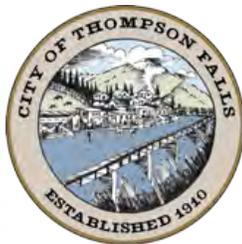


# Ainsworth Field Park Project Preliminary Engineering Report

*November 10, 2017*



*Prepared for:*



*Prepared by:*



**WGMGROUP™**



**REPORT DATE:**  
11.10.2017

**AUTHOR:**  
Mike Brodie, PE  
Project Engineer  
WGM Group, Inc.



*Cover Image Credit: City of Thompson Falls*



## EXECUTIVE SUMMARY

The City of Thompson Falls (City) is a western Montana community located along Montana Highway 200 and the Clark Fork River. The City is surrounded by state forests, mountains, and the Clark Fork River. In addition to the natural landscape, there are many historic, cultural, and recreational sites and amenities located within the downtown area. The City itself, however, lacks a central community gathering place to hold events and attract tourists to spend time downtown.

The proposed Ainsworth Field Park Project is an important part of the overall downtown master plan for the City. It is located on 3.34 acres of land currently owned by the City on one of the last vacant lots within the downtown area. The property is located directly adjacent to the western boundary of the “core area” identified in the City of Thompson Falls Downtown Master Plan prepared in 2015. The 2015 Master Plan underscores the significance of this park project to the City of Thompson Falls:

*“Ainsworth Field Park, once complete, will serve as the keystone park in the City’s urban system. This park will be capable of holding events, concerts, and family gatherings. Its presence will increase the number of events downtown, stimulating economic activity and contributing to the community’s sense of place.”<sup>1</sup>*

This property was formerly a baseball diamond and is currently an underutilized vacant field on the western edge of the downtown core area. The Downtown Masterplan was used to garner support for the vision of how this property could best benefit the City of Thompson falls based on their community needs. The resulting plan is the incorporation of a landscaped park with a large grassed open space area, a pavilion with restrooms, and an amphitheater to fill the need for a central landmark for community events.

In this preliminary engineering report, the following alternatives were explored:

1. **No Action** – the land remains vacant until the City finds a feasible option.
2. **Sell the Property** – sale of the subject property.
3. **Phased Construction of Ainsworth Field Park** – construction of the park in three phases.
4. **Full Construction of Ainsworth Field Park** – Construct the park in its entirety.

The preferred alternative is to proceed with full construction of the Ainsworth Field Park project for a total estimated cost of \$484,230. This alternative meets a number of community needs and acts as a stimulus for bringing economic growth to downtown.

To fund this project, the City will apply for a CDBG Grant in the amount of \$450,000 and request a matching funds waiver based on their socio-economic status and the amount of

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<sup>1</sup> Land Solutions and SITEScape Associates, City of Thompson Falls Downtown Master Plan, October 2015, Pg. 37.



time and money the community has already put into making their park vision a reality. In the event a waiver cannot be granted, two other alternatives have been presented to allow the City options for completing the project.

Description	100% Loan and Reserves	CDBG Grant w/ Reserves and Loan	CDBG Grant w/ Waiver and Reserves
<b>Total Project Cost</b>	\$484,230	\$484,230	\$484,230
<b>Total Grants</b>	\$0	\$363,172 (3:1 Match)	\$450,000
<b>Total Cost to be Financed</b>	\$412,105	\$50,263 (Match)	\$0
<b>Total Reserves used</b>	\$70,794	\$70,794(Match)	\$34,320
<b>Loan Conditions</b>			
<b>Annual Interest Rate</b>	3.0%	3.0%	-
<b>Terms</b>	20 years	20 years	-
<b>Coverage</b>	125% <sup>1</sup>	125% <sup>1</sup>	-
<b>Total Monthly Costs</b>	\$2,964	\$950	-
<b>Tax Increase per household/month<sup>2</sup></b>	\$5.14 (\$61.68/Yr)	\$1.65 (\$19.80/Yr)	\$0.00

1. Loan coverage to includes 125% of total project costs less reserves and/or grant funds received.

2. Household assumed 2.35 persons/Montana household (Census.gov). Thompson Falls has 1356 residents; 577 households.

If the City is awarded \$450,000 in CDBG funding, at a minimum they will still need to cover approximately \$34,320 with their cash reserves. It is estimated at the time of this report that the Thompson Falls has \$70,794 set aside in reserve funds exclusively dedicated to this park project. The City should plan to set aside the remainder of the reserves to help cover operation and maintenance costs of the park, while the City puts together a fee structure for park use. It is the hope that by adding a central community gathering location for festivals, markets, and concerts, the park can bring much needed economic interest to the community as well as increase local morale and social health.



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# 1.0 PROJECT PLANNING

The purpose of this report is to assess an existing underutilized park property in the City of Thompson Falls and to determine whether the upgrade of this park is economically feasible and would provide value to the City of Thompson Falls while enhancing the community. WGM Group was retained by the Sanders County Community Development Corporation (SCCDC), in partnership with the City of Thompson Falls (City), to prepare this preliminary engineering report (PER) to assist with meeting the requirements of public funding agency Uniform Application guidelines.

## 1.1 LOCATION

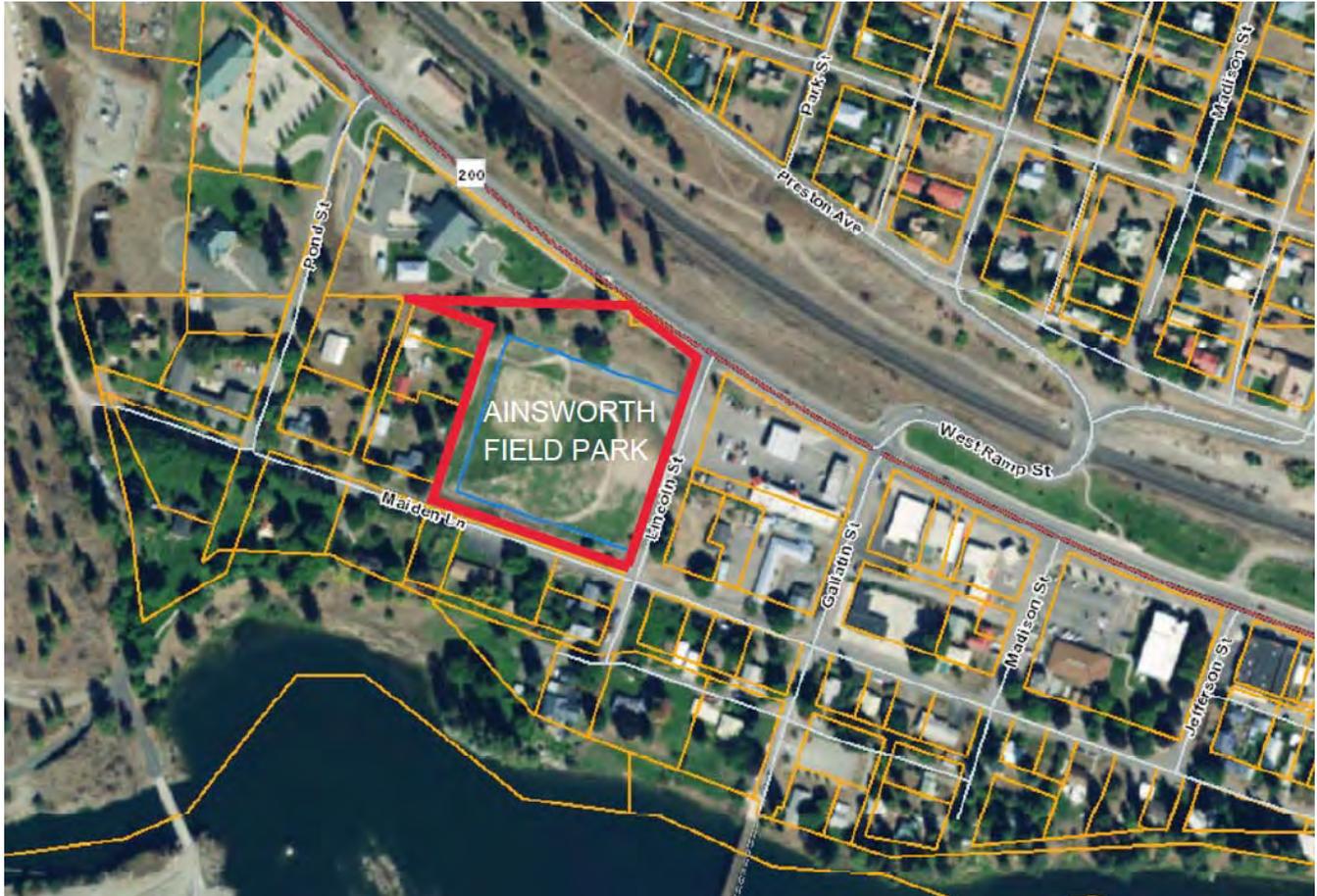
The project site is the Ainsworth Field Park property located in the City of Thompson Falls adjacent to Montana Highway 200. A USGS topographical map can be found in Appendix A. The latitude and longitude for the site are based on the approximate center of the project site and are identified as 47°35'45.15" N and 115°21'18.04" W, respectively. The property is located on several parcels of land located in the Section 4, Township 21 North, Range 29 West, Sanders County, Montana. See project area vicinity map, below.

FIGURE 1-1. PROJECT AREA VICINITY MAP



The project site is bounded to the west by urban residential (single family residences), to the north by Highway 200 and Commercial Urban (Whitefish Credit Union), to the east by commercial urban (Town Pump and the Falls Motel), and to the south by urban residential (single family residential). The figure below shows the park in relation to the surrounding properties. The Clark Fork River is located south of the park property.

**FIGURE 1-2. PROJECT SITE MAP**



Source: Montana Cadastral

## 1.2 ENVIRONMENTAL RESOURCES PRESENT

### 1.2.1 LAND USE

This property was originally an athletic field for Thompson Falls High School until the mid-1970's. It was then used as a baseball field with bleachers and dugouts, but these facilities were eventually deemed unsafe and were removed around 2012. Sparse vegetation exists on the property along with a gravel driveway access and some perimeter fencing, and is considered an underutilized main street property. It is surrounded on the north and east by commercial developments (a bank, a gas station, and a motel), and single family residential to the west and south of the property. A Uniform Environmental Checklist has been completed for this property and can be found in Appendix C. In addition, a Phase 1 Environmental Site Assessment was previously completed by Aspen



Ridge Technical Services, Inc. in August 2017 and this document is also included in Appendix C.

### 1.2.2 SOCIO-ECONOMIC FACTORS

The Montana Department of Commerce identifies the City of Thompson Falls as having a low to moderate income (LMI) percentage of 65.88% (nearly two out of every three people) with 17.9% (nearly one out of every five people) below the poverty line. Similarly, Sanders County has an LMI percentage of 53.79% and 17.2% below the poverty line. These are both higher than the state average of 15.2% of Montana's population below the poverty line. The LMI percent is calculated by U.S. Housing and Urban Development (HUD) using data from the U.S. Census Bureau's Decennial Census, specifically for the Community Development Block Grant Program (CDBG). LMI families are defined as those families whose income does not exceed 80% of the county median income for the previous year or 80% of the median income of the entire non-metropolitan area of the State of Montana, whichever is higher.<sup>2</sup>

In addition to a large LMI population, individuals making less than \$21,262/year and married households making less than \$28,349 are eligible to file for reductions in their property taxes (30 - 80%) in the state of Montana<sup>3</sup>. As many Thompson Falls residents meet these requirements (nearly one in five), this leads to an unbalanced taxation burden on the residents who do not qualify. Property taxes are how Thompson Falls generates the majority of their City revenue and what is used to bond for loans on any capital improvements projects. When taxes are raised to cover capital improvements costs, this imbalance creates undue burden on LMI property owners throughout the City.

### 1.2.3 CULTURAL RESOURCES

Based on previous environmental reviews, significant cultural resources do not appear to be evident within the project area. A letter was sent to the State Historic Preservation Office (SHPO) to verify that this property has no historic or cultural significance. SHPO responded that there are a number of cultural amenities and historic properties located within downtown Thompson Falls, however; the subject property itself does not have any historic or cultural resources present. A copy of this letter and the agency's response have been included in Appendix C.

## 1.3 POPULATION TRENDS AND ANTICIPATED GROWTH

From a long-term perspective, Thompson Falls population has remained relatively steady since 1960 when its population was 1,274 to its estimated current population of 1,356 (a 6% increase over nearly 60 years). As of 2016, the population of Thompson Falls was estimated at 1,356, which is only a 2.64% increase since 2000.

<sup>2</sup> <http://comdev.mt.gov/Resources/Financial/TargetRate2010>

<sup>3</sup> <https://revenue.mt.gov/propertytax-relief#Property-Tax-Assistance-Program-903>



Though the population is relatively flat, it is known to be aging. Between 2000 and 2013, the median age increased from 40.9 to 46.6, respectively, and the percentage of individuals over the age of 65 increased from 17% of the total population to 26%.

There are very few employment opportunities in the region as it is remote and there are no major industries, aside from timber in the vicinity of the City. This lack of employment opportunities in the region has resulted in a decline in property values. This has had two major impacts which correspond to state and national trends. The first is that inexpensive property is attractive to retirees. Second, the lack of employment opportunities leads younger residents no choice but to seek employment elsewhere.<sup>4</sup>

### 1.3.1 HISTORIC POPULATION

Thompson Falls is the main population center for Sanders County, but growth is limited due to the current lack of available jobs and other economic factors. The population of Thompson Falls has been relatively stable with a small peak in the 1980s as a result of activities related to both the mining and timber industries. The change in population from 1960 to 2016 is shown in the table below.

**TABLE 1-1: HISTORIC POPULATION**

Census Year	Population (Thompson Falls)	Percent +/-	Population (Sanders County)	Percent +/-
1960	1,274	-	6,880	-
1970	1,356	6.40%	7,093	3.10%
1980	1,478	9.00%	8,675	22.30%
1990	1,319	-10.80%	8,669	-0.10%
2000	1,321	0.20%	10,227	18.00%
2010	1,313	-0.60%	11,413	11.60%
2016 (est.)	1,356	3.30%	11,534	1.10%

Average % Growth /Year = 0.13%

*Data from U.S. Census Bureau and U.S. Decennial Census*

### 1.3.2 PROJECTED POPULATION (CITY OF THOMPSON FALLS)

Based on the historic population trends, it appears the population growth in Thompson Falls has been relatively flat. By comparison, Sanders County has seen more significant growth over the last 20 years; about 12.7% since 2000. For this report, it is assumed Thompson Falls will grow at a higher growth rate than the historic average of 0.13% per year. The annual growth rate over the past six years of 0.55%/year rate is assumed to continue over the 20-year planning period. As noted in the Downtown Master Plan, flexible working conditions and high quality of life

<sup>4</sup> City of Thompson Falls Downtown Master Plan, October 2015, Page 74.



factors are becoming drivers of change in population growth trends.<sup>5</sup> Therefore, steady, positive growth is anticipated in the future. Using the population growth equation of  $P = P_0e^{rt}$ , where  $P$  is the future population,  $P_0$  is the existing population,  $r$  is the anticipated growth rate, and  $t$  is the number of years, this results in a population of 1,522 by 2037.

## 1.4 COMMUNITY ENGAGEMENT

As a community with economic challenges, the City sees the opportunity provide the Ainsworth Field Park as a key boon for morale and community development. Since the Downtown Masterplan was adopted in 2015, the community has worked hard to garner support for the development of this park by putting on fundraisers and procuring donations in a variety of ways. The park has received over \$86,000 in financial contributions and donations as well as a variety of pro-bono work in the form of topographic surveys, a Phase I Environmental Site Assessment, and a variety of other consulting services. As a low to moderate income community, the amount of time and financial support that has been provided to push for the development of this park has been tremendous.

The City of Thompson Falls assembled preliminary plans for the development of this park and held several discussions during city council meetings and hosted presentations as recently as July 2017 with positive community support.

In addition to the work that has already been completed, this preliminary engineering report will be made available to the public for comment, and any written comments received within the comment period will be incorporated into this report via addendum. A copy of the public notice placed in the Sanders County Ledger can be found in Appendix G.

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<sup>5</sup> City of Thompson Falls Downtown Master Plan, October 2015, Page 31.



## 2.0 EXISTING FACILITIES

The Ainsworth Field Park Property is a property adjacent to Main Street (Montana Highway 200) in downtown Thompson Falls. It is currently undeveloped, with residential and commercial properties surrounding it. All city utilities (water, sewer, storm, roads) and power are available in the immediate vicinity of the site.

### 2.1 LOCATION MAP

The Ainsworth Field Park site is located in Government Lot 6 of Section 7 and Government Lot 4 of Section 8, T21N, R29W, P.M., M, City of Thompson Falls, Sanders County, Montana. The below figure shows a general vicinity map of the site.

FIGURE 2-1. LOCATION MAP



## 2.2 HISTORY

The park property was originally an agricultural property until 1910 when it was subdivided for residential lots. The land remained undeveloped until 1932 when ownership was transferred to the Thompson Falls School. The field was used by the school as an athletic field until 1965 when the property was transferred to the City of Thompson Falls and was later developed as a baseball diamond with dugouts and concession stands which included restrooms. The Thompson Falls Highschool installed their own baseball fields in the early 1990s and the fields were no longer used as the primary location for baseball events. In 2012, all improvements were removed from the property as they were deemed structurally unsound and dangerous to remain on the property. The removal included the abandonment of the sewer service that previously served the concession stand. <sup>6</sup>

There are no other known uses of the site aside from a park, but as previously mentioned, a letter to SHPO was sent out requesting comment on the property's proposed park upgrades. According to SHPO, aside from nearby historic structures, the property bears no historic or cultural landmarks or structures of significance. A copy of this letter and the agency's response have been included in **Appendix C**.

## 2.3 AVAILABLE EXISTING INFRASTRUCTURE

Presently, there are water, sewer, and storm water mains near the proposed park site. There is a 10" water main located at the intersection of Maiden Lane and Lincoln Street. Water is provided/supplied to the Ainsworth Field Park by the City public water system. In anticipation of developing this field as a park, an automatic irrigation system was installed in 2016. In addition to the irrigation system, there is a water spigot that has been on the site over 30 years. Currently, the only infrastructure on site is the water supply which includes the irrigation system and the spigot, and the gravel approach that allows access to the site via Lincoln Street. As the former sewer service was abandoned, it is not usable for new connections. There is an 8" sanitary sewer main located at this same intersection with a manhole serving as a 90-degree corner in the main which runs east along Maiden Lane and south along Lincoln. A service connection to the existing sewer main should be feasible. There are two storm water catch basins at the intersection of Maiden Lane and Lincoln Street as well. The mains are 10" in size and should a discharge from the site be required, these connections are down grade from the majority of the site and would be available and feasible for connection.

The site is bordered on three sides by roads. Main Street (Highway 200) along the northern boundary, Lincoln Street on the east, and Maiden Lane along the south. The site has a vehicle access on the east side of the property from Lincoln Street.

## 2.4 FINANCIAL STATUS OF EXISTING FACILITIES

Based on the financial records provided by the City, the following expenditures apply to the overall Parks Department which includes maintaining multiple facilities throughout the City.

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<sup>6</sup> Phase I Environmental Assessment For Ainsworth Field, Thompson Falls (prepared by Aspen Ridge Technical Services, Inc.)



**TABLE 2-1. THOMPSON FALLS PARKS DEPARTMENT EXPENDITURES**

Year	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018*
Salaries	\$19,792	\$19,351	\$19,989	\$20,559	\$29,016
Overtime	\$151	\$0	\$486	\$1,430	\$1,500
Supplies	\$4,710	\$2,179	\$1,478	\$1,975	\$4,000
Communication/ Transportation	\$0	\$66	\$28	\$0	\$0
Utility Services	\$633	\$594	\$781	\$886	\$1,100
Repair/Maintenance	\$2,244	\$2,748	\$6,059	\$10,625	\$10,400
Other Purchased Services	\$2,936	\$3,913	\$3,682	\$4,448	\$8,500
Capital Outlay	\$1,482	\$0	\$0	\$0	\$0
Other Improvements	\$75,038	\$26,064	\$3,233		\$10,000
Construction	\$4,289	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$111,275</b>	<b>\$54,915</b>	<b>\$35,736</b>	<b>\$39,923</b>	<b>\$64,516</b>

\*Current budget, not final expenditures.

In addition to the overall Parks Department budget, the City has allocated funds specifically to Ainsworth Field Park and separated out budgets/expenditures specific to this project. Currently, the City has no outstanding loans or debts in the Ainsworth Field Park Fund.

**TABLE 2-2: AINSWORTH FIELD PARK EXPENDITURES**

Year	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018*
Supplies	\$0	\$866	\$40	\$0	\$0
Communication/ Transportation	\$0	\$0	\$0	\$31	\$0
Other Purchased Services	\$0	\$0	\$6,759	\$0	\$0
Other Improvements	\$0	\$2,416	\$12,112	\$4,435	\$35,000
<b>Totals</b>	<b>\$0</b>	<b>\$3,282</b>	<b>\$18,911</b>	<b>\$4,466</b>	<b>\$35,000</b>

\*Current budget, not final expenditures.

The City of Thompson Falls has been planning for the Ainsworth Field Park project since 2015, as mentioned in the Downtown Masterplan, and they have been setting aside funds to assist in its planning and construction. These contributions are presented in the table below.



**TABLE 2-3: PARK REVENUE (AINSWORTH FIELD PARK PROJECT)**

Year	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Community Transportation	\$0		\$15,568	\$0	\$0
Misc. Revenues Contributions and Donations	\$0	\$15,250	\$370	\$70,719	\$70,794
Total	\$0	\$15,250	\$15,938	\$70,719	\$70,794

Presently, the Ainsworth Field Park Fund has cash reserves of \$70,794. These expenses and revenues (credits and debits) are broken down in detail in the financial information included in Appendix E.

## 2.5 WATER/ENERGY/WASTE AUDITS

Because this is a park project, there are no existing water, energy, or waste audits.



## 3.0 NEED FOR PROJECT

A comprehensive downtown master plan was completed for the City in October 2015. This plan outlined a variety of topics and projects that the City continues to move forward on. Since the time of the plan adoption, the City has continued to support and encourage its implementation.

The City at present is in the early stages of assembling a Capital Improvements Plan for Thompson Falls. This document will help formalize the city-wide planning efforts that began with the Downtown Masterplan. By implementing a community driven project from a planning document that included the community input, the City will have a project to showcase the importance of the planning process, which can help generate support the Capital Improvements Plan.

Through the involvement of Sanders County Community Development Corporation, the City and County as a whole participate in the regional Comprehensive Economic Development Strategy (CEDS). The Ainsworth project was identified in the regional CEDS as a specific project that could improve the overall community and economy of the City of Thompson Falls.

The addition of a park will serve as a valuable upgrade to an otherwise unused property located along the Main Street, downtown corridor. By utilizing this location to create an aesthetically pleasing community gathering place, this project has the potential to increase the value of the surrounding homes and properties and add value to the community as a whole.

### 3.1 PUBLIC HEALTH

Although there are no sanitation or immediate safety concerns, a park promotes public health in a number of ways. The addition of a park in the downtown corridor (a population center) encourages walkability throughout the City and provides a central location for the use of the greater Thompson Falls Trail System. This increased use can translate into measurable health benefits such as the reduction of diabetes and the reduction of heart disease<sup>7</sup>. Additionally, research studies have shown correlations between social interactions and the health and well-being of individuals. Thompson Falls has a number of outdoor recreational amenities, but it lacks a central outdoor meeting place for community events and social gatherings.

