battery Charger	\$400	100%	General Fund
38	Ongoing	General maintenance (tree trimming, mowing grass, weed management etc.)	\$1,500 annually	100%	General Fund
39	2022	Install signage for the campground and management of dogs	\$200	100%	General Fund
40	2023	Water Dispensing Station - Install new or retrofit	\$25,000	100%	Water Fund



Water/Wastewater ▪ Transportation ▪  
Grant Services ▪ Solid Waste ▪  
Structural ▪ Bridges ▪  
Natural Resources ▪ Planning

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