According to the National Institute on Aging, increasing opportunities for community interaction benefits older adults:

*“Several research studies have shown a strong correlation between social interaction and health and well-being among older adults and have suggested that social isolation may have significant adverse effects for older adults.”<sup>8</sup>*

<sup>7</sup> <https://www.planning.org/cityparks/briefingpapers/physicalactivity.htm>

<sup>8</sup> <https://www.nia.nih.gov/about/living-long-well-21st-century-strategic-directions-research-aging/research-suggests-positive>



Parks in particular can be a bridge between generations and provide multiple use opportunities for different interactions and activities. According to the American Planning Association:

*“People value the time they spend in city parks, whether walking a dog, playing basketball, or having a picnic. Along with these expected leisure amenities, parks can also provide measurable health benefits, from providing direct contact with nature and a cleaner environment, to opportunities for physical activity and social interaction. A telephone survey conducted for the American Public Health Association found that 75 percent of adults believe parks and recreation must play an important role in addressing America’s obesity crisis.”<sup>9</sup>*

## 3.2 AGING INFRASTRUCTURE

The project itself is located on a former park that aged to a point where it could no longer be used. The aging infrastructure present throughout the property has been removed and the site is ready to be utilized. The surrounding infrastructure including roads, water, sewer, storm, power, etc. is available and very conducive to reimagine a park in this location. The addition of this park would serve to revitalize a property historically used for recreation with only minor upgrades to the infrastructure already present on the property.

## 3.3 REASONABLE GROWTH

For a city, the investment in parks provide great return in a variety of ways. It adds value to surrounding properties and increases municipal revenue by attracting homebuyers, retirees, and investment in the local economy. Promotion of a park amenity can increase its use over time for events such as farmer’s markets, concerts, craft fairs, and the like. These events tend to build community awareness to outside visitors and help improve economic conditions in the downtown area over time.

Thompson Falls is an economically depressed community that relies in part on summer tourism. In addition to having natural outdoor attractions (i.e. fishing, boating, hiking, camping, etc.), Thompson Falls needs to provide a community that tourists desire to spend time in and subsequently spend money. They have been working towards developing a trail system within the town (according to the aforementioned Downtown Masterplan), and the community holds “Beautification Days” to help make their Main Street attractive, promoting community livability and serving as a draw for tourists. The upgrade of blighted downtown properties would encourage growth in the area and allow for economic opportunities within the community.

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<sup>9</sup> <https://www.planning.org/cityparks/briefingpapers/physicalactivity.htm>



## 4.0 ALTERNATIVES CONSIDERED

Several alternatives will be considered for the subject site. These alternatives will be considered and evaluated based on their design criteria, environmental impacts, potential construction problems, sustainability, and construction costs. All alternatives will assume the Ainsworth Field Park property will be fully utilized with no additional land requirements. This location was preselected based on the Thompson Falls Downtown Masterplan and for the purpose of this report, will be the only site considered for the development of Ainsworth Field Park; land requirements will be omitted from this section. The Masterplan document has been provided in Appendix D.

### 4.1 ALTERNATIVE A-1: NO ACTION

#### 4.1.1 DESCRIPTION

This alternative would leave the park in its existing state as a sparsely vegetated vacant lot. This lot is currently a run-down baseball diamond, and no longer used by the City or local baseball organizations. This would allow the City to utilize this property for another project in the future should an opportunity present itself, but provides no immediate benefit to the community. In fact, the current condition of the property has a net negative effect on the community and surrounding businesses.

#### 4.1.2 DESIGN CRITERIA

There are no design criteria associated with this alternative. The Ainsworth Field Park property would remain in its existing state.

#### 4.1.3 MAP

A map of the existing property is provided in **Figure 1.2 in Section 1.1 Location**.

#### 4.1.4 ENVIRONMENTAL IMPACTS

There would be no additional waste generated by construction or by storm water/water/wastewater generated or used on the site if it were not developed. If the property remains in its current state, however; it could have negative economic impacts to the Thompson Falls community. The lot is considered a blight on Main Street and could negatively affect values of surrounding properties, which would in turn affect its own value.

#### 4.1.5 LAND REQUIREMENTS

The subject site would remain the property of the City of Thompson Falls and no changes or additional land requirements would apply.

#### 4.1.6 POTENTIAL CONSTRUCTION PROBLEMS

There is no construction associated with this alternative.



### 4.1.7 SUSTAINABILITY CONSIDERATIONS

By doing nothing (no action) there would be no additional waste generated or construction required, which could be considered sustainable.

### 4.1.8 COST ESTIMATES

There are no additional costs associated with this alternative. The existing field receives no maintenance and requires no construction or design to be left in its current state.

**TABLE 4-1: COSTS ASSOCIATED WITH ALTERNATIVE A-1**

ALTERNATIVE A-1: NO ACTION	
Construction Costs	\$0.00
Engineering Costs	\$0.00
Operation and Maintenance Costs (Annual)	\$0.00
<b>TOTAL COST</b>	<b>\$0.00/ year</b>

## 4.2 ALTERNATIVE A-2: SELL AINSWORTH FIELD PROPERTY

### 4.2.1 DESCRIPTION

This alternative is similar to alternative A-1, but rather than doing nothing, the property would be sold. This property would be very marketable as it is highly visible from Highway 200, and adjacent to several other commercial and residential properties. Additionally, if it were developed as a commercial property, it would have the potential to bring in jobs to Thompson Falls which would also be a direct economic boon to the City.

It should also be noted that this property is the only remaining vacant property in downtown which adds a certain amount of value to any prospective buyer.

### 4.2.2 DESIGN CRITERIA

There are no design criteria associated with this alternative. If the City were to sell the property, they may wish to zone the property in a way to promote the type of development they wish to see on the property. For example, if the City is short on housing, they may want to zone it for Urban Residential to attract residential developers.

### 4.2.3 MAP

A map of the existing property is provided in **Figure 1.2** in **Section 1.1 Location**.



#### 4.2.4 ENVIRONMENTAL IMPACTS

Any environmental impacts would be due to development after the property is sold. If the property was sold, environmental impacts would need to be evaluated on a case by case basis for any project proposed.

#### 4.2.5 POTENTIAL CONSTRUCTION PROBLEMS

There is no construction associated with this alternative. One of the biggest problems that presents itself, however; is that a buyer would need to be found which could take time or not be found at all. This Alternative assumes that there would be interested purchasers.

#### 4.2.6 SUSTAINABILITY CONSIDERATIONS

Any sustainability considerations would be the responsibility of the purchaser of the property and cannot be assumed or determined until the property is sold and proposed for development.

#### 4.2.7 COST ESTIMATES

This alternative will have no associated costs with it. It will however have the potential to provide the city with some income. There are few (if any) comparable pieces of property to adequately assess the value of the existing property without a formal assessment. A rough estimate of property value was provided by Flathead Valley Brokers (Kalispell, MT), valuing the property at approximately \$99,000 per acre. This value was based off previous sales and advertised properties. Should the City wish to pursue this alternative, the property should be formally assessed and valued prior to sale.

**TABLE 4-2: COSTS ASSOCIATED WITH ALTERNATIVE A-2**

ALTERNATIVE A-2: SELL AINSWORTH FIELD PROPERTY	
Construction Total	\$0
Engineering, Environmental, and Administration	\$0
Operation and Maintenance Increase (annual)	\$0.00
<b>TOTAL COST</b>	<b>\$0</b>
<b>TOTAL PROPERTY VALUE/POTENTIAL REVENUE</b>	<b>\$330,600<sup>1</sup></b>

<sup>1</sup>-Estimate provided by Flathead Valley Brokers (3.34 acres at \$99,000/acre)



## 4.3 ALTERNATIVE A-3: PHASED CONSTRUCTION OF AINSWORTH PARK

### 4.3.1 DESCRIPTION

This alternative would use a phased approach to construct the desired amenities of a landscaped park area with a trail, a pavilion, a parking lot, and an amphitheater. By phasing the construction, the City may be able to complete the park incrementally. It is anticipated that phasing the process would cost more overall, but portions could be developed with existing available funds.

### 4.3.2 DESIGN CRITERIA

In order to efficiently phase this project, each of the separate amenities proposed for the park must be prioritized. For the purpose of this report, we will assume the following ranking:

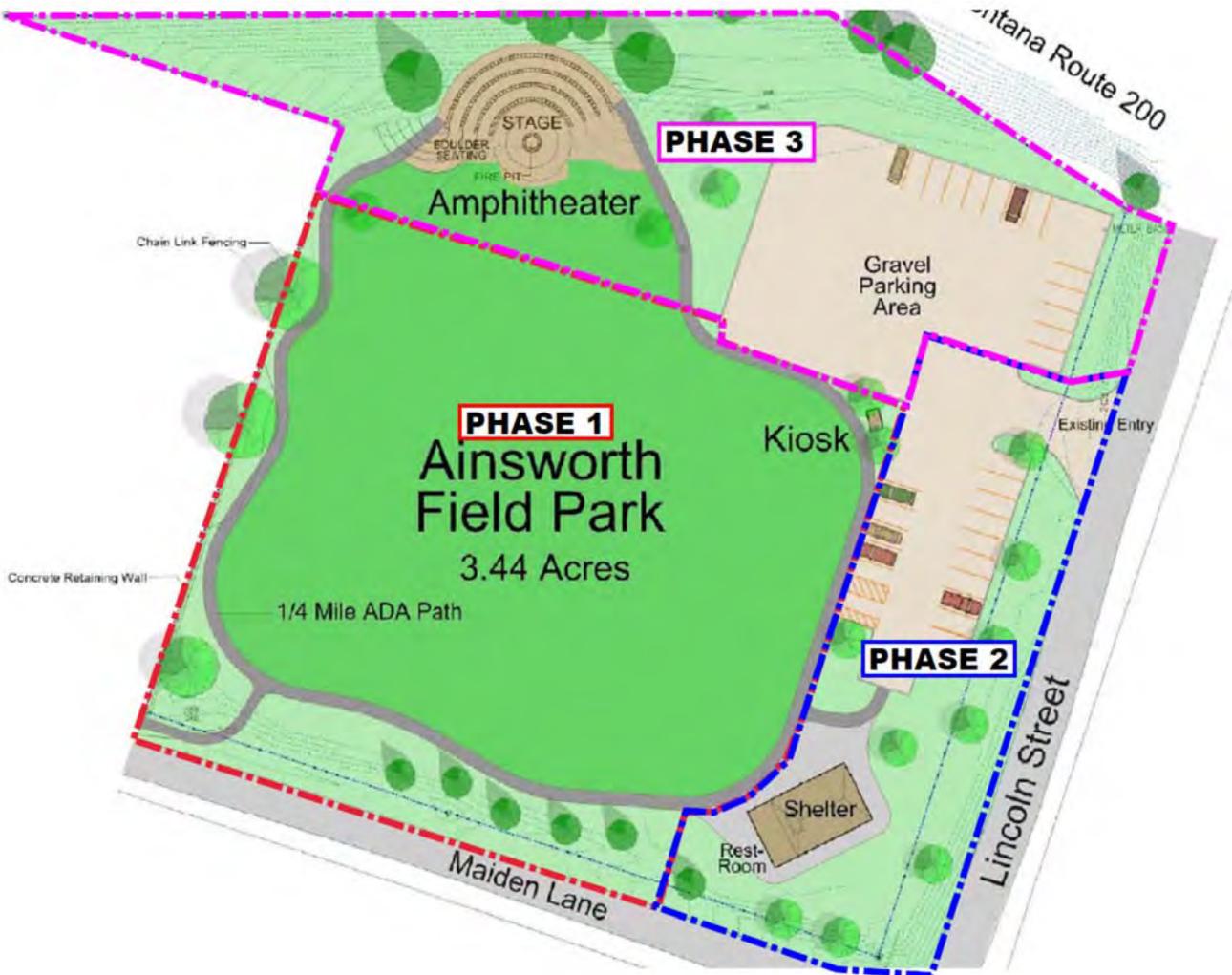
1. **Landscaping and Trail** – This should be the first priority. It makes the park useable and adds an aesthetically pleasing element to the Main Street corridor.
2. **Pavilion and Parking** – This would allow for small group gatherings in the park and allow for the use of Ainsworth park and serve as a meeting place or trail head for the Thompson Falls Trail system with access to nearby Island park and downtown. It also includes restrooms which will be important for larger gatherings, an important step before developing the amphitheater.
3. **Amphitheater and Parking** – This would be the final phase of the park development. It allows for larger gatherings, by increasing the amount of parking and creating a central gathering location, but relies on the previous two phases for the landscaped lawn and the restrooms.

### 4.3.3 MAP

The three phases mentioned in **Section 4.3.2** are depicted in the following map.



FIGURE 4-1: LOCATION MAP



#### 4.3.4 ENVIRONMENTAL IMPACTS

A downtown park that serves as a hub for community gatherings and an access point for an existing trail system would have a huge positive impact on the social environment of Thompson Falls. Additionally, the addition of a park of this type also has the potential to positively impact surrounding properties, making them more desirable and subsequently more valuable. From a negative perspective, the park would generate some additional waste (garbage and wastewater), however; the impacts would be manageable and would not be considered anything significantly detrimental to the environment.

#### 4.3.5 POTENTIAL CONSTRUCTION PROBLEMS

On the site the majority of the work will take place above ground and there are no known potential construction problems within the site. Connections will need to be made to the existing sewer main located within the intersection of Maiden Lane and Lincoln Street. This may require partial closure to traffic when making the connection.



### 4.3.6 SUSTAINABILITY CONSIDERATIONS

Storm water generated by the park improvements, namely the parking lot, will be contained onsite and infiltrated to help remove contaminants such as oil and grit that might otherwise enter the storm water system and end up in the Clark Fork River.

### 4.3.7 COST ESTIMATES

Below are the general costs associated with this alternative's construction. A more detailed breakdown along with net present worth calculations has been provided in Appendix F.

**TABLE 4-3: COSTS ASSOCIATED WITH ALTERNATIVE A-3**

ALTERNATIVE A-3: PHASED CONSTRUCTION OF AINSWORTH PARK	
Phase I	\$ 156,386
Phase II	\$ 133,366
Phase III	\$ 116,632
Construction Total	\$ 406,384
Engineering, Environmental, and Administration	\$ 116,596
Operation and Maintenance Increase (annual)	\$ 3,880
<b>TOTAL COST</b>	<b>\$ 522,980</b>

## 4.4 ALTERNATIVE A-4: FULLY CONSTRUCT AINSWORTH PARK

### 4.4.1 DESCRIPTION

This alternative would construct a park including an amphitheater, a pavilion with restrooms, a parking lot, and a path system. Additionally, this would include lighting, landscaping, and irrigation throughout the park. This park would serve the City of Thompson Falls as a central gathering location for community events.

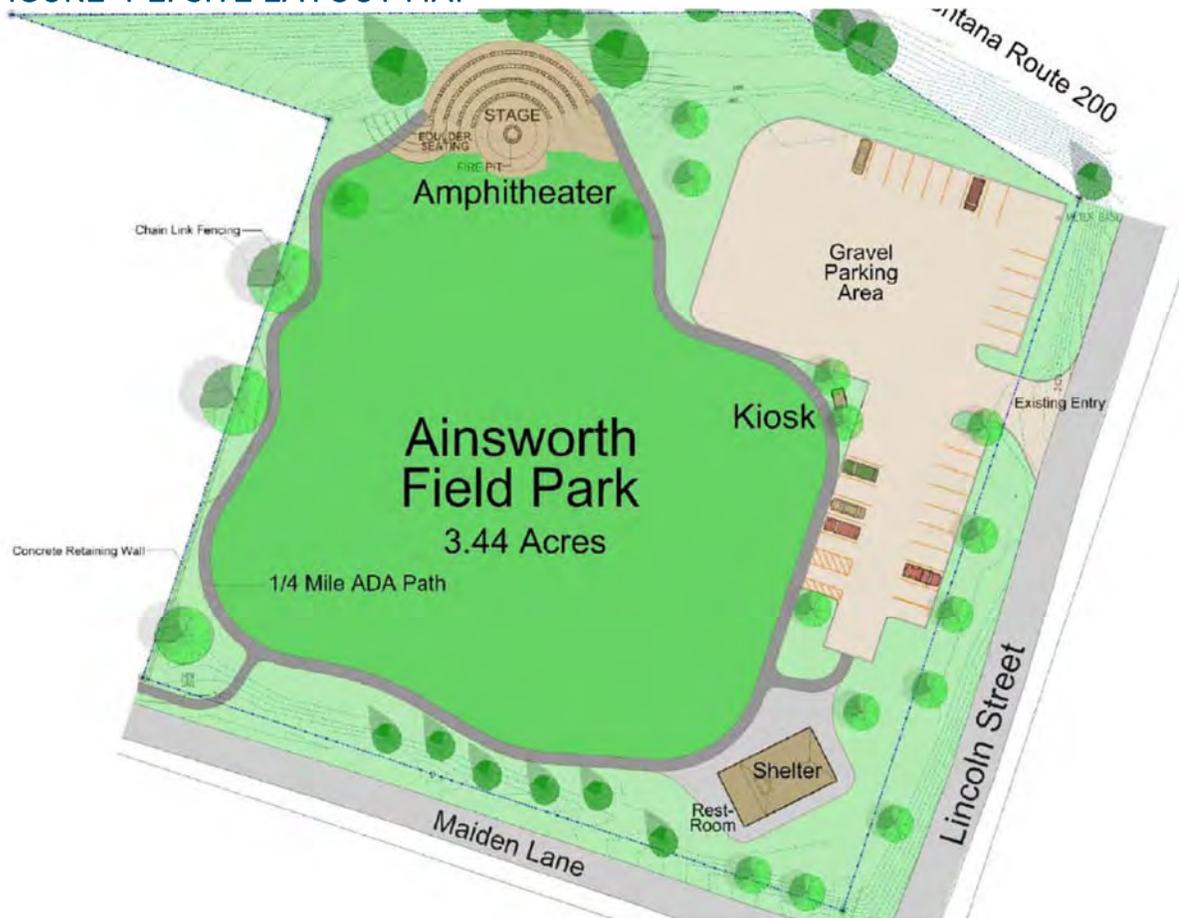
### 4.4.2 DESIGN CRITERIA

The site will require water and sewer services for the restroom facility included with the pavilion as well as electrical for lighting and an irrigation system to help maintain the landscaping. The site soils are good for infiltration, and onsite storm water management should be possible.



### 4.4.3 MAP

FIGURE 4-2: SITE LAYOUT MAP



### 4.4.4 ENVIRONMENTAL IMPACTS

A downtown park that serves as a hub for community gatherings and an access point for an existing trail system would have a huge positive impact on the social environment of Thompson Falls. Additionally, the addition of a park of this type also has the potential to positively impact surrounding properties, making them more desirable and subsequently more valuable.

The park would generate some additional waste (garbage and wastewater), however; the impacts would be manageable and would not be considered anything significantly detrimental to the environment.

### 4.4.5 POTENTIAL CONSTRUCTION PROBLEMS

On the site the majority of the work will take place above ground and there are no known potential construction problems within the site. Connections will need to be made to the existing sewer main located within the intersection of Maiden Lane and Lincoln Street. This may require partial closure to traffic when making the connection.



#### 4.4.7 SUSTAINABILITY CONSIDERATIONS

Storm water generated by the park improvements, primarily from the parking lot, will generally be contained onsite and infiltrated to help remove contaminants such as oil and sediment that might otherwise enter the storm water system and end up in the Clark Fork River. The addition of landscaped areas will promote storm water infiltration into the underlying soils.

#### 4.4.8 COST ESTIMATES

Below are the general costs associated with this alternative's construction. A more detailed breakdown along with net present worth calculations has been provided in Appendix F.

**TABLE 4-4: COSTS ASSOCIATED WITH ALTERNATIVE A-4**

<b>ALTERNATIVE A-4: FULLY CONSTRUCT AINSWORTH PARK</b>	
Construction Total	\$ 395,229
Engineering, Environmental, and Administration	\$ 103,807
Operation and Maintenance Increase (annual)	\$ 3,880
<b>TOTAL COST</b>	<b>\$ 484,230</b>



## 5.0 SELECTION OF ALTERNATIVE

### 5.1 LIFE CYCLE COST ANALYSIS

The cost-effectiveness of an alternative, which is determined from the monetary present-worth analysis, is considered the single most important comparison parameter. This economic comparison includes estimated capital cost expenditures and annual operation and maintenance (O&M) costs.

Capital Costs will be compared as well as the present worth of any additional operation and maintenance costs each alternative would require. This allows for better comparison of alternatives that may be low maintenance with high capital costs upfront, to ones that may be low capital cost upfront with a high annual O & M requirement.

Salvage values are typically included in cost estimates to allow a means of comparison for alternatives that may have a large amount of earthwork vs. one that requires significant mechanical work. Because all of the alternatives generally consist of the same thing, and there are no existing structures or materials on site that have significant salvaged values associated with them, no salvage values will be included in the analysis.

Each alternative presented in Chapter 4 included an estimate of the proposed capital construction costs, including technical fees, as well as the present worth of any increases in O&M. Due to the nature of the existing property and use, there is no practical salvage value associated with any of the alternatives. It can be anticipated that these costs will increase at an estimated 6% per year. **Table 5-1** provides a summary of the alternatives and their cost at the end of the 20-year planning period (2037).

**TABLE 5-1: ALTERNATIVE COST COMPARISONS**

Alternative	Cost
A-1: No Action	\$0.00
A-2: Sell Ainsworth Field Property	\$(330,660)
A-3: Phased Construction of Ainsworth Park	\$522,980
A-4: Fully Construct Ainsworth Park	\$484,230

### 5.2 NON-MONETARY FACTORS

The Ainsworth Park Development alternatives presented in this report can and must be compared in a variety of non-monetary ways. To provide structure and a methodology to this comparison, the alternatives will be compared on three broad criteria as listed below. The comparison and ranking of some of these criteria will result in only very subtle differences that must be taken into account in the overall evaluations.

- Functional Attributes - Will the alternative have the ability to provide the community with a value that benefits the community as a whole?
- Public Health - Will the alternative protect and enhance the health of Thompson Falls residents?



- Local Economic Effect on Low to Moderate Income (LMI) Population- What effect does the alternative have in terms of keeping money in the local economy through local capital purchase, construction spending, property values, and/or employment of local citizens?

### *5.2.1 A-1: NO ACTION*

By leaving Ainsworth Field as it is, the City of Thompson Falls gains very little from a non-monetary perspective. There would be no beneficial or negative health impacts. The field will remain as a blighted property along main street (does not functionally satisfy the project need) and has the potential to negatively impact surrounding properties and the City overall. Leaving the site as it is will have no public health benefit.

### *5.2.2 A-2 SELL THE PROPERTY*

This alternative would provide the City with the immediate value of the purchase price of the property. This money could then be put towards other park projects within the City or to the greater Sanders County Trail System. Selling the property would have no positive or negative effects on public health, but the health effects would be dependent on what if anything is developed. Economically, there would be the money from the sale that could be applied to other park projects within the City. If the property is subsequently developed, it also has economic potential.

### *5.2.3 A-3: PHASED CONSTRUCTION OF AINSWORTH FIELD PARK*

Functionally, this is a strong alternative, but it will take time to reach its full potential. Eventually, all of the desired amenities will be constructed (the trail, pavilion and the amphitheater), but there is no surety of when. The park in its partially developed states can be utilized at no cost to the community, but may not have as significant a draw as a fully constructed park. As phases of the park are completed, all of the surrounding properties will likely increase in value; a positive economic impact. Upon completing Phases II and III, the park will serve as a community gathering place and have a positive economic effect on the area.

### *5.2.4 A-4: FULLY CONSTRUCT AINSWORTH FIELD PARK*

Functionally, this is the strongest alternative. It includes all of the desired amenities (the trail, pavilion and the amphitheater), and completely upgrades an otherwise underutilized Main Street property. The full completion of the park will encourage use and has the potential to improve public health throughout the City by providing an outdoor recreational area that they can use at no cost. With the completion of the park, all of the surrounding properties will likely increase in value; a positive economic impact. Additionally, the park will serve as a central outdoor gathering place and has the potential to bring in tourism money to the City of Thompson Falls.



## 5.3 COMPARATIVE SUMMARY

### 5.3.1 ALTERNATIVE COMPARISON SUMMARY

Using the monetary and non-monetary information presented above, a comparative summary evaluation and ranking of alternatives is presented in **Table 5-2**. For each of the criteria discussed above, each alternative was assigned a ranking score from 1 to 5, with 5 being the most favorable and 1 being the least favorable. The ranking factors were then multiplied by the relative weight of importance assigned to each evaluation criteria. The weighted rank scores were then summed, resulting in a weighted rank total score, the greatest score indicating the highest ranking. The weighting of each criterion in is as follows:

- Cost Effectiveness - 6
- Functional Attributes - 4
- Public Health - 5
- Local Economic Effect on LMI Population - 6

**TABLE 5-2: ALTERNATIVES COMPARATIVE SUMMARY**

Comparison Parameter	Parameter Weight	A-1	A-2	A-3	A-4
<b>Cost Effectiveness</b>					
Alternative Rank	6	4	5	2	3
Weighted Rank		24	30	12	18
<b>Functional Attributes</b>					
Alternative Rank	4	1	2	5	5
Weighted Rank		4	8	20	20
<b>Public Health</b>					
Alternative Rank	5	1	1	4	5
Weighted Rank		5	5	20	25
<b>Local Economic Effect on LMI Population</b>					
Alternative Rank	6	1	2	4	5
Weighted Rank		6	12	24	30
<b>Weighted Rank Total</b>		<b>45</b>	<b>55</b>	<b>76</b>	<b>93</b>

Based on the weighted comparisons, the highest-ranking alternative is Alternative A-4, Fully Construct Ainsworth Park.



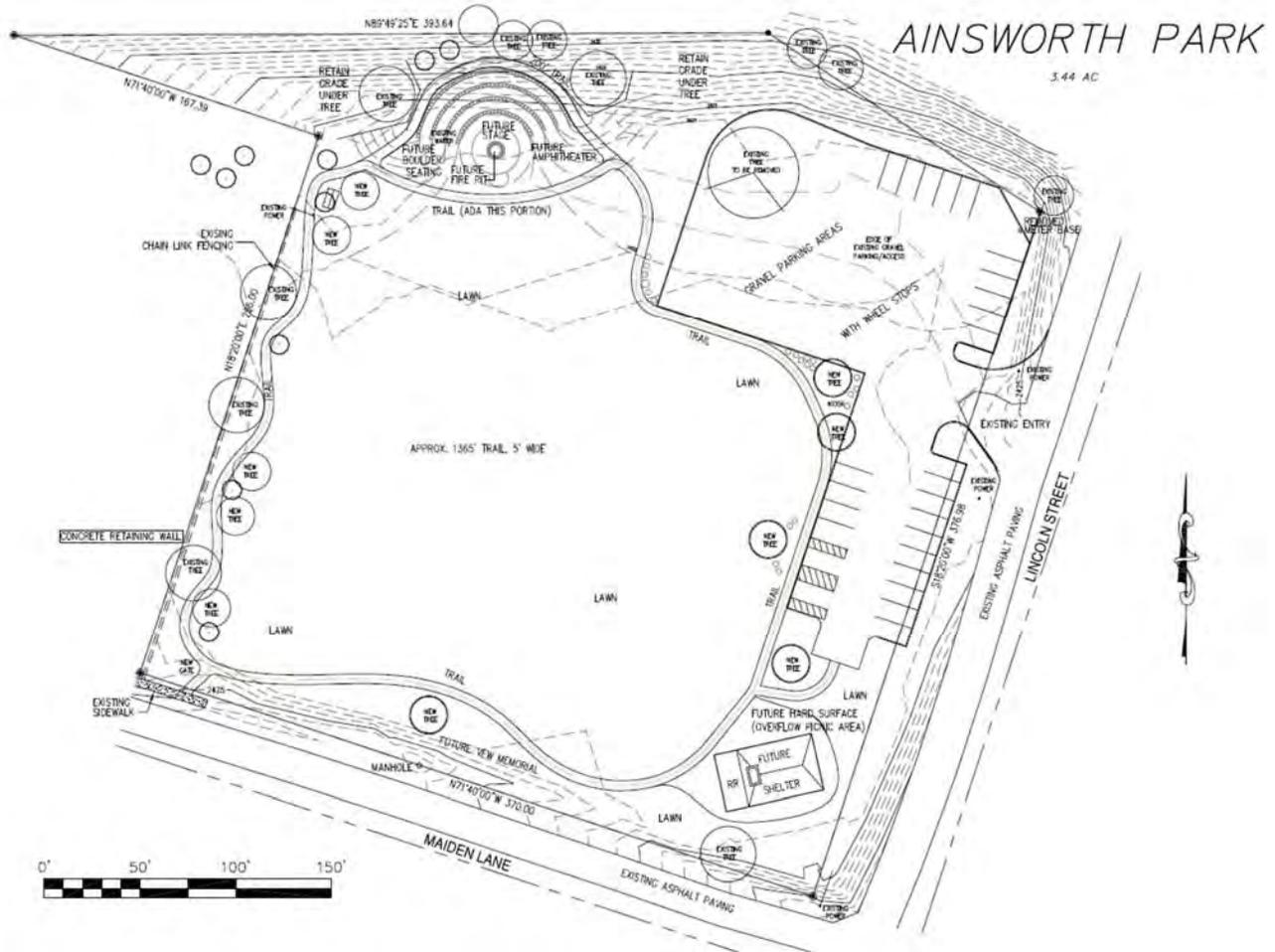
# 6.0 PROPOSED PROJECT

Based on the evaluated project criteria above, Alternative A-4 (fully construct Ainsworth Field Park) will be selected and evaluated. This section will describe the process required to fund and construct this project as well as lay out the project schedule.

## 6.1 PRELIMINARY PROJECT DESIGN

A preliminary design plan is shown below and depicts the site layout including the pavilion, parking lot, and amphitheater.

FIGURE 6-1: PRELIMINARY ALTERNATIVE A-4 DESIGN



Provided by City of Thompson Falls



## 6.2 PROJECT SCHEDULE

### 6.2.1 CONSTRUCTION 2018

Ainsworth Park will be constructed as described in **Chapter 4**. The following is a potential schedule for completing the project depending on funding availability:

- CDBG Grant Application Submission – November 2017
- Receive Funding Approval/Denial – January 2018
- Engineer Selection -January 2018
- Engineering Design and Final Cost Estimates – January to March 2018
- Construction Bids – March 2018
- Construction – May 2018 – June 2018
- Construction Closeout – June/July 2018

## 6.3 PERMIT REQUIREMENTS

The City will require building permits for the park. Additionally, approval will need to be obtained by the Department of Environmental Quality (DEQ) any additional sewer main extensions that may be required to make the connection to the pavilion; however, it is anticipated that only a sewer service is needed and would not require DEQ approval. Due to the extent of the disturbed area, a Storm Water Pollution Prevention Permit (SWPPP) will be required for construction.

## 6.4 SUSTAINABILITY CONSIDERATIONS

### 6.4.1 WATER AND ENERGY EFFICIENCY

Water and energy efficient features have the potential be incorporated into the pavilion and park during the design process, however, none of these features have been incorporated at this planning stage.

### 6.4.2 ECONOMIC SUSTAINABILITY FACTORS

Parks are known throughout the country to increase property value to surrounding properties by making them more desirable locations to live and work. By enhancing an underutilized property along Main Street, this park has the added benefit of making Thompson Falls more appealing from Highway 200, making the City more inviting to potential tourists. Additionally, the amphitheater included in this park provides the community with a gathering place to hold events, festivals, concerts, etc. This also has the potential to attract tourism which will bring more money into the community through restaurants, lodging, and retail.



# 6.5 TOTAL PROJECT COST ESTIMATE

TABLE 6-1: RECOMMENDED PROJECT COST ESTIMATE

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits	1	LS	\$ 15,000.00	\$ 15,000
2	Site Preparation (clear and grub, earthwork)	1	LS	\$ 10,000.00	\$ 10,000
3	Imported Topsoil (2" depth, includes labor)	400	CY	\$ 42.75	\$ 17,100
4	Sodding	91,200	SF	\$ 0.39	\$ 35,250
5	3/4" Crushed Gravel (assume a 4" depth for trails)	83	CY	\$ 36.00	\$ 2,988
6	3/4" Crushed Gravel (assume a 6" depth beneath concrete pad/pavilion and as subbase for parking lot)	605	CY	\$ 36.00	\$ 21,780
7	3/8" Crushed Gravel (assume 2" deep overlay in parking lot for ADA)	179	CY	\$ 40.00	\$ 7,160
9	Concrete Wheel Stops (within designated stalls in parking lot)	30	EA	\$ 90.00	\$ 2,700
10	3/4" HDPE Water Line Connection for Pavilion	50	LF	\$ 20.00	\$ 1,000
11	4" SDR 35 PVC Sewer Service Line to Pavilion Restrooms	100	LF	\$ 25.00	\$ 2,500
12	4" Sewer Service Connection at Main	1	EA	\$ 1,200.00	\$ 1,200
13	Specialized Irrigation for Park Area	1	LS	\$ 4,450.00	\$ 4,450
14	Overall Park Lighting	1	LS	\$ 51,500.00	\$ 51,500
15	Kiosk and Signage	1	LS	\$ 1,000.00	\$ 1,000
16	Trees and Shrubs Landscaping	1	LS	\$ 6,900.00	\$ 6,900
17	Fencing	1	LS	\$ 1,000.00	\$ 1,000
18	Boulders	1	LS	\$ 800.00	\$ 800
19	Amphitheater (Estimate from WGM Group on 8-24-17)	1	LS	\$ 69,050.00	\$ 69,050
20	Pavilion (Estimate from Mountain Homes Design/Build on 9-6-17)	1	LS	\$ 82,000.00	\$ 82,000
<b>SUBTOTAL</b>					<b>\$ 333,378</b>
Construction Contingency				15%	\$ 50,007
<b>TOTAL</b>					<b>\$ 383,384</b>
Estimated Professional Services - Administration				8%	\$ 30,670.75
Estimated Professional Services - Design				12%	\$ 46,006.12
Estimated Professional Services - Construction				5%	\$ 19,169.22
Legal and Financial					\$ 5,000.00
<b>PROJECT TOTAL</b>					<b>\$ 484,230</b>



## 6.6 ANNUAL OPERATING BUDGET

### 6.6.1 INCOME

Generally, a city park does not directly generate income. The addition of a park in the downtown corridor would have a positive economic impact to the surrounding areas in terms of property values and generating local activity and subsequent revenue for adjacent or nearby businesses.

The City has the potential to implement fees for a variety of uses such as daily rentals of the pavilion, festivals, parking, etc. If any of these fees are to be implemented, the City will need to develop a fee and permitting structures. If the City wishes to do this, they will be required to bring proposed fees in front of the council for public approval.

### 6.6.2 ANNUAL O & M COSTS

Presently, the City of Thompson Falls has staff dedicated to maintaining parks throughout the Thompson Falls area. It is estimated it would require two staff members 3 hours per week during the summer months (April through September) to manage the landscaping, general park clean up, and bathroom maintenance.

$$2 \text{ staff members} * 3\text{hrs/wk} * 4\text{weeks/mo} * 6 \text{ mo} = 144 \text{ hrs/year}$$

In addition, it is likely that the gravel paths and parking lots will also require maintenance which will require time and materials. A budget of \$1,000 per year should be allocated to cover approximately 25 cubic yards of gravel and 5 hours of additional maintenance. A total of 144 hours are estimated at \$20/hr for summer maintenance, with the additional \$1000 for additional maintenance and materials (25 cy gravel and 5 hours at \$20), a total of \$3,880. These costs are broken out in **Table 6-2** below.

**TABLE 6-2: ESTIMATED ANNUAL O & M COSTS**

	Unit	Unit Cost	Total
Direct Labor	144 hours	\$20/hr	\$2,880
Repair Labor	5	\$20/hr	\$100
Material Costs	25 cubic yards	\$36/cy	\$900
<b>TOTAL</b>			<b>\$3,880/Year</b>

The City should plan to increase their annual park operating budget by \$3,880 per year to maintain Ainsworth Park. As previously mentioned in *6.6.1 Income*, the City may be able to offset some of these costs through permitting and use fees.

### 6.6.3 DEBT REPAYMENT

The primary sources of funding available to local entities such as Thompson Falls wishing to undertake large capital projects has typically been through federal and state financial assistance. These funds have traditionally been used to underwrite major portions of projects through the issuance of grants or loans that may be repaid



at terms favorable to most communities. Most of these programs require a local matching share that is most often obtained by issuing local government bonds. Funding programs often require that funds be appropriated during sessions of Congress or the state legislature, and in most cases the appropriated funds are less than the amount requested. Some requirements attached to the funding programs (e.g. administrative procedures, minimum wage rates, etc.) may substantially increase project costs, making the assistance less attractive than it originally seemed. Currently, the primary state and federal programs available for park facility improvements include:

- Montana Department of Commerce Community Development Block Grant Program (CDBG).
- Montana Department of Commerce INTERCAP Loan Program.
- U.S. Department of Agriculture Rural Development Grant and Loan Program (RD).

The City should plan to apply for CDBG grant funding in November 2017. CDBG typically requires a 3:1 matching funds for their grants, but will waive the matching funds for particularly economic distressed applicants. Based on the socioeconomic challenges previously described in this report and the overwhelming public support and fundraising efforts this project has garnered, they have the potential to qualify for such a waiver. Should the City not be granted the matching funds waiver, they should still explore the potential of covering the remainder of the project using their reserves and a low interest loan from either a local bank or through the INTERCAP or Rural Development Grant and Loan program. Three options for funding the Park are shown in **Table 6-3** below.

**TABLE 6-3: POSSIBLE PHASE 1 FUNDING OPTIONS**

Description	100% Loan and Reserves	CDBG Grant w/ Reserves and Loan	CDBG Grant w/ Waiver and Reserves
<b>Total Project Cost</b>	\$484,230	\$484,230	\$484,230
<b>Total Grants</b>	\$0	\$363,172 (3:1 Match)	\$450,000
<b>Total Cost to be Financed</b>	\$412,105	\$50,263 (Match)	\$0
<b>Total Reserves used</b>	\$70,794	\$70,794(Match)	\$34,320
<b>Loan Conditions</b>			
<b>Annual Interest Rate</b>	3.0%	3.0%	-
<b>Terms</b>	20 years	20 years	-
<b>Coverage</b>	125% <sup>1</sup>	125% <sup>1</sup>	-
<b>Total Monthly Costs</b>	\$2,964	\$950	-
<b>Tax Increase per household/month<sup>2</sup></b>	\$5.14 (\$61.68/Yr)	\$1.65 (\$19.80/Yr)	\$0.00

1. Loan coverage to includes 125% of total project costs less reserves and/or grant funds received.

2. Household assumed 2.35 persons/Montana household (Census.gov). Thompson Falls has 1356 residents; 577 households.



#### 6.6.4 RESERVES

As shown above in **Table 6-3**, If the City is awarded \$450,000 in CDBG funding, at a minimum they will still need to cover approximately \$34,320 with their cash reserves. It is estimated at the time of this report that Thompson Falls has \$70,794 set aside in reserve funds exclusively dedicated to this park project. The City should plan to set aside the remainder of the reserves to help cover operation and maintenance costs of the park.

If the City is granted CDBG funds without the waiver, the City could still complete improvements totaling \$283,176 (4 x \$70,794) by using the entirety of their reserves. They could then opt to take a loan for the remainder of the costs or scale back the project.



# 7.0 CONCLUSIONS AND RECOMMENDATIONS

## 7.1 FUNDING

It is the recommendation of this report that Thompson Falls should apply for a Community Development Block Grant in the amount of \$450,000 and request a waiver for the matching funds requirement. The City seems to qualify for this waiver as they face significant socioeconomic challenges, and have garnered substantial community support over the last several years through fundraisers, donations, and pro-bono work. If they receive the waiver, it is the recommendation of this report that they use the remaining cash reserves available in the Ainsworth Field Park fund to help cover operation and maintenance costs for the first several years. This will give the City time to determine whether or not a fee structure should be implemented on certain types of park use and allow them to generate revenue to help offset operation and maintenance costs in lieu of raising property taxes on an already overburdened tax base. It would also be expected that the community would continue to maintain the park through donations (both monetary and time), much like the City does with their main street program “Beautification Days”.

If the grant is not received or the matching funds requirement cannot be waived, it would be recommended that the City reevaluate the scope of the project and pursue a phased approach as described in Alternative A-3.

## 7.2 IMPLEMENTATION

Assuming both the CDBG Grant is received along with a waiver for the full amount of matching funds, Thompson Falls should plan to begin construction in 2018 (exact date has yet to be determined at the time of this report). The City should be ready to proceed with a construction project in the summer of 2018 or as soon as CDBG funds will be made available (date of funding announcements is unavailable at the time of this report). Construction drawings and bid documents will need to be assembled before this time, and it is recommended that the City put an advertisement to bid out at the beginning of the summer to ensure that when money is made available, the contractor is ready to proceed, and improvements can be completed by the end of the construction season. A tentative schedule for the project is provided below in **Table 7-1**.

**TABLE 7-1: TENTATIVE PHASE 1 PROJECT SCHEDULE**

Date	Item
January 2018	Receive CDBG Funds/Advertise RFQ for Engineer Selection
February 2018	Begin Design Engineering, Construction Plans, and Bid Documentation
March 2018	Advertise Project for Bids
March 2018	Bid Opening/Contractor Selection
April 2018	Begin Construction
June 2018	Construction Complete



## 8.0 REFERENCES

American Planning Association

<https://www.planning.org/cityparks/briefingpapers/physicalactivity.htm>

Aspen Ridge Technical Services, Inc., Phase I Environmental Assessment for Ainsworth Field, Thompson Falls, August 2017.

Land Solutions and Sitescape and Associates, City of Thompson Falls Downtown Master Plan, October 2015.

Kim Barstow, Realtor at Flathead Valley Brokers November 9, 2017.

Montana Department of Commerce

<http://comdev.mt.gov/Resources/Financial/TargetRate2010>

Montana Department of Revenue

<https://revenue.mt.gov/propertytax-relief#Property-Tax-Assistance-Program-903>

National Institute on Aging

<https://www.nia.nih.gov/about/living-long-well-21st-century-strategic-directions-research-aging/research-suggests-positive>

Phone interview with Carla Parks, former Mayor of Thompson Falls, November 2, 2017.

US Census Data <https://www.census.gov/prod/www/decennial.html>



# APPENDIX A - PROJECT BACKGROUND EXHIBITS

USGS TOPOGRAPHIC MAP  
PRELIMINARY SITE LAYOUT  
3-D RENDERING OF PRELIMINARY SITE LAYOUT  
IRRIGATION SYSTEM AS-BUILT LAYOUT  
WATER AND SEWER AS-BUILT DRAWING (1999)  
EXISTING SITE PHOTOS

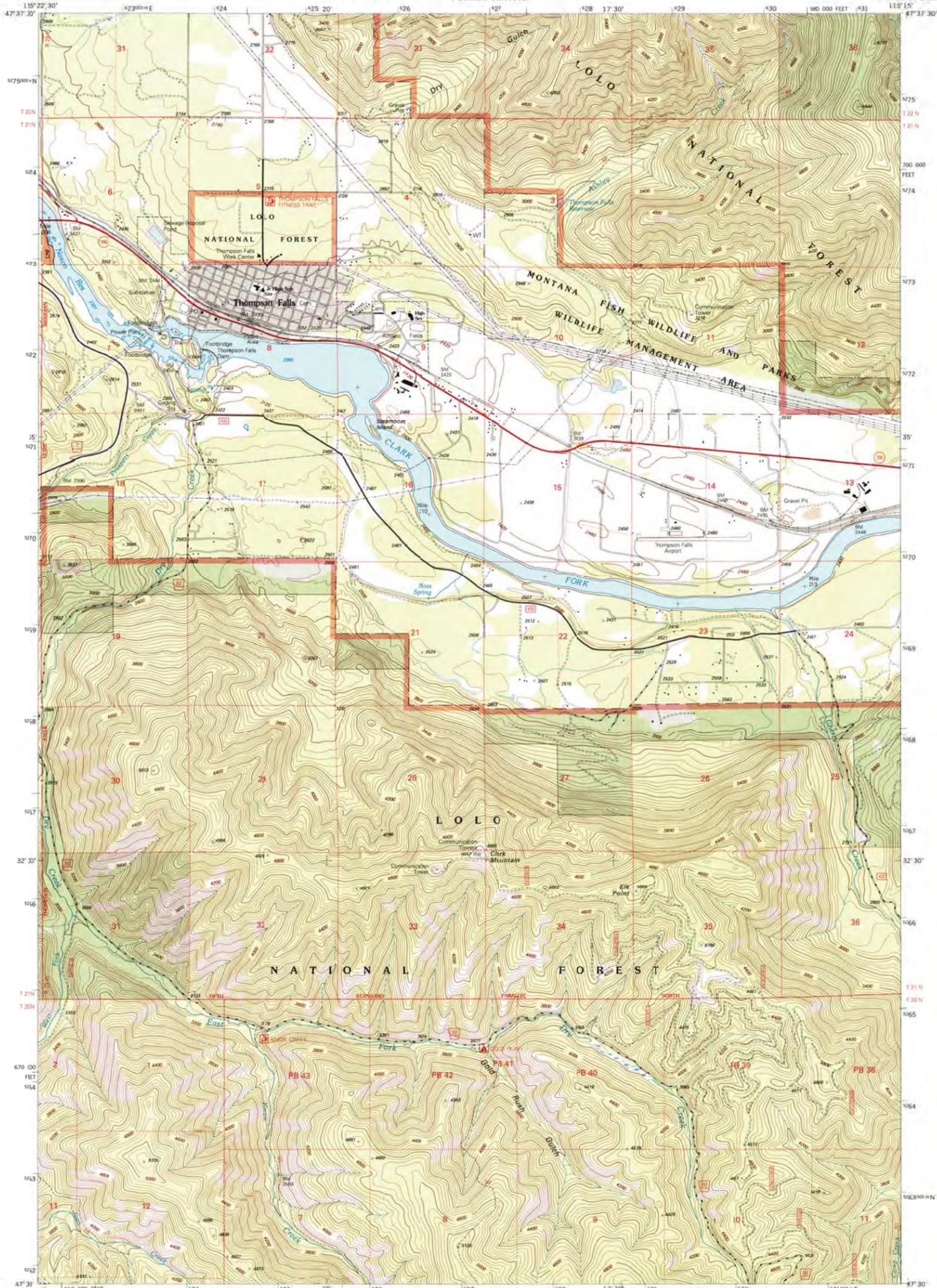


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE

THOMPSON FALLS QUADRANGLE  
MONTANA-SANDERS CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey 1988  
Revision by USDA Forest Service 1999

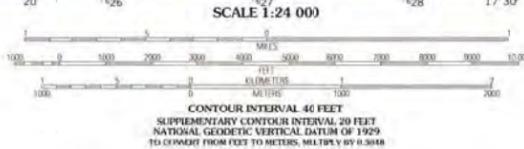
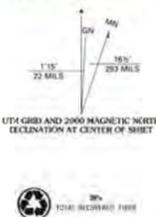
Topography (sampled 1980). Planimetry derived from imagery taken 1995 and other sources. Public Land Survey System and survey control current as of 2000.

North American Datum of 1927 (NAD 27). Projection and 10,000-foot ticks. Montana coordinate system, central zone (Lambert conformal conic). Blue 1000-meter Universal Transverse Mercator ticks, zone 11.

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

Non-National Forest System lands within the National Forest. Inholdings may exist in other National or State reservations.

This map is not a legal land title or ownership document. Public lands are subject to change and leasing, and may have access restrictions; check with local office. Obtain permission before entering private lands. Protracted Blocks (PB) are unsurveyed land of uncertain acreage.



1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLES

HIGHWAYS AND ROADS

- Interstate
- U. S.
- State
- County
- National Forest, suitable for passenger cars
- National Forest, suitable for high clearance vehicles
- National Forest Trail
- Primary highway
- Secondary highway
- Light-duty road
- Composition: Unspecified, Paved, Gravel, Dirt
- Unimproved; 3 wheel drive
- Trail
- Gate; Barrier

THOMPSON FALLS, MT  
1999  
47115-E3T-024  
NIMA 2979 III SE-SERIES V894

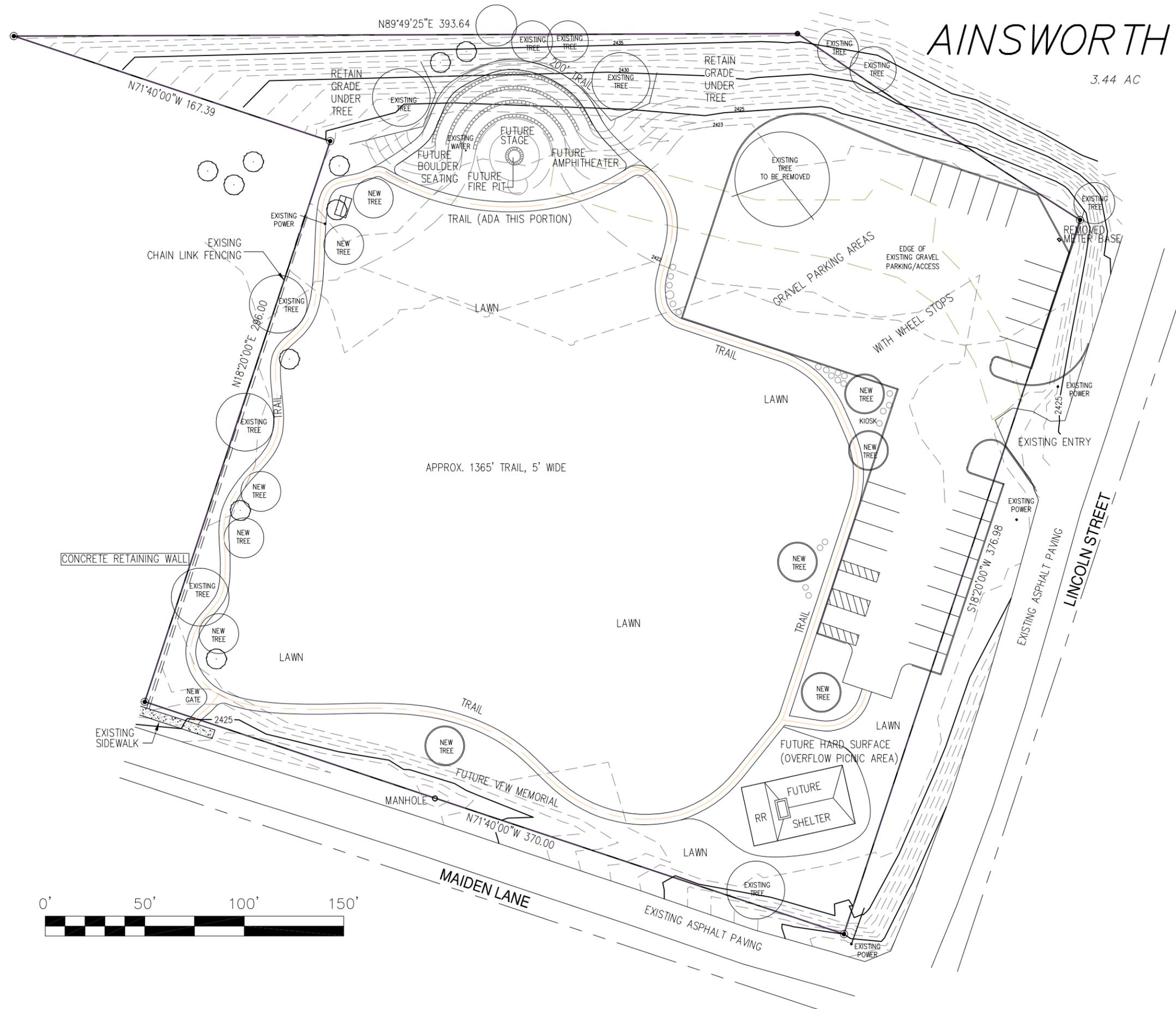
USGS Library  
Reston, VA  
Topo Archive



NOV 20 2003

# AINSWORTH PARK

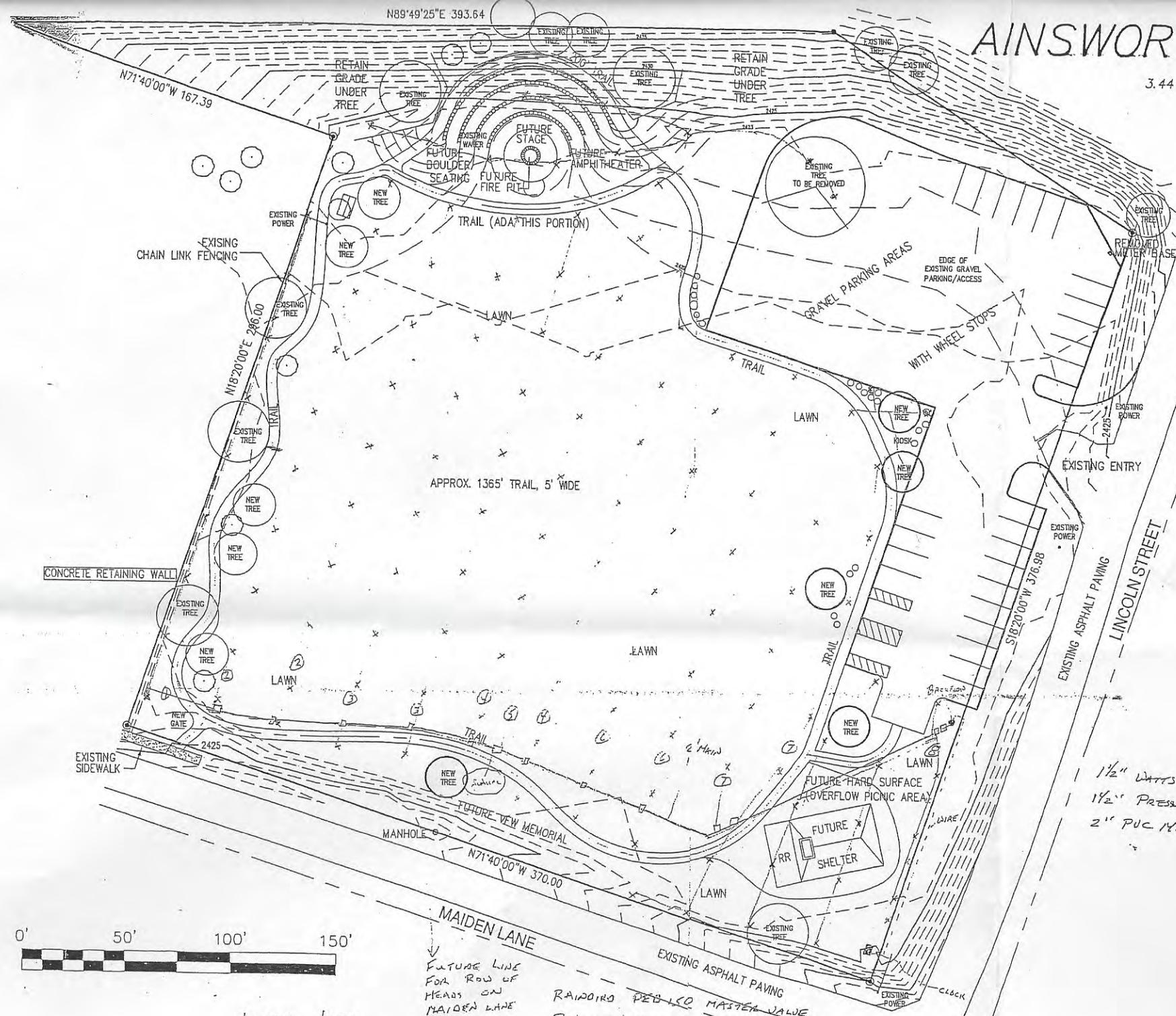
3.44 AC





# AINSWORTH PARK

3.44 AC



LATERAL LINES  
 1 1/2" PVC  
 1" PVC

FUTURE LINE FOR ROW OF HEADS ON MAIDEN LANE CAME OUT FROM VALVE APPROX 20 FEET WITH 1 1/2" PVC

RAINFLOW PED 150 MASTER VALVE  
 RAINFLOW PGM 150 VALVES  
 RAINFLOW 5000 ROTORS  
 RAINFLOW 180Y FINE SPRAYS

RAINFLOW ESPDM TIME CEN

1 1/2" DENTS BACKFLOW  
 1 1/2" PRESSURE RED. VALVE  
 2" PVC MAIN LINE





**J-U-B ENGINEERS, Inc.**  
ENGINEERS-SURVEYORS-PLANNERS

1250 IRONWOOD DRIVE  
SUITE 220  
COEUR D'ALENE, IDAHO 83814  
PHONE: 208-667-1574  
FAX: 208-667-2176

**1999 Water Distribution System Improvement Project**  
City of Thompson Falls, Montana

**Malden Lane - Schedule "A"**  
Plan & Profile

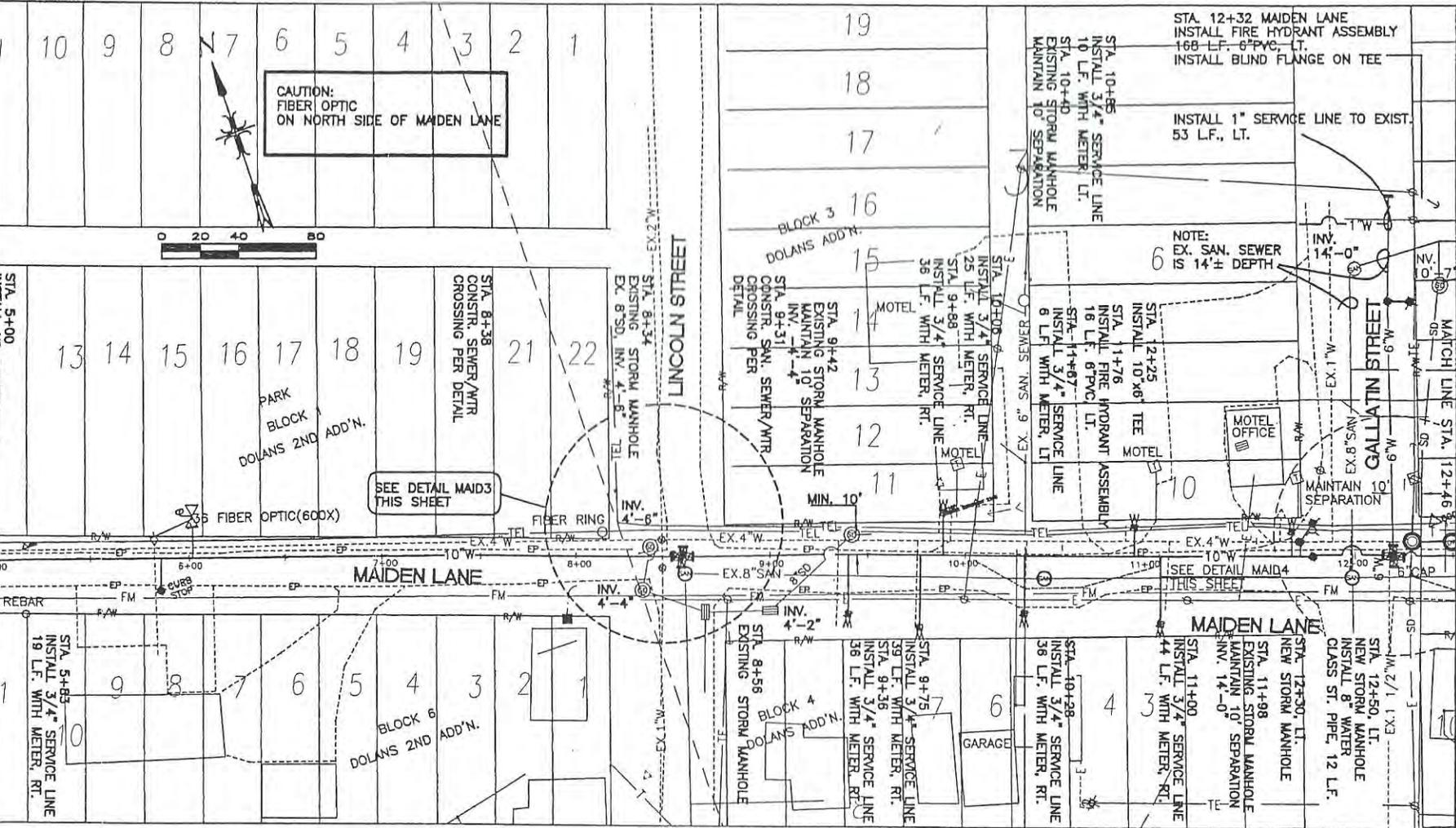
REUSE OF DRAWINGS  
THIS DRAWING AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

NO.	DESCRIPTION	BY	DATE
1	ADDENDUM #1	JWP	5.20.99
2	CHANGE ORDER #1	JWP	7.01.99
3	RECORD DRAWINGS	JWP	06.08.00

**RECORD**

MONTANA

JOEL W. BETTY

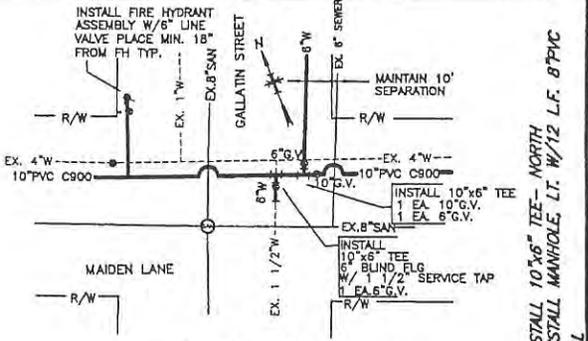
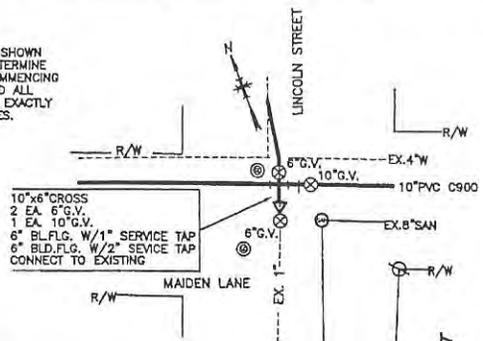


**NOTE**  
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**CALL 48 HOURS BEFORE YOU DIG**  
1-800-424-5555

INSTALL AIR RELIEF VALVE  
1/4" SERVICE RT.

**MAIDEN LANE - SCHEDULE "A"**  
SCALE: HORIZ. 1"=40'  
VERT. 1"=10'

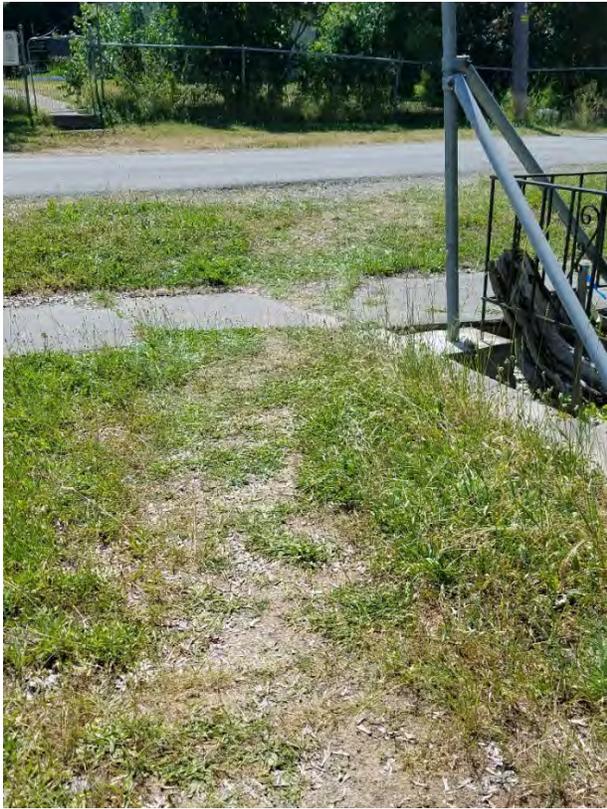


STA. 12+25 INSTALL 10"x6" TEE - NORTH  
STA. 12+30 INSTALL MANHOLE, LT. W/12 L.F. 8" PVC  
4.50 FT. INSTALL DRYWELL

FIBER OPTIC CABLE  
G - DEPTH VARIES  
GALLATIN STREET

2460









# APPENDIX B - NATURAL RESOURCES EXHIBITS

FEMA FLOODPLAIN MAP  
MT NATURAL HERITAGE PROGRAM WETLAND AND RIPARIAN AREAS  
NRCS SOILS REPORT

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12N. The horizontal datum was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was derived from NAIP Orthophotography produced with a one meter ground resolution from photography dated 2005.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

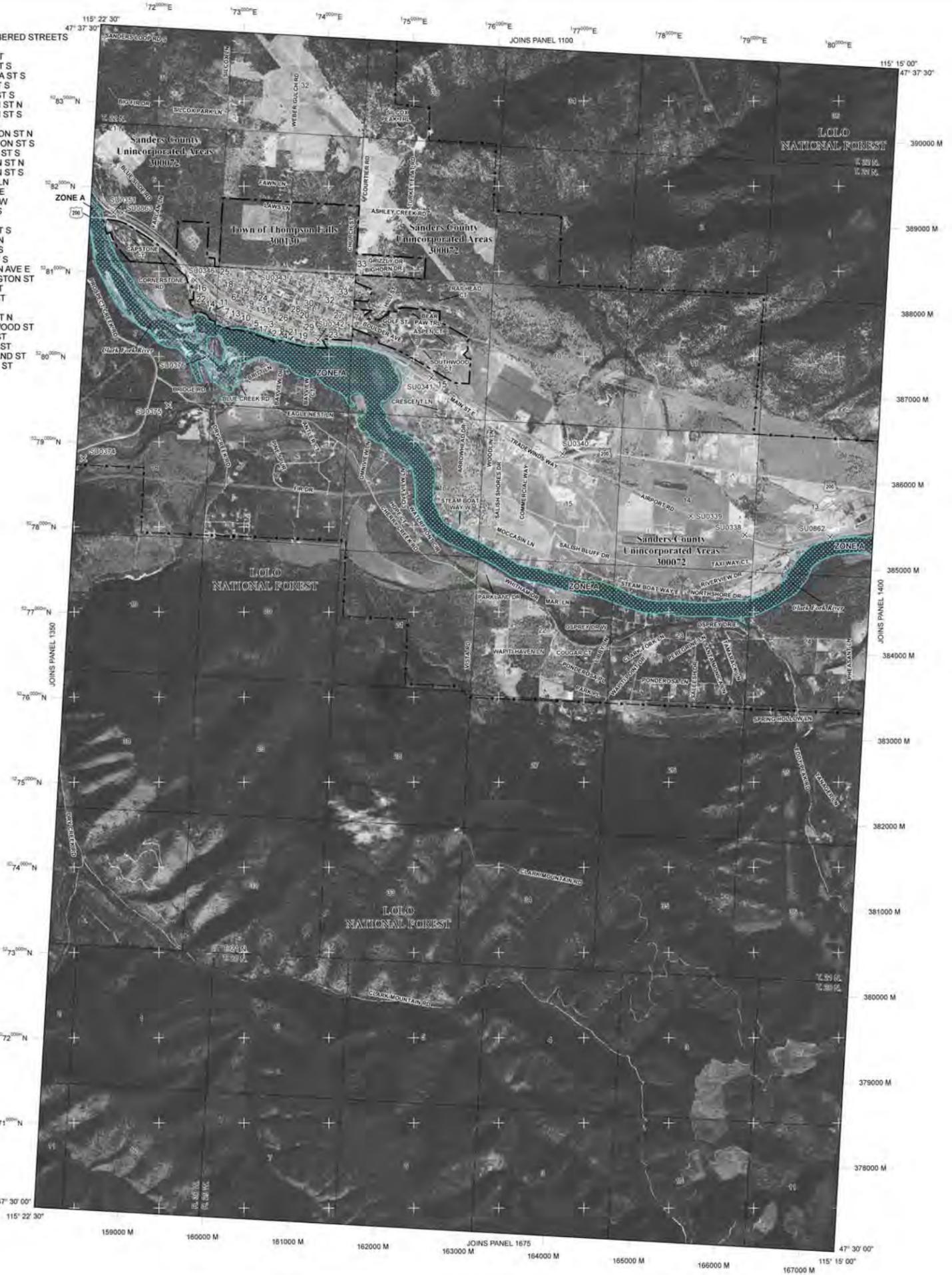
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

**KEY TO NUMBERED STREETS**

- 1... ADAMS ST
- 2... BROAD ST S
- 3... COLUMBIA ST S
- 4... FERRY ST S
- 5... FULTON ST S
- 6... GALLATIN ST N
- 7... GALLATIN ST S
- 8... HILL ST S
- 9... JEFFERSON ST N
- 10... JEFFERSON ST S
- 11... LINCOLN ST S
- 12... MADISON ST N
- 13... MADISON ST S
- 14... MAIDEN LN
- 15... MAIN ST E
- 16... MAIN ST W
- 17... MILL ST S
- 18... PARK ST
- 19... PEARL ST S
- 20... PINE ST N
- 21... PINE ST S
- 22... POND ST S
- 23... PRESTON AVE E
- 24... WASHINGTON ST
- 25... WOOD ST
- 26... CEDAR ST
- 27... CLAY ST
- 28... FERRY ST N
- 29... GREENWOOD ST
- 30... GROVE ST
- 31... SPRUCE ST
- 32... WOODLAND ST
- 33... CHURCH ST



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AR9, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); Average depths determined. For areas of shallow fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR includes areas that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE AR9** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal Flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal Flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

\*Referenced to the North American Vertical Datum of 1988

- (A) Cross section line
- (2) Transect line

45° 02' 09" 93° 02' 12"  
4889000 M  
1997000 N  
DK5510 X  
M 5

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
June 5, 2012

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

**MAP SCALE 1" = 2000'**

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 1375D**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**SANDERS COUNTY,**  
**MONTANA**  
**(AND INCORPORATED AREAS)**

**PANEL 1375 OF 2200**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	NUMBER	PANEL	SUFFIX
SANDERS COUNTY	30072	1375	D
Unincorporated Areas			
THOMPSON FALLS, TOWN OF	30130	1375	D

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**30089C1375D**

**EFFECTIVE DATE**  
**JUNE 5, 2012**

**Federal Emergency Management Agency**





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Sanders and Parts of Lincoln and Flathead Counties, Montana



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

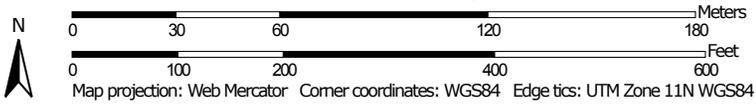
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map (Ainsworth Soils)



Map Scale: 1:2,170 if printed on A landscape (11" x 8.5") sheet.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sanders and Parts of Lincoln and Flathead Counties, Montana  
 Survey Area Data: Version 17, Sep 20, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2010—Sep 14, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

**MAP LEGEND**

**MAP INFORMATION**

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend (Ainsworth Soils)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
473D	Elkrock-Selon complex, 4 to 15 percent slopes	16.7	98.8%
W	Water	0.2	1.2%
<b>Totals for Area of Interest</b>		<b>16.9</b>	<b>100.0%</b>

## Map Unit Descriptions (Ainsworth Soils)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Sanders and Parts of Lincoln and Flathead Counties, Montana

### 473D—Elkrock-Selon complex, 4 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 57fk  
*Elevation:* 1,300 to 4,600 feet  
*Mean annual precipitation:* 15 to 24 inches  
*Mean annual air temperature:* 39 to 45 degrees F  
*Frost-free period:* 100 to 125 days  
*Farmland classification:* Farmland of local importance

#### Map Unit Composition

*Elkrock and similar soils:* 50 percent  
*Selon and similar soils:* 35 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Elkrock

##### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium

##### Typical profile

*Oi - 0 to 2 inches:* slightly decomposed plant material  
*A - 2 to 4 inches:* gravelly ashy silt loam  
*Bw - 4 to 15 inches:* very gravelly ashy silt loam  
*2C - 15 to 60 inches:* extremely cobbly loam

##### Properties and qualities

*Slope:* 4 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 3.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* B  
*Other vegetative classification:* Douglas-fir/ninebark-ninebark phase (PK261),  
Douglas-fir/ninebark-pinegrass phase (PK262)  
*Hydric soil rating:* No

#### Description of Selon

##### Setting

*Landform:* Stream terraces

## Custom Soil Resource Report

*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium

### Typical profile

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material  
*A - 1 to 4 inches:* fine sandy loam  
*E/Bw - 4 to 60 inches:* fine sandy loam

### Properties and qualities

*Slope:* 4 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Moderate (about 8.2 inches)

### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* A  
*Other vegetative classification:* grand fir/twinflower-twinflower phase (PK591)  
*Hydric soil rating:* No

### Minor Components

#### Elkrock, stony

*Percent of map unit:* 5 percent  
*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Douglas-fir/ninebark-ninebark phase (PK261),  
Douglas-fir/ninebark-pinegrass phase (PK262)  
*Hydric soil rating:* No

#### Elkrock, greater slope

*Percent of map unit:* 4 percent  
*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Douglas-fir/ninebark-ninebark phase (PK261),  
Douglas-fir/ninebark-pinegrass phase (PK262)  
*Hydric soil rating:* No

#### Bemishave

*Percent of map unit:* 3 percent  
*Landform:* Escarpments  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* ponderosa pine/bitterbrush-Idaho fescue phase (PK162), ponderosa pine/snowberry-snowberry phase (PK171)

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*Hydric soil rating:* No

### **Sacheen**

*Percent of map unit:* 3 percent

*Landform:* Stream terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Other vegetative classification:* ponderosa pine/Idaho fescue-rough fescue phase (PK142), Douglas-fir/ninebark-pinegrass phase (PK262), Douglas-fir/pinegrass-ponderosa pine phase (PK324), ponderosa pine/bitterbrush-Idaho fescue phase (PK162)

*Hydric soil rating:* No

## **W—Water**

### **Map Unit Composition**

*Water:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

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# APPENDIX C - ENVIRONMENTAL DOCUMENTS

EXISTING PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
UNIFORM ENVIRONMENTAL CHECKLIST  
AGENCY RESPONSE LETTERS

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
FOR AINSWORTH FIELD  
THOMPSON FALLS, MONTANA**

**Prepared For:**

City of Thompson Falls  
PO Box 99  
Thompson Falls, Montana 59873

**Prepared By:**

Aspen Ridge Technical Services, Inc.  
165 Berkeley Trail  
Butte, Montana 59701

August 2017

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR AINSWORTH FIELD THOMPSON FALLS, MONTANA**

### **1.0 INTRODUCTION**

This report documents the findings of a Phase I Environmental Site Assessment (ESA) conducted by Aspen Ridge Technical Services, Inc. (ARTSI) at the Ainsworth Field in Thompson Falls, Montana. ARTSI conducted the ESA for the City of Thompson Falls. The ESA conducted conforms to the ASTM Standard E 1527-13, Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process<sup>1</sup>.

The purpose of this ESA is to identify the presence of recognizable environmental conditions that would indicate the potential of environmental liability associated with Ainsworth Field. Some of the recognizable environmental conditions that were considered include the presence of any hazardous substances or petroleum products that would indicate an existing or past release onto the property and into the environment.

The scope of the ESA conducted at the Ainsworth Field site consisted of:

1. Records research of the property;
2. Interviews with Thompson Falls residents, and prior city officials;
3. Site investigation; and
4. Documentation of findings in a report.

The ESA focused mainly on the Ainsworth Field; however, research was conducted on adjacent properties as well, to address concerns that might affect the property in question.

ARTSI assumes that all written and verbal information collected and used for the ESA is true.

### **2.0 SITE DESCRIPTION**

Ainsworth Field is in Thompson Falls, Montana (see Figure 1) on the corner where Montana Highway 200 adjoins Lincoln Street. The legal description is T21N, R29W Sections 7 and 8. The State Highway 200 and the Whitefish Credit Union are located directly north of the property and the Town Pump and Falls Motel are located to the East of the property (see Figure 1). Residents live along the west and southern boundaries of the property and the Thompson Falls Northwest Energy Park at the Southwest corner of the property. The property primarily set at the edge of the west edge of the business district with most of the businesses residing to the Northeast along State Highway 200.



Figure 1. – Aerial photograph depicting Ainsworth Field, adjacent streets, businesses and residences, Ref. Google Earth<sup>2</sup>.

## 2.1 Site Topography

Site topography is generally flat except for the area to the north of the field and parking area (see Figure 2.) The steep slope on the north side of the property consists of grass and weed vegetative cover and large Ponderosa Pine trees scattered along the slope. The main portion of the property is flat, all storm water remains on the property because at the interface between the adjacent roads, there is a slight berm/slope that directs storm water toward the property and keep the storm water running on the roads, on the road bed (see Figure 3).



## 2.2 Site Hydrogeology

According to the well logs, the surface soils consist of 0.5 to 9.0 feet (ft.) of some clay with gravel and boulders, from 9 to 26 ft. clay, and 26 to 55 ft. gravel with some clay. The average static water level in the area is between 36 to 40 ft. below ground surface and the yield is 40 gallons per minute. The groundwater flows in a south to southwesterly direction toward the Clarks Fork River. Additionally, the Town Pump, Inc. station #3998, adjacent to the property resolved past leaking underground storage tanks (LUSTs) issues as of July 23, 2012 and has seven monitoring wells that were installed during 2012. Therefore, the groundwater quality issues in the area are deemed resolved by the Montana Department of Environmental Quality's, LUST program.

## 2.3 Site Infrastructure

Water is provided/supplied to the Ainsworth Field by the City of Thompson Falls public water system. There is an automatic sprinkling system that was installed in 2016 and a water spigot that has been on the site over 30 years (see Figure 4). All building structures were removed from the site; these included a baseball dugout, a baseball stadium containing a concession stand that did not have water connections. Additionally, a restroom facility was on the site and the sewer system was connected to the city sewer system. The restroom building was removed along with the concrete foundation and sewer piping. Currently the only infrastructure on site is the water supply which includes the sprinkler system and the spigot.



Figure 4 – Spigot at Ainsworth Field supplied by Thompson Falls City Water, July 2017.

## 3.0 RECORDS REVIEW

Title and land records for the property were reviewed at the Thompson Falls County Clerk and Recorder's Office, along with tax records, which were reviewed at the Department of Revenue's Thompson Falls Office. Standard Environmental Records that were reviewed include the following:

- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Priority List;
- Montana Comprehensive Environmental Cleanup and Responsibility Act (CERCA) Priority List;
- Voluntary Cleanup and Redevelopment Act (VCRA) Priority List;
- Montana Department of Environmental Quality Site Response Section Priority List; and
- Montana Department of Environmental Quality, Leaking Underground Storage Tank Facilities List.

### 3.1 Use History of Ainsworth Field

Before being annexed into the City boundaries, the property was open agricultural land. A Mr. Donlan purchased it in a transaction that consisted of much of the West portion of the land that presently consists of the west end of the City south of the Highway 200. He divided the property into lots and annexed them into the City starting about 1910 with “Donlan’s Addition” and then “Donlan’s 2<sup>nd</sup> Addition”. These were without improvements at the time of annexation. A.S. Ainsworth was the purchaser of land that included the lots that make up our current Ainsworth Field. His home was on the Southside of Maiden Lane, across from the Field acreage. That land remained without improvements.

In 1932 the Ainsworth family deeded the land to the Thompson Falls School (Sanders County School District 2) to be used as an athletic field for the school, as the school was built upon a hill and had no acceptable place for athletics. The Field was never used for anything but athletics.

Historical photographs in the forties show the football team playing on the field with no improvements showing but a small covered bleachers structure (see Figure 5). Robert Baxter, who participated in athletics 1955 through 1959, said that at that time the Field was used for track, football, and summer baseball. The only improvement on it was still the bleachers. There were no dugouts or other structures at that time.

On May 10, 1965, it was deeded over to the City of Thompson Falls. The Field remained the athletic field for the school thru the building of the new High School on Golf Street which went into use in the fall of 1969. At that time, the Field became only an open field and a baseball field. There were dugouts and a backstop built and a concession stand and bathrooms (see Figures 6 and 7). There was a very old (1930’s?) fence that acted as the back perimeter for the baseball field and the side perimeter fences were installed. In 2011, a structural evaluation by BCE found the bleachers to be a hazard. The below are the improvements at that time.

In 2012, all improvements were removed. In 2016, an underground sprinkler system was installed. Since the addition of the underground sprinkler system, there have been no further improvements at the site. *(By Carla M. Parks, Mayor of Thompson Falls, 2010-2016.)*



Figure 5 - Historic Ball Field Stadium at Ainsworth Field.



Figure 6 – Historic Ball Field Dugout located at the Ainsworth Field.



Figure 7 – The back side of the Historic Ball Field Dugout located at the Ainsworth Field.

#### **4.0 SITE RECONNAISSANCE**

A site inspection was conducted by ARTSI on July 23, 2017. ARTSI personnel met with Thompson Falls resident, Mary Taylor. The purpose of the site inspection was to ascertain if any recognizable environmental conditions existed. The areas where the building structures had existed and topsoil stockpile areas were inspected first, then the inspection proceeded to the perimeter of the property, see Figures 8 and 9.



Figures 8 and 9 – Full view of Ainsworth field from the Southwest corner of the property.

During the site inspection, ARTSI personnel searched for evidence of:

- Depressions indicating pits, sumps, landfills, or ponds;
- Piping indicating underground storage tanks;
- Containers containing petroleum products or chemicals; and
- Soils and /or vegetation contaminated by petroleum products or chemicals.

The inspection revealed no evidence of petroleum or chemical spills, leaks, piping or contamination. The soil stockpiled on site was topsoil from the new baseball field, deem environmentally clean for that project, See Figure 10. Additionally, the only disturbed areas, where the cement pad was for the restrooms and the baseball dugout and stadiums areas had clean sand and gravel placed to into the depressions and then leveled, See Figure 11. The water spigot for drinking and the sprinkler system were the only pipes visible on site. After interviewing residents and city officials, the only other piping at the site was the restroom sewer pipes connected to the City of Thompson Falls sewer system, and those were terminated and removed in 2016.



Figure 10 – Topsoil stockpiles located in the northeast corner of the property.



Figure 11 – Disturbed area where the concrete pad was for the restrooms and that clean sand and gravel was used to fill in 2016.

## 5.0 INTERVIEWS

ARTSI interviewed the following people to research the site:

- Carla Parks, Prior Mayor of Thompson Falls
- Mary Taylor – Local resident of Thompson Falls knowledgeable about the property since the 1970's.
- Gerald Miller - Local resident of Thompson Falls knowledgeable about the property prior to 1950.
- Bill Susic- Susic Construction. Local contractor that removed that removed the municipal sewer piping at the site.

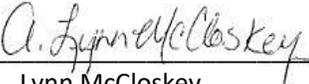
From the extensive historic information and the interviews providing valuable historic information, it can be determined that there were no potential conditions prior to 1950. This area has always been a facility/park for recreational and sporting events since as far back as 1945.

## 6.0 FINDINGS/CONCLUSIONS

ARTSI did not discover any recognizable environmental conditions at the Ainsworth Field site. Additionally, potential for environmental contamination from adjacent sites does not exist at the present time since the Town Pump #3998 LUST contamination problems were resolved and existing monitoring wells are present to detect any future potential contamination and eliminating any risk to human health and the environment. Also, all water at the site is supplied by the City of Thompson Falls water distribution system which is regulated by the State of Montana.

## 7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

A. Lynn McCloskey is a Senior Hydrogeological/Environmental Engineer with ARTSI. Ms. McCloskey has a Master of Science degree in Mining Engineering and a Bachelor of Science degree in Geological Engineering from the Montana college of Mineral Science and Technology. She has worked as an environmental professional for over 25 years and has experience conducting ESAs.

	8-13-2017
A. Lynn McCloskey	Date

APPENDIX A

ENVIRONMENTAL SITE AUDIT FIELD NOTES

ENVIRONMENTAL SITE AUDIT  
 PHASE 1 - VISUAL INSPECTION CHECK LIST  
 VACANT PROPERTY

Property: Ainsworth Field Project No: ARTBL072317-TF

Thompson Falls, MT Date: 7/23/17

Yes	No	Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Evidence of soil discoloration or chemical spills; determine cause and whether single incident or ongoing practice.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Evidence of stressed vegetation, stunted growth or other distress, absence of growth or growth uncommon to the area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Evidence of over application of:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. pesticides <i>nc</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. herbicides <i> </i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Evidence of abandoned roads and vehicle routes with no apparent outlet or purpose.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Have dust control measures been used on any existing dirt or gravel roads?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Evidence of filled area:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. when and how filled - <i>Spring 2017, backhoe</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. materials used - <i>Material (soil) from Baseball field construction excavated and brought to site for banking lot fill.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. permits obtained <i>NA</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Evidence of storage piles on site or residue of some material storage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Observe and inquire about storage drums: <i>none</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. determine if contents are classified as "hazardous"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. note evidence of leakage
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. if empty, determine past use and contents.

ENVIRONMENTAL SITE AUDIT  
 PHASE 1 - VISUAL INSPECTION CHECK LIST  
 VACANT PROPERTY

Yes	No	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Observe and inquire about all above and below grade tanks, pits, and piping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. in use - water for field, piping is city water line
<input type="checkbox"/>	<input checked="" type="checkbox"/> NA	b. leak tested
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. abandoned in place
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. removed - Old Restroom sand sewer line removed in Spring 2017 filled with clean fill from <del>Baseball</del> <sup>field</sup>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Determine whether disposal of wastewater and other liquids is by:
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <del>SCM</del>	a. on-site septic system - removed all systems Spring 2017
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <del>CP</del>	b. private on-site sewer - " " " " " "
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. off-site public sewer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. locate any sanitary sewer outfalls
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. leaks or odors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Determine source of drinking water; determine whether wells on-site and in the immediate area continue in usage or have been:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. contaminated - use city water for drinking water. (see pict.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. abandoned
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. condemned
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Has there ever been a fire or other incident which caused contamination on the site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Do bodies or streams of surface water exist on the site? - no
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Note and inquire about any unusual or noxious odors.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Does this facility have any air pollution emissions?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Do stormwater runoff controls exist? - field sets as a bowl shape - storm water remains on site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Does the facility have a hazardous and solid waste disposal program? NA - undeveloped site - Softball field historically

ENVIRONMENTAL CHECK LIST NOTES

Item	Comment Ainsworth Field.
*	<p>Pictures Taken</p> <p>NOTES:                      White PVC Pipe and yellow flags depict sprinkler heads and hookup/piping left open on sprinkler system</p> <p>Concrete pad at the site was removed in the Spring 2017</p> <p>Sanitary System (non-existent) not used for over 20yrs. and the piping was removed in Spring 2017.</p> <p>Piles of dirt/topsoil from area where new Baseball fields are being built. Clean soil</p> <p>Town Pump Adjacent along with residential all around. Whitefish Credit Union on hill above site</p> <p>Soil Type - River Bedrock and gravel.</p> <p>"No" debris or contamination on site.</p> <p>Interview: Gerald Miller, - he played Baseball on Ainsworth Field in 1945. It has been a Baseball/Softball field since that time.</p>

Performed By: Amy Lynn McNealey Date: 7/23/17

## REFERENCES

1. ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM International, West Conshohocken, PA, 2013, [www.astm.org](http://www.astm.org)
2. Google Earth, [www.googleearth.com](http://www.googleearth.com)

# UNIFORM ENVIRONMENTAL CHECKLIST

## AINSWORTH FIELD PARK PROJECT

As the engineer that prepared the preliminary engineering report, I Mike Brodie, P.E., have reviewed the information presented in this checklist and believe that it accurately identifies the environmental resources in the area and the potential impacts that the project could have on those resources. In addition, the required state and federal agencies were provided with the required information about the project and requested to provide comments on the proposed public facility project. Their comments have been incorporated and attached to the Preliminary Engineering Report.

Engineer's Signature:  Date: 11-10-2017

**Applicant:** Sanders County Community Development Corporation/City of Thompson Falls

**Local Government:** City of Thompson Falls, Montana

**Environmental Checklist Prepared By:** WGM Group  
 431 1<sup>st</sup> Avenue West  
 Kalispell, MT 59901  
 (406) 756-4848 (Phone)  
 (406) 756-4849 (Fax)

**Proposed Project:** The development of Ainsworth Field Park adjacent to downtown Thompson Falls to promote public health, community gatherings, and economic growth.

**Key Letter:** **N** - No Impact; **B** - Potentially Beneficial; **A** - Potentially Adverse; **P**- Approval/Permits Required; **M**- Mitigation Required

### PHYSICAL ENVIRONMENT

<b>Key</b>  <u>N</u>	<p><b>1. Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity)</b></p> <p><i>Comments and Source of Information:</i></p> <p><u>Soil Suitability:</u> The proposed improvements are located on an existing park property. According to the NRCS Web Soil Survey, soils within the property are characteristic of stream terraces. The site consists of Elkrock-Selon Complex (4-15% slopes) soils. The upper four inches consist of decomposed plant material and gravelly ashy silt loam. Soils transition to very gravelly ashy silt loam to a depth of 15 inches and become extremely cobbly loam at deeper depths.</p> <p><u>Topography:</u> Topography within the project area consists of steeper 3:1 slopes along</p>
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	<p><u>Topography</u>: Topography within the project area consists of steeper 3:1 slopes along the northern property boundary. The majority of the site is flat and topography is suitable to accommodate the proposed improvements.</p> <p><u>Geologic Constraints</u>: No geologic constraints are present.</p> <p><u>Seismicity</u>: According to the USGS seismic hazard maps there are no significant seismic or geological hazards in the immediate vicinity of the site.</p> <p><u>Sources</u>:          USDA Natural Resources Conservation Service– Web Soil Survey; accessed at <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm</a></p> <p>Montana Bureau of Mines and Geology: <a href="http://www.mbm.g.mtech.edu/">http://www.mbm.g.mtech.edu/</a></p> <p>United States Geologic Survey: <a href="http://www.usgs.gov/hazards">http://www.usgs.gov/hazards</a></p>
<p style="text-align: center;"><b>Key</b></p> <p style="text-align: center;"><u><b>N</b></u></p>	<p><b>2. Hazardous Facilities (e.g., power lines, EPA hazardous waste sites, acceptable distance from explosive and flammable hazards including chemical / petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities and propane storage tanks)</b></p> <p><i>Comments and Source of Information:</i></p> <p>There are no known hazardous facilities onsite. The site was previously developed as a baseball diamond.</p> <p><u>Hazards</u>: Based on the August 2017 Phase 1 ESA performed on the subject property by ARSTI, there are no known hazardous waste sites or flammable hazards in the vicinity of the proposed improvements. There are above and below ground utilities in the vicinity of the project site. Across Lincoln Street to the east, a Town Pump Fueling station exists with both propane and underground gasoline storage tanks. None of these tanks will impact the proposed property or will be affected by any proposed construction. A leaking underground storage tanks (LUSTs) issue at the Town Pump, Inc. (station #3998), was resolved on July 23, 2012, and a total of seven monitoring wells were installed that same year. There are two gas stations in Thompson Falls located along Hwy 200; these stations have underground fuel storage tanks registered with MDEQ.</p> <p><u>Sources</u>: Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>Montana Department of Environmental Quality Hazardous Waste Program  <a href="http://deq.mt.gov/hazwaste/default.mcp">http://deq.mt.gov/hazwaste/default.mcp</a></p> <p>Montana Department of Environmental Quality          Underground Tank Program  <a href="http://svc.mt.gov/deq/wmadst/">http://svc.mt.gov/deq/wmadst/</a>  <a href="http://deq.mt.gov/Portals/112/Land/UST/Documents/MonthlyReportsPDF/USTList.pdf">http://deq.mt.gov/Portals/112/Land/UST/Documents/MonthlyReportsPDF/USTList.pdf</a></p> <p>Environmental Protection Agency EnviroFacts  <a href="http://www.epa.gov/enviro/index.html">http://www.epa.gov/enviro/index.html</a></p>
<p style="text-align: center;"><b>Key</b></p>	<p><b>3. Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions)</b></p>

<p style="text-align: center;"><u>N, B</u></p>	<p><i>Comments and Source of Information:</i></p> <p><u>Air Quality:</u> Thompson Falls is designated by the DEQ as a Non-Attainment Particulate Matter 10 area. The project itself will have no negative long-term impacts to air quality in the area. The added landscaping and trees should have positive impacts the area's air quality. In the short term, it is likely that there will be some construction related air quality impacts from the use of heavy equipment, and the resulting dust from construction. The equipment impacts will be unavoidable but will likely go unnoticed as the site is adjacent to a state highway (MT 200); the dust impacts will be mitigated as needed by watering loose or dry soils.</p> <p><u>Sources:</u> Montana Department of Environmental Quality, Air Resources Management Bureau <a href="http://deq.mt.gov/Air/Standards/airnonattainment">http://deq.mt.gov/Air/Standards/airnonattainment</a></p>
<p style="text-align: center;"><u>Key</u>  <u>N</u></p>	<p><b>4. Groundwater Resources and Aquifers (e.g., quantity, quality, distribution, depth to groundwater, sole source aquifers)</b></p> <p><i>Comments and Source of Information:</i></p> <p><u>Groundwater:</u> Based on information presented in the August 2017 Phase 1 ESA performed on the subject property by ARSTI, existing well logs near the site indicate an average static water level between 36 to 40 ft. below ground surface in the area. Average yield is 40 gallons per minute. The groundwater flows in a south to southwesterly direction toward the Clark Fork River.</p> <p>Due to the gravelly nature of the area's soils, it is unlikely groundwater will be encountered or impacted by this project. The majority of the project will be completed above ground with only minor excavations to connect to existing City of Thompson Falls infrastructure.</p> <p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>USGS Web Soil Survey</p>
<p style="text-align: center;"><u>Key</u>  <u>N,</u></p>	<p><b>5. Surface Water/Water Quality, Quantity and Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)</b></p> <p><i>Comments and Source of Information:</i></p> <p><u>Surface Water:</u> The Clark Fork River is located approximately 300 feet south of the project site. Due to the close proximity of the Clark Fork River and since the area of soil disturbance for this project would likely exceed 1.0 acre, best management practices, including temporary and long term erosion control measures for controlling erosion and sediment transport, would be considered in the design of a Storm Water Pollution Prevention Plan (SWPPP) for this project. Such practices may include silt fences, check dams, mulch, slope protection, and other commonly accepted erosion and sediment control measures (during construction). Landscaping will be implemented to prevent any long term sediment transport during high runoff events. Surface water runoff from the site is expected to either infiltrate within the site or leave at rates equivalent to historic</p>

	<p>conditions and enter into existing City of Thompson Falls storm water infrastructure.</p> <p><u>Source:</u> WGM Group</p> <p>EPA Waterbody Quality Assessment Report:  <a href="http://ofmpub.epa.gov/tmdl_waters10/attains_waterbody.control?p_list_id=&amp;p_au_id=MT76D001_010&amp;p_cycle=2014&amp;p_state=MT">http://ofmpub.epa.gov/tmdl_waters10/attains_waterbody.control?p_list_id=&amp;p_au_id=MT76D001_010&amp;p_cycle=2014&amp;p_state=MT</a></p>
<p><b>Key</b> <u>    </u> <b>N</b></p>	<p><b>6. Floodplains and Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The subject property is located adjacent to the Clark Fork River. The Flood Insurance Rate Map (FIRM) identifies the area immediately adjacent to the river in the 100-year flood plain, which is much lower than the park site. The proposed park project is outside of the floodplain. This information was obtained from Flood Insurance Rate Map (FIRM) number 30089C1375D, Panel 1375 of 2200.</p> <p><u>Sources:</u>  FEMA – Flood Map Service Center; accessed at <a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a></p> <p>Montana Department of Natural Resources and Conservation Floodplain Management  <a href="http://dnrc.mt.gov/divisions/water/operations/floodplain-management">http://dnrc.mt.gov/divisions/water/operations/floodplain-management</a></p>
<p><b>Key</b> <u>    </u> <b>N</b></p>	<p><b>7. Wetlands Protection (Identify any wetlands within one mile of the boundary of the project.)</b></p> <p><i>Comments and Source of Information:</i></p> <p><u>Wetlands:</u> In review of the U.S. Fish and Wildlife Service National Wetlands Inventory “Wetlands Mapper” there were no wetlands shown within the immediate project area. Within a mile of the project, there are several areas along the Clark Fork River that are listed as wetlands. These include the following listed from the Natural Heritage Map Viewer: Riparian Forested, freshwater scrub-shrub, freshwater emergent, freshwater pond, river, and lake.</p> <p><u>Sources:</u>  MT.GOV Natural Heritage Map Viewer – MTNHP Wetland and Riparian Mapping  <a href="http://mtnhp.org/mapviewer/?t=8">http://mtnhp.org/mapviewer/?t=8</a></p> <p>U.S. Fish and Wildlife Service: <a href="http://www.fws.gov/wetlands/">http://www.fws.gov/wetlands/</a></p>
<p><b>Key</b> <u>    </u> <b>N</b></p>	<p><b>8. Agricultural Lands, Production, and Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands) (Identify any prime or important farm ground or forest lands within one mile of the boundary of the project.)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The Elkrock-Selon Complex is an alluvium type soil common in stream terraces. This soil is considered “farmland of local importance”, however, it has not been used for farming or agriculture since prior to 1910 and is surrounded by commercial and residential properties.</p>

	<p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>USDA Web Soil Survey:  <a href="http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a></p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>9. Vegetation and Wildlife Species and Habitats, Including Fish (e.g., terrestrial, avian and aquatic life and habitats)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The site is presently sparsely vegetated with some trees intermittently located around the perimeter. The site is a former athletic field/baseball diamond and is currently vacant. It may serve as a grazing area for deer and may provide some habitat for small mammals. The park addition would not have a negative impact on these habitats, in particular, the trees are meant to remain as they are. The sparsely vegetated area would be landscaped, which would improve the vegetation of the site.</p> <p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>Montana Natural Heritage Program, Animals Species of Concern Report &amp; Plant Species of Concern Report: <a href="http://mtnhp.org/">http://mtnhp.org/</a></p> <p>University of Montana – Missoula, Division of Biological Sciences, INVADERS Database System: <a href="http://invader.dbs.umt.edu/query4_2.asp">http://invader.dbs.umt.edu/query4_2.asp</a></p>
<p><b>Key</b> <u>    N, B    </u></p>	<p><b>10. Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish, or wildlife)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The improvements are occurring in a developed area that has a long history as being utilized as a park, which is exactly what is being proposed for the site improvements.</p> <p>Based on the responses from the United States Fish and Wildlife office, there are no concerns with the development of a park within the project area. In the area, not specific to the park location, the following species exist:</p> <ul style="list-style-type: none"> <li>• Grizzly Bear – listed as threatened</li> <li>• Bull trout – listed as threatened with designated critical habitat (note that the Kootenai River adjacent to the project area is designated bull trout critical habitat)</li> </ul> <p>Within 10 miles of the Thompson Falls area, the following are listed as species of concern:</p> <ul style="list-style-type: none"> <li>• Townsend’s Big-eared Bat</li> <li>• Wolverine</li> <li>• Hoary Bat</li> <li>• Little Brown Myotis</li> <li>• Fringed Myotis</li> <li>• Fisher</li> <li>• Pygmy Shrew</li> </ul>

	<ul style="list-style-type: none"> <li>• Northern Goshawk</li> <li>• Golden Eagle</li> <li>• Great Blue Heron</li> <li>• Brown Creeper</li> <li>• Evening Grosbeak</li> <li>• Bobolink</li> <li>• Pileated Woodpecker</li> <li>• Peregrine Falcon</li> <li>• Cassin's Finch</li> <li>• Harlequin Duck</li> <li>• Varied Thrush</li> <li>• Lewis' Woodpecker</li> <li>• Clark's Nutcracker</li> <li>• Flammulated Owl</li> <li>• Pacific Wren</li> <li>• Northern Alligator Lizard</li> <li>• Western Toad</li> <li>• Coeur d'Alene Salamander</li> <li>• Westslope Cutthroat Trout</li> <li>• Pygmy Slug</li> <li>• Humped Coin</li> <li>• Smoky Taildropper</li> <li>• Sheathed Slug</li> <li>• A Millipede</li> </ul> <p>Since the project area is within an existing park property, the project is not anticipated to affect these populations. Additional landscaping and trees may improve conditions for some of these species. To the best of our knowledge, no known adverse effect to unique, endangered, fragile, or limited environmental resources or endangered species are anticipated as a result of this project.</p> <p><u>Sources:</u>  Montana Natural Heritage Program, Animals Species of Concern Report &amp; Plant Species of Concern Report: <a href="http://mtnhp.org/">http://mtnhp.org/</a>  <a href="http://mtnhp.org/SpeciesOfConcern/?AorP=a">http://mtnhp.org/SpeciesOfConcern/?AorP=a</a></p> <p>Montana Fish, Wildlife, and Parks:  <a href="http://fwp.mt.gov/fishAndWildlife/species/threatened/">http://fwp.mt.gov/fishAndWildlife/species/threatened/</a>  <a href="http://fwp.mt.gov/fishAndWildlife/species/endangered/">http://fwp.mt.gov/fishAndWildlife/species/endangered/</a></p>
<p style="text-align: center;"><b>Key</b></p> <hr/> <p style="text-align: center;"><b>N</b></p>	<p><b>11. Unique Natural Features (e.g., geologic features)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The improvements are occurring in developed area that has a long history as being utilized as a park. To the best of our knowledge, no unique natural features were identified in the project vicinity.</p> <p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p>
<p style="text-align: center;"><b>Key</b></p>	<p><b>12. Access to, and Quality of, Recreational and Wilderness Activities, Public Lands and Waterways (including Federally Designated Wild and Scenic Rivers),</b></p>

<p style="text-align: center;"><u>N, B</u></p>	<p><b>and Public Open Space</b></p> <p><i>Comments and Source of Information:</i></p> <p>The property is located approximately 300 feet to the north of the Clark Fork River (not designated wild and scenic). The project will make access to the river and the Thompson Falls trails system easier and provide a central public open space location for downtown Thompson Falls.</p> <p><u>Sources:</u> Google Earth</p> <p>U.S. Government Recreation Site: <a href="http://www.recreation.gov/">http://www.recreation.gov/</a>  Wild and Scenic Rivers Site: <a href="http://www.rivers.gov/montana.php">http://www.rivers.gov/montana.php</a></p>
<b>HUMAN POPULATION</b>	
<p style="text-align: center;"><u>Key</u> <u>B</u></p>	<p><b>1. Visual Quality – Coherence, Diversity, Compatibility of Use and Scale, Aesthetics</b></p> <p><i>Comments and Source of Information:</i></p> <p>The addition of a park to an otherwise underutilized vacant downtown property would be a significant visual/aesthetic improvement to the downtown Thompson Falls Corridor. The ability for this park to improve the aesthetics of the downtown corridor will likely have positive economic impacts to surrounding properties.</p> <p><u>Source:</u> WGM Group Thompson Falls Downtown Masterplan (2015)</p>
<p style="text-align: center;"><u>Key</u> <u>N</u></p>	<p><b>2. Nuisances (e.g., glare, fumes)</b></p> <p><i>Comments and Source of Information:</i></p> <p>Short-term nuisances are anticipated during the construction phase and are associated with operating gas-powered equipment, grading and excavation, materials placement, etc. Upon completion of the proposed improvements, there is the potential for noise associated with park activities including the potential for festivals and concerts. Such activities will likely require City approval and permits and would likely not be considered nuisances.</p> <p><u>Source:</u> WGM Group</p>
<p style="text-align: center;"><u>Key</u> <u>A, P</u></p>	<p><b>3. Noise – suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways and railroads)</b></p> <p><i>Comments and Source of Information:</i></p> <p>Short-term noise sources are anticipated during the construction phase. In the long term, there will the potential for community events hosted at the park utilizing its proposed pavilion and amphitheater; any large events will likely require City approval and permits.</p> <p><u>Sources:</u> WGM Group</p>

<p><b>Key</b> <u>    N    </u></p>	<p><b>4. Historic Properties, Cultural, and Archeological Resources</b></p> <p><i>Comments and Source of Information:</i></p> <p>All improvements are to occur in previously disturbed areas. There are some historic properties near the subject site. The subject property has been utilized as a park/athletic field since 1932. To the best of our knowledge no impacts to historic, cultural, or archeological resources are anticipated.</p> <p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>Correspondence from the Montana Historical Society October 2017.</p>
<p><b>Key</b> <u>    N, B    </u></p>	<p><b>5. Changes in Demographic (Population) Characteristics (e.g., quantity, distribution, density)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The project entails improving an underutilized property into a park that is an amenity to the community. The proposed project is not anticipated to change the demographic characteristics of the neighborhood.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b> <u>    N, B    </u></p>	<p><b>6. Environmental Justice – (Does the project avoid placing lower income households in areas where environmental degradation has occurred, such as adjacent to brownfield sites?)</b></p> <p><i>Comments and Source of Information:</i></p> <p>This project is not anticipated to have any significant impact on the location, distribution, density or growth rate of the population of the City of Thompson Falls or Sanders County, nor is it anticipated to cause disproportionately high adverse human health or environmental effects on any minority and low-income populations.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b> <u>    N, B    </u></p>	<p><b>7. General Housing Conditions - Quality, Quantity, Affordability</b></p> <p><i>Comments and Source of Information:</i></p> <p>The project is anticipated to have positive effects on surrounding residential and commercial properties and make the larger area more attractive to residents and businesses, which could result in additional development.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b></p>	<p><b>8. Displacement or Relocation of Businesses or Residents</b></p>

<p><u>N, B</u></p>	<p><i>Comments and Source of Information:</i></p> <p>Displacement or relocation of businesses or residents is not anticipated as a result of this project. This project may attract new businesses or residents by making downtown Thompson Falls a more desirable place to live and work.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b></p> <p><u>N, B</u></p>	<p><b>9. Public Health and Safety</b></p> <p><i>Comments and Source of Information:</i></p> <p>Although there are no sanitation or immediate safety concerns, a park does promote public health. With more available outdoor recreation within walking distance for the community, the use of these amenities increases. This increased use translates into measurable health benefits such as the reduction of diabetes and the reduction of heart disease. Additionally, research studies have shown correlations between social interactions and the health and well-being of individuals. Thompson Falls has portions of several parks already constructed and used around town, but it lacks a central meeting place for community and cultural events, farmer's markets, craft fairs, and social gatherings.</p> <p><u>Source:</u> <a href="https://www.nia.nih.gov/about/living-long-well-21st-century-strategic-directions-research-aging/research-suggests-positive">https://www.nia.nih.gov/about/living-long-well-21st-century-strategic-directions-research-aging/research-suggests-positive</a></p> <p>WGM Group</p>
<p><b>Key</b></p> <p><u>N, M, P</u></p>	<p><b>10. Lead Based Paint and/or Asbestos</b></p> <p><i>Comments and Source of Information:</i></p> <p>There are no existing structures on the site and hence, there is no lead based paint or asbestos associated with any structure. The site has historically been used for agriculture and then for a park/athletic field since 1945. It is unknown if any asbestos containing materials are within the soils themselves.</p> <p><u>Source:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>WGM Group</p>
<p><b>Key</b></p> <p><u>N, B</u></p>	<p><b>11. Local Employment and Income Patterns – Quantity and Distribution of Employment, Economic Impact</b></p> <p><i>Comments and Source of Information:</i></p> <p>The proposed project is anticipated to enhance surrounding properties and make the area more attractive to potential businesses and residents by developing a park in an area of downtown that is presently underutilized.</p> <p><u>Source:</u> WGM Group</p>

<p><b>Key</b></p> <p><u>N, B,</u> <u>A</u></p>	<p><b>12. Local and State Tax Base and Revenues</b></p> <p><i>Comments and Source of Information:</i></p> <p>The proposed project will require additional operation and maintenance (use of city tax dollars to maintain the park and facilities). The City may consider implementing a fee and permitting system to generate revenue from community and cultural events within the completed park.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b></p> <p><u>N</u></p>	<p><b>13. Educational Facilities - Schools, Colleges, Universities</b></p> <p><i>Comments and Source of Information:</i></p> <p>No impacts to Educational Facilities are anticipated as a result of the implementation of the proposed improvements.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b></p> <p><u>N, B</u></p>	<p><b>14. Commercial and Industrial Facilities – Production and Activity, Growth or Decline</b></p> <p><i>Comments and Source of Information:</i></p> <p>The project would not add any commercial or industrial facilities as a part of its development. It is assumed that the addition of this park will benefit the community from an economic standpoint by attracting tourists and providing a community gathering place. It is anticipated that downtown enhancements like a park project will improve business development opportunities within the downtown area and surrounding community, but it is unclear to what extent this will effect commercial and industrial facilities.</p> <p><u>Sources:</u> Thompson Falls Downtown Masterplan WGM Group</p>
<p><b>Key</b></p> <p><u>N</u></p>	<p><b>15. Health Care – Medical Services</b></p> <p><i>Comments and Source of Information:</i></p> <p>The addition of a park would have no immediate effect on medical services in the region. Presently there is a family medicine clinic just west of the project site, and a hospital in Plains, approximately 25 miles east.</p> <p><u>Source:</u> WGM Group, Google Maps</p>
<p><b>Key</b></p> <p><u>N, B,</u> <u>A</u></p>	<p><b>16. Social Services – Governmental Services (e.g., demand on)</b></p> <p><i>Comments and Source of Information:</i></p> <p>No impacts to Social Services are anticipated as a result of the implementation of the proposed improvements. Governmental Services such as the City’s Parks Department</p>

	<p>would be utilized to provide operation and maintenance of the proposed park facilities.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>17. Social Structures and More (Standards of Social Conduct/Social Conventions)</b></p> <p><i>Comments and Source of Information:</i></p> <p>While the proposed park project will provide opportunities for increased social interaction, no changes to the existing social structures and mores are anticipated.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>18. Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts)</b></p> <p><i>Comments and Source of Information:</i></p> <p>The proposed project does not include a change of use to the land and will be similar to its past use. To the best of our knowledge no impacts to Land Use Compatibility are anticipated.</p> <p><u>Source:</u> City of Thompson Falls Downtown Masterplan Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017. WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>19. Energy Resources - Consumption and Conservation</b></p> <p><i>Comments and Source of Information:</i></p> <p>There would be minor impacts to the use of the City of Thompson Falls water supply; however, they currently supply a portion of the water onsite, and until major new development takes place, there would be little change expected to demands.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>20. Solid Waste Management</b></p> <p><i>Comments and Source of Information:</i></p> <p>Trash receptacles will be provided and managed by the Sanders County Solid Waste Refuse District.</p> <p><u>Source:</u> WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>21. Wastewater Treatment - Sewage System</b></p> <p><i>Comments and Source of Information:</i></p>

	<p>The City of Thompson Falls has a sanitary sewer conveyance system that is treated at their wastewater lagoon treatment plant. Restroom facilities being proposed as a part of this site will be connected to the City of Thompson Falls sewer system. Based on discussions with the City, the sewer system and treatment facility have sufficient capacity.</p> <p><u>Source:</u> WGM Group, Conversations with Thompson Falls Director of Public Works (Jerry Lacy).</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>22. Storm Water - Surface Drainage</b></p> <p><i>Comments and Source of Information:</i></p> <p>The existing site presently infiltrates or drains to surrounding roadways and enters the Thompson Falls storm water collection system. The nearest collection system inlet is located at the intersection of Maiden Lane and Lincoln Street at its northwest and southwest corners; the conveyance line is constructed with 10" PVC. It is anticipated that the improvements to the property will be similar to historic runoff rates and existing drainage patterns.</p> <p><u>Source:</u> As-Built Information from the City of Thompson Falls (Jerry Lacy, Director of Public Works)</p> <p>WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>23. Community Water Supply</b></p> <p><i>Comments and Source of Information:</i></p> <p>Water is provided/supplied to the Ainsworth Field Park by the City of Thompson Falls public water system. An irrigation system for the property was installed in support of the park project in 2016. There is also an existing water spigot on the property. All building structures were removed from the site in 2012 including a baseball dugout, a concession stand that did not have water connections, and covered bleachers. Currently the only infrastructure on site is the water supply which includes the sprinkler system and the spigot. An additional water service connection from the existing 2" water line is anticipated to serve the proposed restroom/pavilion. The City water supply is adequate to serve the proposed improvements.</p> <p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>As-Built Information from the City of Thompson Falls (Jerry Lacy, Director of Public Works)</p> <p>WGM Group</p>
<p><b>Key</b> <u>    N    </u></p>	<p><b>24. Public Safety - Police</b></p> <p><i>Comments and Source of Information:</i></p> <p>No long term or short term adverse impacts to public safety are anticipated.</p> <p><u>Source:</u> WGM Group</p>

<p style="text-align: center;"><b>Key</b></p> <p style="text-align: center;"><u>    N    </u></p>	<p><b>25. Fire Protection - Hazards</b></p> <p><i>Comments and Source of Information:</i></p> <p>No long-term adverse impacts to Fire Protection are anticipated. The proposed pavilion structure is protected by nearby fire hydrants and the City of Thompson Falls Fire Department is located three blocks to the east of the subject property.</p> <p><u>Source:</u> WGM Group, Google Maps</p> <p>As-Built Information from the City of Thompson Falls (Jerry Lacy, Director of Public Works)</p>
<p style="text-align: center;"><b>Key</b></p> <p style="text-align: center;"><u>    N    </u></p>	<p><b>26. Emergency Medical Services</b></p> <p><i>Comments and Source of Information:</i></p> <p>The hospital is located adjacent to the subject property. No effect on existing emergency medical services is anticipated as a result of this project.</p> <p><u>Source:</u> WGM Group/</p>
<p style="text-align: center;"><b>Key</b></p> <p style="text-align: center;"><u>    B    </u></p>	<p><b>27. Parks, Playgrounds and Open Space</b></p> <p><i>Comments and Source of Information:</i></p> <p>The goal of this proposed park project is to maximize the use of the existing open space within downtown Thompson Falls as a resource for the community. This area has historically been a park, and the improvements being proposed will benefit this site locally, and add to the greater Thompson falls area trail plan. The park will include a trail system, a large open field, a pavilion with restrooms, and an amphitheater, and can be used to host social gatherings, cultural and community events, craft fairs, and the like.</p> <p><u>Source:</u> WGM Group</p> <p>Thompson Falls Downtown Masterplan</p>
<p style="text-align: center;"><b>Key</b></p> <p style="text-align: center;"><u>    B    </u></p>	<p><b>28. Cultural Facilities, Cultural Uniqueness, and Diversity</b></p> <p><i>Comments and Source of Information:</i></p> <p>This proposed project is expected to improve Cultural Facilities, Cultural Uniqueness &amp; Diversity within the community. The proposed park open space area and amphitheater have the potential to host cultural events including but not limited to festivals, concerts, speakers, and craft fairs. Event use of the park is likely to be permitted by the City of Thompson Falls.</p> <p><u>Source:</u> WGM Group</p> <p>Thompson Falls Downtown Masterplan</p>

<p style="text-align: center;"><b>Key</b> <u><b>N, B</b></u></p>	<p><b>29. Transportation Networks and Traffic Flow Conflicts (e.g., rail; auto including local traffic; airport runway clear zones - avoidance of incompatible land use in airport runway clear zones)</b></p> <p><i>Comments and Source of Information:</i></p> <p>In general, the proposed project will have little effect on existing traffic flow patterns within the downtown area, and traffic generated during events will be of a temporary nature. During events, a gravel parking lot within the site should accommodate most of the anticipated traffic and temporary on-street parking may occur for highly-attended events. A gravel parking lot in this location provides a central place to park and access downtown and other trail facilities during non-event times.</p> <p><u>Source:</u> WGM Group, Conversations with Carla Parks (City of Thompson Falls Parks Planning Committee)</p>
<p style="text-align: center;"><b>Key</b> <u><b>N, B</b></u></p>	<p><b>30. Consistency with Local Ordinances, Resolutions, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)</b></p> <p><i>Comments and Source of Information:</i></p> <p>Implementation of the improvements is consistent with the goals of Thompson Falls and previous land uses for the area. The City of Thompson Falls Downtown Masterplan anticipates economic growth potential by adding this park to the community. The development of this park has been discussed for several years and has positive support from the community as well as City and County officials.</p> <p><u>Source:</u> Thompson Falls Downtown Masterplan, WGM Group</p>
<p style="text-align: center;"><b>Key</b> <u><b>N</b></u></p>	<p><b>31. Is There a Regulatory Action on Private Property Rights as a Result of this Project? (Consider options that reduce, minimize, or eliminate the regulation of private property rights).</b></p> <p><i>Comments and Source of Information:</i></p> <p>To the best of our knowledge there is no regulatory action on private property rights as a result of this project; the project is proposed entirely on City of Thompson Falls Property.</p> <p><u>Sources:</u> Phase 1 Environmental Site Assessment conducted by Aspen Ridge Technical Services, Inc. (ARTSI) on August 2017.</p> <p>WGM Group</p>

October 23, 2017

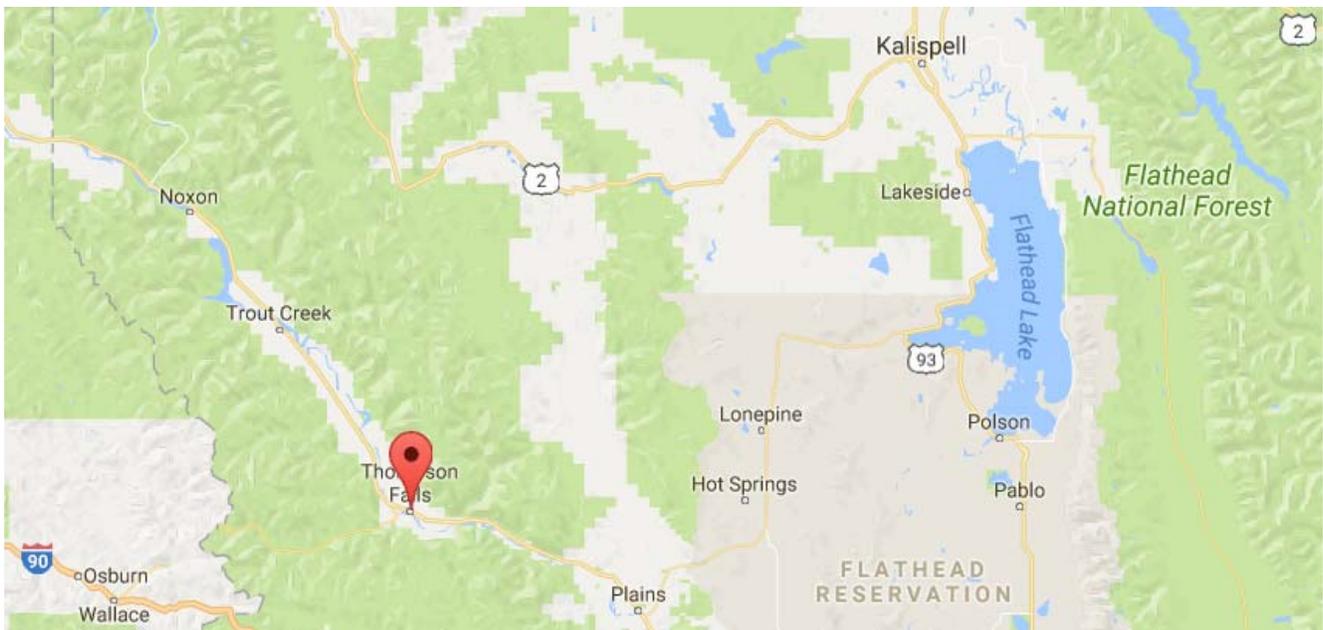
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Department of Environmental Quality,  
Permitting and Compliance Division  
1520 E. 6th Ave., PO Box 200901  
Helena, MT 59601-0901

Re: **Agency Review for Proposed Ainsworth Field Park Project in Thompson Falls, MT**

To Whom It May Concern:

The City of Thompson Falls is proposing to build a park at the northwest intersection of Maiden Lane and Lincoln Street, just south of W. Main Street (Hwy 200). The project is located in Government Lot 6 of Section 7 and Government Lot 4 of Section 8, T21N, R29W, P.M., M, City of Thompson Falls, Sanders County, Montana (see vicinity map below). The proposed Ainsworth Field Park will serve as the keystone park in the City's urban system, and will include a pavilion with restrooms along with an amphitheater. This park will be capable of holding events, concerts, and family gatherings, and its presence is expected to increase the number of events downtown, stimulating economic activity and contributing to the community's sense of place.



**FIGURE 1. GENERAL VICINITY MAP**

The purpose of this letter is to request comments from your agency on this project for inclusion in a preliminary engineering report (PER) that is being prepared for this project. This PER follows the requirements of the Uniform PER for Montana Public Facility Projects to assist with obtaining grant funding for construction of the project, and it requires comments from public agencies. The intent

of the PER is to discuss the improvements required to create a park on an underutilized City owned parcel in downtown Thompson Falls (see Figure 2). The proposed park is located within the downtown Thompson Falls main street corridor, just a block away from the Clark Fork River.



**FIGURE 2. PROJECT AREA VICINITY MAP**

The project entails the construction of a new covered pavilion building, an amphitheater, and a trail system connecting existing Thompson Falls park trails. This will include utility extensions to the property including electrical, water, and sewer. All proposed construction will take place in areas previously developed; primarily on the park property. A conceptual drawing of the park is enclosed with this letter, and a 3D rendering of the project can be seen in Figure 3.



**FIGURE 3. Conceptual 3D Rendering of Proposed Ainsworth Field Park**

It is anticipated that the City of Thompson Falls will soon begin applying for grant funding, with the goals of completing final design in 2018 and construction in 2018/2019. Please provide comments on this project from your agency's perspective. All comment letters received will be incorporated into an appendix of the PER. If you have any questions as you are going through your review, please feel free to email me at [mbrodie@wmggroup.com](mailto:mbrodie@wmggroup.com) or give me a call at (406) 756-4848.

Sincerely,  
WGM Group, Inc.

**Mike Brodie, P.E.**  
Project Engineer

Enclosure: Ainsworth Park Record of Survey



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, OMAHA DISTRICT  
HELENA REGULATORY OFFICE  
10 WEST 15<sup>TH</sup> STREET, SUITE 2200  
HELENA, MONTANA 59626



November 6, 2017

Regulatory Branch  
Montana State Program  
Corps No. **NWO-2017-01983-MTH**

Subject: City of Thompson Falls (WGM Group) - Park Development - (Sanders County)

Mike Brodie  
WGM Group Inc.  
431 1st Ave. West  
Kalispell, Montana 59901

Dear Mr. Brodie:

We are responding to your request for comments regarding the above-referenced project. Specifically, you are proposing to develop a currently vacant city owned lot into a new park. The project is located within Latitude 47.595789°, Longitude -115.355022°, Section 7, Township 21 N, Range 29 W, Sanders County, Montana.

This project has been reviewed in accordance with Section 404 of the Clean Water Act. Under the authority of Section 404, Department of the Army (DA) permits are required for the discharge of fill material into waters of the U.S. Waters of the U.S. include the area below the ordinary high water mark of stream channels and lakes or ponds connected to the tributary system, and wetlands adjacent to these waters. Isolated waters and wetlands, as well as man-made channels, may be waters of the U.S. in certain circumstances, which must be determined on a case-by-case basis. Based on the information provided, a Department of the Army permit will not be required for this activity

Based on the information you have provided on October 26, 2017, the proposed work will not result in the discharge of dredged or fill material within waters of the United States and does not involve work in, over or under navigable waters of the United States. Therefore, a DA permit is not required for this work. Measures should be taken to prevent construction materials and/or activities from entering any waters of the United States. Appropriate soil erosion and sediment controls should be implemented onsite to achieve this end.

Although a Department of the Army permit will not be required for this activity, this does not eliminate the requirements that other applicable federal, state, tribal, and local permits are obtained if needed. Please be advised that deviations from the original plans and specifications of this project could require additional authorization from this office.

Please refer to identification number NWO-2017-01983-MTH in any correspondence concerning this project. If you have any questions, please contact Dylan Hickey by email at *Dylan.J.Hickey@usace.army.mil*, or telephone at (406) 441-1364.

Sincerely,

HICKEY.DYLAN.JER

Digitally signed by  
HICKEY.DYLAN.JEREMIAH.1535865112  
DN: cn=US, o=U.S. Government, ou=DoD, ou=PKI,  
ou=USA, cn=HICKEY.DYLAN.JEREMIAH.1535865112  
Date: 2017.11.06 11:21:13 -0700'

EMIAH.1535865112

Dylan Hickey  
Regulatory Project Manager

**From:** Atwood, Michael  
**To:** [Mike Brodie](#)  
**Subject:** Ainsworth Field Park  
**Date:** Friday, November 3, 2017 2:55:33 PM

---

Mike Brodie, P.E.

We have reviewed the prospectus for the Ainsworth Field Park Project and determined the Montana Department of Natural Resource and Conservation or the State Board of land Commissioners do not have any state lands that are implicated nor do we have any regulatory oversight for this type of development. This looks like a nice project for the community of Thompson Falls, good luck.

Mike Atwood  
Real Estate Management Bureau Chief

MT DNRC -Trust Land Management Division  
1539 Eleventh Avenue, PO Box 201601  
Helena, MT 59620-1601  
Office: (406) 444-3844  
Email: [matwood@mt.gov](mailto:matwood@mt.gov)

# Memorandum

TO: Mike Brodie, P.E., WGM Group  
FROM: Christopher Bradley, Economist, Montana Dept. of Labor & Industry  
CONTACT: [cbradley@mt.gov](mailto:cbradley@mt.gov) or (406) 444-3236  
DATE: October 25, 2017  
SUBJECT: Sanders County and Thompson Falls Economic Situation

As part of the preliminary engineering report for the Ainsworth Field Park Project, the WGM Group has requested economic information from the Department of Labor & Industry on the project area. This memorandum provides employment and wage data for Sanders County and Thompson Falls, MT (the smallest geographic areas around the project) with recent employment and wage data available.

In 2016, Sanders County's unemployment rate was the third highest among all Montana counties. At 7.8%, Sanders County's unemployment rate is above Montana's statewide rate of 4.1% and has been since 1990, the earliest year with data available. The historic above average unemployment rate reflects a persistent need for improved employment opportunities.

The following information provides an overall picture of Sanders County's employment situation for 2016, the most recent year with data available:

- The labor force consisted of 4,748 people, 4,377 of whom were employed with about 371 unemployed persons seeking work.
- As of 2016, Sanders County employment has not yet returned to its pre-recession high, which the state achieved in 2013. However, roughly 150 jobs were lost due to the closure of a private education institution. This closure was not due to economic reasons, and when excluding this employer from the analysis the jobs are roughly even with prerecession levels.
- 2016 was a good year for Sanders County's economy, with approximately 60 new jobs added, but above average unemployment rates demonstrate a continued need for momentum in hiring and economic development.

Job losses in the Construction and Manufacturing industries were the primary impacts of the recession. As of 2016, Sanders County has yet to recover a combined 211 jobs between the two industries combined. During the recovery, job gains have come from the Healthcare and Accommodation and Food Services industries with minor increases in the Mining Industry as well.

As the county seat and largest city of Sanders County, Thompson Falls plays a large role in the county's overall economy. According to the U.S. Census Bureau's OnTheMap tool, Thompson Falls had approximately 499 payroll jobs within city limits in 2015, 20% of Sanders County's total payroll employment. Jobs associated with the construction of a new park would be beneficial to the county and may provide workers who have yet to be reemployed in the Construction industry an opportunity to work.

**From:** Conard, Ben  
**To:** [Mike Brodie](#)  
**Cc:** [Stephanie Reynolds](#); [Jodi Bush](#)  
**Subject:** Re: Ainsworth Park PER (Thompson Falls) Agency Comment Letter  
**Date:** Thursday, October 26, 2017 9:46:58 AM

---

Hello Mike,

Thank you for your letter and email dated October 23, 2017, requesting U.S. Fish and Wildlife Service comment on the Ainsworth Park PER project in Thompson Falls, Montana. This email reply constitutes the U.S. Fish and Wildlife Service's official response; please keep for your records.

The USFWS reviewed the PER and has no significant comments or issues with the project. Please let me know if we may be of any further assistance.

Regards,  
Ben Conard

*Ben Conard*

*U.S. Fish and Wildlife Service - Montana Ecological Services Office*

*780 Creston Hatchery Road*

*Kalispell, MT 59901*

*phone: (406) 758-6882*

On Mon, Oct 23, 2017 at 12:00 PM, Mike Brodie <[mbrodie@wmggroup.com](mailto:mbrodie@wmggroup.com)> wrote:

Ben-

Attached you will find a letter requesting your comments on the Ainsworth Park Preliminary Engineering Report (located in Thompson Falls). A hard copy will be mailed out today, but an electronic response would be preferred if it can expedite the process.

Thank you for your input in advance!



Mike Brodie, P.E.

Project Engineer

OFFICE: 406-756-4848

CELL: 360-689-7535

EMAIL: [mbrodie@wmggroup.com](mailto:mbrodie@wmggroup.com)

ADDRESS: 431 1st Avenue West, Kalispell, MT 59901

**From:** Gillespie, Emily  
**To:** [Mike Brodie](#)  
**Cc:** [Kenning, Jon](#)  
**Subject:** RE: Ainsworth Park PER (Thompson Falls) Agency Comment Letter  
**Date:** Tuesday, October 24, 2017 8:10:46 AM

---

Thanks, Brodie.

Considering the scope of this project and location on an existing lot within city boundaries, I don't believe this is a PER that DEQ would provide formal response to. However, I offer only a couple brief comments regarding utilities potentially serving the pavilion and park:

- (1) If you should need water or sewer main extensions (rather than just service connections), please make submittal directly to me for review.
- (2) If an underground irrigation system is proposed, ensure that a proper backflow prevention valve is installed/maintained to protect the potable City of Thompson public water supply.

Best wishes is gaining funding for this community project.

Sincerely,

Emily J. Gillespie, PE  
Engineering Bureau

**Montana DEQ**  
**Kalispell Regional Office**  
655 Timberwolf Pkwy, Suite 3  
Kalispell, MT 59901

Phone 406.755.8979  
Fax 406.755.8977

---

**From:** Mike Brodie [mailto:[mbrodie@wgmgroup.com](mailto:mbrodie@wgmgroup.com)]  
**Sent:** Monday, October 23, 2017 4:35 PM  
**To:** Gillespie, Emily  
**Subject:** FW: Ainsworth Park PER (Thompson Falls) Agency Comment Letter

Hi Emily-

I tried to send this out, but apparently Warren has since retired and Jon Kenning suggested I forward this letter requesting comment on our PER for Ainsworth Park in Thompson Falls to you. Feel free to call me with any questions, and if you know who I should be sending this letter to please let me know.

Thank you!

**Mike Brodie, P.E.**  
Project Engineer

---

**From:** Mike Brodie

**Sent:** Monday, October 23, 2017 12:44 PM

**To:** 'wmccullough@mt.gov' <[wmccullough@mt.gov](mailto:wmccullough@mt.gov)>

**Cc:** Stephanie Reynolds <[sreynolds@wmggroup.com](mailto:sreynolds@wmggroup.com)>; 'jkenning@mt.gov' <[jkenning@mt.gov](mailto:jkenning@mt.gov)>;  
'jdilliard@mt.gov' <[jdilliard@mt.gov](mailto:jdilliard@mt.gov)>

**Subject:** Ainsworth Park PER (Thompson Falls) Agency Comment Letter

Warren-

Attached you will find a letter requesting your comments on the Ainsworth Park Preliminary Engineering Report (located in Thompson Falls). A hard copy will be mailed out today to the permitting and compliance division, but an electronic response would be preferred if it can expedite the process. If you believe this email has reached you by mistake, please let me know and if you know who it should be directed to feel free to forward it on.

Thank you for your input in advance!



---

**Mike Brodie, P.E.**

Project Engineer

OFFICE: 406-756-4848

CELL: 360-689-7535

EMAIL: [mbrodie@wmggroup.com](mailto:mbrodie@wmggroup.com)

ADDRESS: 431 1st Avenue West, Kalispell, MT 59901

## Stephanie Reynolds

---

**From:** Murdo, Damon <dmurdo@mt.gov>  
**Sent:** Monday, October 23, 2017 1:53 PM  
**To:** Mike Brodie  
**Cc:** Stephanie Reynolds  
**Subject:** RE: Ainsworth Park PER (Thompson Falls) Agency Comment Letter  
**Attachments:** CRIS.xlsx; CRABS.xlsx; 2017102306.pdf



October 23, 2017

Mike Brodie  
WGM Group  
431 1<sup>st</sup> Ave West  
Kalispell MT 59901

RE: PROPOSED AINSWORTH FIELD PARK PROJECT, THOMPSON FALLS. SHPO Project #: 2017102306

Dear Mr. Brodie:

I have conducted a cultural resource file search for the above-cited project located in Sections 7, 8, T21N R29W. According to our records there have been a few previously recorded sites within the designated search locales. In addition to the sites there have been a few previously conducted cultural resource inventories done in the areas. I've attached a list of these sites and reports. If you would like any further information regarding these sites or reports, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing on the National Register of Historic Places. If any structures are to be altered and are over fifty years old we would recommend that they be recorded and a determination of their eligibility be made.

As long as there will be no disturbance or alteration to structures over fifty years of age we feel that there is a low likelihood cultural properties will be impacted. We, therefore, feel that a recommendation for a cultural resource inventory is unwarranted at this time. However, should structures need to be altered or if cultural materials be inadvertently discovered during this project we would ask that our office be contacted and the site investigated.

If you have any further questions or comments you may contact me at (406) 444-7767 or by e-mail at [dmurdo@mt.gov](mailto:dmurdo@mt.gov). I have attached an invoice for the file search. Thank you for consulting with us.

Sincerely,

Damon Murdo  
Cultural Records Manager  
State Historic Preservation Office

File: LOCAL/PLANNING/2017

# APPENDIX D – THOMPSON FALLS PLANNING DOCUMENTS

DOWNTOWN MASTERPLAN  
SANDERS COUNTY TRAILS PLAN



# City of Thompson Falls Downtown Thompson Falls Master Plan

Prepared for the  
Thompson Falls Down Town Committee  
and  
The Thompson Falls City Council

October 2015



# **Acknowledgements**

## **Thompson Falls City Council**

Carla Parks, Mayor

Tom Eggensperger

Jim Haughton

Dennis Newman

Earlene Powell

Linda McKahan

Raoul Ribeiro

## **Thompson Falls Down Town Committee**

Carla Parks

Mary Taylor

Barb Mosher

Rita Lundgren

Carol Brooker

Jen Kreiner

Danielle Wood

Shari Cox

Gigi Comer

Terri Stoltz

Katrina Campbell

Tom Eggensperger

Katy Walton

Zach Whipple-Kilmer

Kim Roberts

Robin Hagedorn

Linda Rocheleau

## **Montana Department of Transportation**

## **Consulting Planners**

Land Solutions, LLC and Sitescape Associates

## **Thompson Falls Citizens and Business Owners**

A special thanks goes out to all of the dedicated individuals and business owners in the Thompson Falls community who contributed to this plan by filling out surveys, attending meetings, hanging up posters and participating in public meetings. Your time, efforts and ideas are very much appreciated and reflected in this plan.

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## Part One: Introduction

The City of Thompson Falls, Montana is nestled in a scenic valley along the Clark Fork River, roughly mid-way between Missoula, MT and Sandpoint, ID on MT Highway 200. Thompson Falls is the county seat, and with 1,300 people, is the largest city in Sanders County. Thompson Falls' downtown, stretching along Main Street/MT Highway 200 is identified as the heart of the city and is home to numerous local businesses which help to define the character of the community. Outside of downtown, Thompson Falls residents and visitors have access to millions of acres of public land, which offer abundant recreational opportunities throughout the year and a quality of life on par with anywhere in the west.

Thompson Fall's 2015 Downtown Master Plan serves as a guide for improving the economic conditions and aesthetic aspects of downtown Thompson Falls. The plan addresses promotion, physical design improvements as well as cultural and physical ties to nearby amenities. This plan is action oriented, with the intent that the City of Thompson Falls, the Thompson Falls Down Town Committee, and partnering organizations will use it to achieve measurable results. To achieve these results the plan lays specific short, medium and long-term actions to achieve the City's goals and objectives for improving downtown.

The Downtown Master Plan study area includes the traditional downtown along Main Street/MT Highway 200 (Figure 1). The focus of the planning effort generally extends along MT Highway 200 from Wild Goose Landing on the east to just west of Pond Street on the west. However, because the success of downtown hinges on its relationship with the rest of the community and region, the plan's actions address both the downtown core and adjacent areas.

### Part One Contents

- Vision Statement
- Downtown Master Plan Structure
- Organizing for Action
- Potential Funding Sources
- Implementation Actions Summary
- Long Range Planning Considerations





Figure 1: General Area of focus on the downtown master plan.

# Vision Statement

A vision statement is a way for the community to put their aspirations into words. It is a tool to convey the ideal conditions the community of Thompson Falls sees for downtown. It is a description of what this plan strives to achieve. A vision statement is an important part of a planning process because in a way, it is a summary of the goals, objectives and actions. The vision in this plan was developed by listening to the people who live in the community. The comments in the surveys, the discussions at the workshop, the feedback at the open house are the primary components that went into the vision statement's creation.

## A Vision for Downtown Thompson Falls

*Downtown is the heart of Thompson Falls. It is an active place, a vibrant place, a place with attractive and unique small town character. It is welcoming and friendly, quaint and safe. Downtown is an employment center, where historic buildings and new development blend together to house local stores, local restaurants and community services. It is a place to meet friends and family at parks and events, a place where visitors feel at home. It is the community's trailhead for the amenities and recreation that give Thompson Falls a quality of life on par with anywhere in the west. While downtown is a distinct part of the community, it works as a team with all of Thompson Falls. It is a culmination of all of these things that makes Thompson Falls a community where people choose to live.*



# Downtown Master Plan Structure

Thompson Falls' Downtown Master Plan is structured around two primary elements – the Action Plan and the Existing Conditions Analysis. The Existing Conditions Analysis forms a baseline for where Downtown Thompson Falls is today and identifies the key issues it is facing. This analysis serves to help identify opportunities for moving downtown forward.

At the forefront of the Downtown Thompson Falls Master Plan is the Action Plan. The Action Plan is comprised of a series of interrelated goals, objectives, and implementation actions. These elements are the drivers of the plan. The Action Plan is strategically placed at the beginning of the plan, as this part contains the information necessary to implement the community's vision to create a vibrant, economically viable, and welcoming downtown.

## **Action Plan Organization**

From the point of adoption going forward, the community will look to the Action Plan as a guide on what projects and actions the community should undertake. The Action Plan, or Part Two of the Downtown Master Plan, is organized into four sections based on the four key issues identified in the Existing Conditions Analysis.

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### ACCESS AND MOBILITY



Pedestrian and non-motorized connections between the core area and neighborhoods, important sites, and recreational amenities should be made and improved upon. Improvements to the pedestrian infrastructure are recommended throughout the core area.

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### AWARENESS



Thompson Falls should do more to brand and promote itself within its primary trade area and within the region. Signage is needed to direct visitors to amenities. Additional events can bring people downtown.

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### AMENITIES



Thompson Falls has a wealth of quality-of-life amenities, especially outdoor recreational opportunities. These amenities can be used as assets to attract residents and businesses.

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### APPEARANCE



The appearance of the community can help capture business and create a uniqueness to the community that people identify with. Opportunities to improve facades and the streetscape can create a sense of place where people will want to be.

Under each of the four sections of the Action Plan are a series of goals, objectives and actions that will help organize and prioritize the implementation of the plan.

**Goals** are broad statements describing a desired future condition.

**Objectives** are general description of the steps needed to be taken to meet the goals. They should be obtainable and measurable.

Implementation **Actions** are specific steps needed to be taken to attain the objectives.

Each action is accompanied by a narrative description, a list of implementing partners, and a timeline for implementation. To provide a clear path to implementation, actions are broken out into short, mid, and long-term timeframes.

#### **Short-term Actions**

Short-term actions are intended to be implemented within a 1 to 2 year time frame. They are generally within the current capacity of the community.

#### **Mid-term Actions**

Mid-term actions are intended to be implemented in a 3 to 5 year time frame. Several mid-term actions may not be attainable immediately, but with continued collaboration and advanced planning these are within reach.

#### **Long Term Actions**

Long term actions will take more than 5 years to implement. While the community may not currently have the capacity to implement these actions in the near term, with advanced planning they are attainable.

#### **Existing Conditions Analysis**

The Existing Conditions Analysis, Part Three of the Downtown Master Plan, is broken down into 4 primary sections: A description of current land use patterns in Downtown Thompson Falls; a summary of the public outreach and involvement that went into drafting this plan; a discussion of demographic and economic indicators; and a retail trade analysis on the primary trade area for Thompson Falls.

## Organizing for Action

While this plan has been developed for the City of Thompson Falls and the Thompson Falls Down Town Committee, successful implementation will require shared responsibility among a broad range of community stakeholders. Additional stakeholders include the Sanders County Community Development Corporation, Thompson Falls Chamber of Commerce, Tour 200, the Thompson Falls Trails Committee, Sanders County, local property and business owners, state and federal transportation and land management agencies, and Thompson Falls residents.

Additionally, several actions are interrelated and are meant to be implemented sequentially. For example one action calls for the creation a façade improvement program. However, this action is meant to be subsequent to the City of Thompson Falls establishing design guidelines that will inform criteria for how façade improvement program funds will be awarded.

Moving forward, the City and partnering stakeholders will need to prioritize which actions to implement based on organizational capacity, community support, and available funding. On that note, it is recommended that the City organize an annual or bi-annual work session with all stakeholders — private, government and civic groups. The intent of this meeting will be to establish a work plan for the coming year. The work plan should identify a list of prioritized projects for the year, including projects to be completed within the year as well as projects that may take more upfront planning.

In terms of budget, the work plan should identify stable funding sources as well as potential grants to apply for. The work plan should identify roles and responsibilities as well as a time table for completion. The work plan is an important component for keeping people on task and making sure community members see the value of their participation. This last point is especially important: Time is valuable, and if community partners do not see the value of their involvement then participation may languish. As a result the work plan should be focused on action and achieving measureable results.



# Potential Funding Sources

## Thompson Falls Financing Mechanisms

This section of Part One lists examples of different funding mechanisms that can be employed to implement the recommended actions within the plan. This list is not exhaustive, as other funding mechanism may exist. *It is important to note the list included here does not imply the type of funding mechanism is or would be supported by the community or even if it is appropriate for Thompson Falls. These decisions need to be considered by the community.* One thing is certain: To execute most actions within the plan will take some level of funding. In addition, as the community improves its infrastructure, ongoing maintenance of the infrastructure will also need to be considered and some of these funding mechanisms can be effectively used to address ongoing maintenance.

## General Funding

### General Funds

Every year the City Council establishes a budget for the expenditure of general funds. The City Council can direct general funds towards actions implementing this plan.

**Intended Projects:** These funds can go to most public related expenditures as decided by the City Council. General funds are one of the few mechanisms listed in this discussion that can go to matching funds for grants.

### Capital Improvement Fund

The City of Thompson Falls can establish a capital improvement fund for the replacement, improvement, and acquisition of property, facilities, or equipment that has a life expectancy of 5 years or more. The capital improvement fund may receive money from any source, including funds that have been allocated in any year but have not been expended or encumbered by the end of the fiscal year. Money in the capital improvement fund must be invested as provided by law, and interest and income from the investment of the capital improvement fund must be credited to the fund.

**Intended projects:** Replacing equipment ranging from snow plows to playground equipment, acquiring right-of-way for transportation projects, improvements to facilities.

### General Obligation Bonds

General obligation (GO) bonds are debt taken out by the local government that are repaid through general taxes on property owners. When the bond is retired, the obligation of the taxpaying public is also retired. State statutes limit the level of bonded indebtedness of municipalities, restricting the use of GO bonds. General obligation bonds require voter approval.

**Intended Projects:** The sale of general obligation bonds can finance major infrastructure improvements such as parks, trails, sidewalks, roads, etc.

### **Resort Tax**

Communities that meet certain requirements according to state law are eligible to adopt a resort tax. A resort tax is a sales tax adopted by the local governing body in communities that have high a number of tourists. The tax is usually placed on goods and services like dining and beverages or other items usually bought by tourists. A community can issue bonds which are paid back through the resort tax.

**Intended Projects:** Infrastructure improvements such as roads, sewer and water, sidewalks, parks, lighting and signs.

### **Targeted Assessments**

#### **Tax Increment Financing**

Tax increment financing (TIF) is a special district that allows a community to borrow against the district's future tax revenues. The money raised through a TIF district can be invested in projects that will encourage development within the district.

**Intended Projects:** Major infrastructure improvements that stimulate development such as the extension of services, parking, parks and streetscape improvements.

#### **Business Improvement Districts**

A business improvement district (BID) is a special district where an additional assessment is placed on commercial properties. The funds generated by the special assessment are used to fund projects and programs that benefit the property owners within that district. In Montana, they are commonly used in downtowns and are referred to as Downtown Business Improvement Districts. The use of funds is governed by a board of property owners or their representatives from the district.

**Intended Projects:** Promotion and marketing, organizing and executing events, beautification projects, maintenance of existing facilities, security, infrastructure improvements, and funding organizational and management entities.

#### **Special Improvement Districts**

Special Improvement Districts (SIDs) are districts where an additional assessment is placed on properties. The funds are generally targeted towards a specific purpose. SIDs are applied to both commercial and residential properties.

**Intended Projects:** Targeted infrastructure improvements or maintenance of infrastructure.

#### **Hotel Tax**

Hotel taxes are an additional tax on hotel rooms within a jurisdiction. These districts are enacted by the business community. The money generated by the additional tax must be used to generate tourism, generally during shoulder seasons.

**Intended Projects:** Promotions and marketing. Organizing and executing events.

## Private Funding

### Business Owners Association

A business owners association is a common funding mechanism for downtowns across Montana. Businesses pay a membership fee, which is then invested into projects that improve downtown. In larger communities, a business owners association is often part of a larger organizational framework coupled with a BID. Business owners associations are often managed as a non-profit entity.

**Intended Projects:** Funding is spent at the discretion of the association. Typically, the funds go towards promotion and marketing, event organization and execution, beautification and maintenance. They can also be used toward matching funds for grants.

### Private Donations

Private donations can be used to fund projects in downtown. Donations can range from major contributions from a foundation to money raised from a fundraising event. An example of a very successful project funded primarily through private donations is the reconstruction of the Rialto Theater in Deer Lodge, Montana.

**Intended projects:** Private donations can be used for essentially any project. They typically are used to fill in the gaps where other funding mechanisms cannot reach.

## Grants

### Community Development Block Grants

The Community Development Block Grant (CDBG) program assists communities with housing, public facilities and neighborhood renewal projects. Communities must have matching funds for CDBG projects. The program is administered through the Montana Department of Commerce.

**Intended Projects:** Long range planning, water and wastewater projects, housing improvements, streetscape improvements and facade improvements.

### Transportation Alternatives

The Transportation Alternatives program replaces federal funding from pre-MAP-21 programs including Transportation Enhancements, Recreational Trails, Safe Routes to School, and several other discretionary programs, wrapping them into a single funding source.

**Intended projects:** Sidewalk improvements, trails, safe routes to schools, bike infrastructure.

### **Montana Office of Tourism Grant Program**

This program awards funds to projects that strengthen Montana's economy through the development and enhancement of the state's tourism industry. The program offers funding in four categories.

**Intended Projects:** Digital enhancements such as website development, brick and mortar projects such as preservation, wayfinding production or installation, and advertising in national media and trade shows.

### **Main Street Grants**

The Montana Main Street Program helps communities strengthen and preserve their historic downtown commercial districts by focusing on economic development, urban revitalization, and historic preservation through long-range planning, organization, design, and promotion.

**Intended Projects:** Historic preservation, urban revitalization, design improvements, promotion and branding.

### **Environmental Protection Agency Assessment Grants**

Assessment grants from the federal Environmental Protection Agency provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfields sites. An eligible entity may apply for up to \$200,000 to assess a site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and up to \$200,000 to address sites contaminated by petroleum.

**Intended Projects:** Identifying the locations of brownfield sites.

### **Targeted Brownfield Assessment Grants**

A targeted brownfield assessment (TBA) is an environmental assessment of a brownfield site. A TBA may consist of a phase I site assessment; a phase II site assessment; and/or development of cleanup plans, including cost estimates. Both the Montana Department of Environmental Quality (DEQ) and EPA have funding available for TBAs. For an eligible entity, DEQ or EPA has one of their contractors conduct the work. To qualify, a project must have a clear benefit to the community, the applicant must not have contributed to the contamination, and it must meet the definition of a brownfield site.

**Intended Projects:** A brownfield site is real property, expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. This grant can help clean up contamination of private property.



## Implementation Actions Summary

The following tables provide a summary of the actions detailed and fully described in Part Two of this Master Plan. This summary is a quick users guide, which includes potential funding sources for the actions (the potential funding source is not included in the text on the actions in Part Two). See Part Two of this Downtown Master Plan for full descriptions of the goals, objectives and actions.

For use in the tables, potential funding sources have been given acronyms. They are:

General Funding—**GF**

Targeted Assessments—**TA**

Private Funding—**PF**

Grants—**G**



### Access and Mobility Actions Summary

Action	Timeline	Funding Sources
1.1a Establish parking time limits for all of downtown and institute periodic enforcement of time limits	Short-term	GF
1.1b Install quick stop parking spots in downtown	Mid-term	GF
1.1c Add signage directing people to public off-street parking	Mid-term	GF, G
1.1d Identify locations for dedicated RV parking during summer months	Mid-term	GF
1.2a Install bike racks in downtown and in parks adjacent to downtown	Mid-term	GF, PF, G
1.2b Install Americans with Disabilities Act (ADA) compliant crossings at all crosswalks in downtown	Long-term	G
2.1a Install crosswalks on Main Street at key crossing locations	Long-term	G
2.1b Install sidewalks on West Ramp Street and East Ramp Street between Preston Avenue and Main Street	Long-term	G
3.1a Adopt a desired future condition for sidewalks on Main Street	Short-term	GF, G
3.1b Work with MDT and other entities to identify funding sources to build sidewalk improvements	Long-term	G



### Awareness Actions Summary

Action	Timeline	Funding Sources
1.1a Develop a brand to be used in materials marketing the community	Short-term	TA, PF, G
1.1b Develop a coordinated retail marketing campaign to attract local customers to downtown businesses	Short-term	TA, PF, G
1.1c Develop marketing materials and distribute in nearby population centers – Missoula, Kalispell, Sandpoint, Spokane, and Canadian markets	Mid-term	TA, PF, G
1.1d Create a Thompson Falls visitors brochure with a map showing trails, parks, cultural destinations and other area attractions	Mid-term	TA, PF, G
1.1e Advertise Thompson Falls by targeting audiences in specific publications – e.g. hunting magazines, bicycling touring publications, auto-touring publications	Mid-term	TA, PF, G
1.2a Add a winter event in Thompson Falls that attracts visitors from outside of Sanders County	Mid-term	TA, PF, G
1.2b Coordinate with organizers of regional events on incorporating Thompson Falls	Mid-term	TA, PF
1.2c Organize a monthly downtown evening event during summer months that attracts residents to downtown	Mid-term	TA, PF, G
1.2d Hold a Thompson Falls walking tour of historic places	Mid-term	PF, G
2.1a Create and install consistent signage that directs visitors to attractions in Thompson Falls, including trails, parks, cultural landmarks and visitor information	Short-term	GF, G
2.1b Construct a one-stop-shop visitor information center in downtown	Long-term	PF, G



### Amenities Actions Summary

Action	Timeline	Funding Sources
1.1a Develop a seasonal park at the reservoir's edge (between Mill St. and Broad St.)	Short-term	PF, G
1.2a Install sidewalks connecting Main Street to area amenities	Mid-term	GF, TA, G
1.2b Install single track trails identified in Thompson Falls Trails Plan	Mid-term	TA, PF, G
1.2c Install off-street paths identified in Thompson Falls Trails Plan	Long-term	TA, PF, G
1.2d Develop shared roads identified in Thompson Falls Trails Plan	Long-term	TA, PF, G
1.3a Finish development of Ainsworth Field Park	Short-term	GF, PF, G
1.3b Improve landscaping and recreational facilities at Wild Goose Landing	Long-term	GF, PF, G
1.3c Make permanent improvements to the reservoir's edge	Long-term	GF, PF, G
1.3d Investigate the possibility of cleaning up the reservoir at Wild Goose Landing	Long-term	G
1.3e Create a bicycle rest stop at Wild Goose Landing	Long-term	PF, G
1.4a Implement the design plan for Rose Garden/Fort Thompson Park as an entrance to the community from the east	Mid-term	PF, G
1.4b Develop a statue or art piece representing the traditional industries of Thompson Falls as an entrance to the community from the west	Mid-term	PF, G
1.5a Develop one or two events that focus on the area's recreational opportunities	Mid-term	TA, PF, G
1.5b Hold a fundraising event downtown for area trails	Mid-term	PF



### Appearance Actions Summary

Action	Timeline	Funding Sources
1.1a Create and adopt guidelines for building facades along Main Street	Short-term	GF, G
1.1b Secure a Main Street Grant to fund small scale façade improvements	Mid-term	GF, PF, G
1.1c Evaluate the potential to create a revolving loan fund to fund higher cost façade improvements	Long-term	GF
1.1d Utilize Sanders County Community Development Corporation's (SCCDC) micro loan program to fund façade improvements	Mid-term	GF, PF, G
1.2a Encourage low-cost temporary uses on vacant properties	Short-term	PF
1.2b Create a one-stop source for information on vacant downtown properties	Long-term	GF, PF
1.2c Install community orientated displays in windows of vacant buildings	Short-term	GF, PF
1.2d Promote development in the core area and within the community in general	Mid-term	GF, PF
1.3a Adopt a desired future condition for streetscape improvements on Main Street	Short-term	GF, G
1.3b Work with the Montana Department of Transportation and other entities to identify funding sources to build streetscape improvements	Long-term	G

# Long Range Planning Considerations

## Performance and Development Standards

Not discussed in the Goals, Objectives and Actions is how downtown might develop over the long term. The downtown plan is a vision with a recommended course of action. As Thompson Falls evolves, and the importance and use of downtown increases over time, the built environment is certain to progress. Currently, performance and development standards are essentially absent. A small zoning district exists, but it is antiquated and limited in scope. There are no mechanisms in Downtown Thompson Falls to ensure development is done in a way that is in concert with the community's vision. Performance and development standards created in a manner that are consistent with the community's vision and facilitate development, rather than act as a constraint to development, is the mechanism needed to ensure development happens in a fashion that is a positive and not a negative for the community. Over time, the community should work to create a planning board, and develop and adopt a growth policy. These steps would not only benefit downtown, but will improve the community's standing and competitiveness for programs and grants providing infrastructure and tools that can serve as a catalyst for economic development in the long term.





## Part Two: Action Plan

Part Two of the Thompson Falls Downtown Master Plan is the Action Plan for the community. This is the meat and bones of the plan; it contains the information necessary for the City, the Down Town Committee and the community as a whole to establish priorities on implementing the plan. Part two is broken into four sections based on the key issues facing downtown Thompson Falls.

### Part Two Contents

- Access and Mobility
- Awareness
- Amenities
- Appearance

## Access and Mobility



Access refers to an individual's ability to access goods, services and activities, whereas mobility refers to the movement of people or goods. For example, someone living without a car in downtown may have access to goods and services but their lack of a car means they have limited mobility. If the only grocery store is located along a highway with no sidewalks or off-street paths, then that same person would also have limited access to groceries. However, by constructing a sidewalk or safe pathway along the highway, that person's mobility and access would improve.

Ensuring residents and visitors have adequate access and mobility is critical to the success of not only downtown Thompson Falls but the community as a whole. Downtown Thompson Falls is fairly separated from the rest of town, and the easiest way to get downtown is by car. The primary barriers to foot traffic are Highway 200, the rail corridor and the fact that much of the adjacent residential neighborhood is located uphill from downtown. It is not a surprise to find that 97% of people surveyed say they go downtown by car. Not much can be done about the hill, but to bring more activity into downtown, Thompson Falls should create connections between downtown and other destinations in town, including residential neighborhoods, parks, trails and the commercial district to the east. The goals, objectives, and actions outlined below are aimed at creating an environment in Thompson Falls where both residents and visitors can easily get around town and access their destinations.

## Goal #1 Thompson Falls is accommodating to all transportation users

### Objective 1.1 Ensure adequate parking is available for customers of downtown businesses

Through the public outreach process and physical observations, it became clear that parking in downtown is an issue for both downtown customers and business owners. The parking issue appears to be relegated to summer months, when more visitors are passing through Thompson Falls. The reasons for downtown parking congestion can vary from downtown residents and employees parking on-street for extended durations, to the simple fact that customer demand for parking outweighs parking supply. Regardless of the reason, a real or perceived lack of available on-street parking in downtown can serve to discourage potential customers from choosing to do business in downtown.



The general idea behind these actions is to increase shorter duration on-street parking on Main Street, and encourage longer duration parking in off-street lots or on side streets. The actions laid out below are intended to help Thompson Falls better manage downtown parking to adequately accommodate current and potential customers of downtown.

### Actions

<p>1.1a</p>	<p><b>Establish parking time limits for all of downtown and institute periodic enforcement of time limits.</b> A popular theory for parking utilization is that an 85% occupancy rate for on-street parking is the most efficient use of public parking. When utilization rates exceed 85%, cars arriving downtown are forced to circle the block looking for parking or, if given the choice, may take their business elsewhere.</p> <p>Currently downtown Thompson Falls has 2-hour parking time limits for a select few side streets in downtown. Outside of a few days in summer, on-street parking congestion in downtown is not a significant issue except in a few busy locations. As a result there is no immediate need to strictly enforce parking time limits throughout the downtown, but it would be advisable in some locations. As downtown Thompson Falls begins to attract more residents and visitors parking will become an issue, necessitating a need to more consistently enforce on-street parking time limits.</p> <p>Establishing and periodically enforcing parking time limits will help ensure adequate parking turnover in downtown. To allow enough time for downtown customers to conduct their business, the City may want to consider increasing parking time limits from 2-hours to 3-hours. Periodic enforcement will help ensure time limits are adhered to, discouraging people from leaving their cars parked on-street for long durations, multiple times per week. This action is aimed at the repeat offender, not the everyday customers of downtown who leave when their business is finished. While this action is not meant to make the City money, the money that is raised from fines could be used to fund downtown improvements or pay for police staff time. To avoid a public backlash the City will want to plan ahead for this action and inform the public through press releases and public meetings.</p>
<p><b>Partners</b></p>	<p>City, Downtown Business Owners, Thompson Falls Police Department</p>
<p><b>Timeline</b></p>	<p>Short-term</p>

<p><b>1.1b</b></p>	<p><b>Install quick stop parking spots in downtown.</b> As the name implies, quick stop parking is short-term parking strategically placed in front of high traffic businesses with short transaction times – e.g. pharmacies, banks, etc. The intent of quick stop parking is to ensure high turnover so that parking is available for customers who are quickly going in and out of downtown businesses. Ideally there would be one to two quick stop parking spots per block on Main Street between Madison Street and Broad Street. In terms of time limits, many communities who employ this strategy use 30 minutes, which is ample time to go to the bank or pick up a prescription. Again as parking congestion is most pronounced during summer months the City would only need to enforce the time limits during that part of the year – May - September</p>
<p><b>Partners</b></p>	<p>City of Thompson Falls, Montana Department of Transportation, Downtown Business Owners</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.1c</b></p>	<p><b>Add signage directing people to public off-street parking.</b> During summer months downtown Thompson Falls experiences moderate on-street parking congestion. This is likely a result of travelers passing through and stopping to patronize downtown businesses (exactly what the City wants) coupled with existing local customers and employees of downtown. To ease summer-time parking congestion, Thompson Falls should spread out parking use so that visitors and existing parking users utilize both available on-street and off-street parking. There are several public off-street parking lots in downtown that with proper signage could be better utilized to help alleviate on-street parking congestion during summer months. Thompson Falls should ensure visible signs are displayed on Main Street clearly directing people to off-street parking lots.</p>
<p><b>Partners</b></p>	<p>City of Thompson Falls, Montana Department of Transportation</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.1d</b></p>	<p><b>Identify locations for dedicated RV parking during summer months.</b> Through the public outreach process Thompson Falls community members expressed the need to have dedicated RV parking in (or near) downtown. An RV traveling through Thompson Falls is not likely to stop and take a look around if suitable parking is unavailable or difficult to find. This represents lost revenue for downtown business and a missed opportunity for the City to showcase Thompson Falls to outside visitors. Potential RV parking locations can be seen in Figure 2. Wherever RV parking is located it is crucial that adequate signage be in place on the west and east ends of town directing RV drivers. As peak RV season is during the warmer months of the year, any RV parking would only need to be dedicated during a portion of the year – May – September.</p>
<p><b>Partners</b></p>	<p>City of Thompson Falls, MRL, Montana Department of Transportation, Business Owners</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

## Objective 1.2 Install infrastructure for bicyclists & pedestrians

With the majority of households lying within one mile of downtown, Thompson Falls’ layout is suited for walking and biking. Nevertheless, in the community survey, only 3% of respondents stated they walked or biked downtown. There are many factors that influence an individual’s decision to walk or bike, however, one substantial factor is the level of infrastructure that is available for bicycle and pedestrian users. Adding more bicycle and pedestrian infrastructure in downtown will help create a safer and more comfortable environment for existing Thompson Falls residents as well as encourage visitors to stop, park, and take a stroll in downtown.

### Actions

<b>1.2a</b>	<p><b>Install bike racks in downtown and in parks adjacent to downtown.</b> Bike parking and bicycle infrastructure in general fits well within the chicken-egg analogy. A common sentiment in downtowns is ‘no-one bikes downtown so why should we invest in bike infrastructure.’ However, one reason no one bikes may be because there is inadequate infrastructure in place to accommodate them. In biking communities one may ask, which came first, the bikers or the infrastructure? While the lack of bike racks may not be the reason more people don’t bike to downtown, it is one piece of the puzzle. If a resident knows there is no place to park their bike downtown, then they are more apt to drive if they intend to go downtown in the first place. Or, if that same resident is out on a leisurely bike ride around town, available bike parking could be the motivation to stop in for an ice cream cone or cold beverage.</p> <p>Going beyond local riders, bike parking in downtown is essential if Thompson Falls wants to encourage touring cyclists traveling through town to stop and shop in local businesses. A 2013 University of Montana study found that cyclists touring in Montana spend on average \$75.75 per person per day. With the growth in cycling in western Montana and along MT Highway 200, Thompson Falls can attract these visitors and their dollars. Developing bike racks designed to reflect the Thompson Falls brand is just a small part of the equation to make that happen. Other actions aimed at attracting and accommodating cyclists can be found later in this document.</p>
<b>Partners</b>	City, Downtown Business Owners
<b>Timeline</b>	Mid-term

<b>1.2b</b>	<p><b>Install Americans with Disabilities Act (ADA) compliant crossings in downtown.</b> ADA crossings provide curb ramps and bumps to accommodate wheel chair users and individuals who are visually impaired. As Thompson Falls’ population continues to age, ADA crossings will become increasingly important to ensure downtown is accommodating to people of all ages and abilities. As Main Street is also MT Highway 200, any work will require review and approval by the Montana Department of Transportation. See Figure 2 for potential locations for ADA crossings in downtown.</p>
<b>Partners</b>	City, Montana Department of Transportation
<b>Timeline</b>	Long-term



Figure 2: Potential locations for improvements in downtown.

## Goal #2 Downtown Thompson Falls has strong non-motorized connections to residential neighborhoods and natural amenities

### Objective 2.1 Enhance pedestrian and bicycle connections between downtown and uptown

#### Actions

<b>2.1a</b>	<p><b>Install crosswalks on Main Street at key crossing locations.</b> Crosswalks encourage pedestrians to cross at preferred crossing locations and improve pedestrian safety by increasing driver’s awareness of pedestrians. Currently downtown Thompson Falls has only one high visibility crosswalk on Main Street at its intersection with Mill Street. Yet there are many locations on Main Street where visitors and residents cross Main Street. Strategically placed, high visibility crosswalks in downtown will direct pedestrians to cross at preferred locations, which will improve pedestrian safety and highlight the walkability of downtown. Crosswalks also add visual appeal if they are constructed using decorative brick or painted in bright colors. As Main Street is also MT State Highway 200, any work will require review and approval by the Montana Department of Transportation.</p> <p>Below are priority locations for crosswalks on Main Street – see Figure 2</p> <ul style="list-style-type: none"> <li>Gallatin Street</li> <li>Pine Street</li> <li>Jefferson Street</li> <li>Fulton Street</li> <li>Mill Street</li> <li>Broad Street</li> <li>Ferry Street</li> </ul>
	
<b>Partners</b>	City, Montana Department of Transportation
<b>Timeline</b>	Long-term

<b>2.1b</b>	<p><b>Install Sidewalks on West Ramp Street and East Ramp Street between Preston Avenue and Main Street.</b> West and East Ramp Streets are the only streets in Thompson Falls which cross the railroad tracks, connecting uptown with downtown. Currently neither of these streets have sidewalks, making walking less safe and also uninviting to individuals hoping to walk downtown. Constructing sidewalks on these streets will provide safe walking options for uptown residents and can help to encourage more people to walk downtown.</p>
<b>Partners</b>	City, Montana Department of Transportation, MRL
<b>Timeline</b>	Long-term

**Objective 3.1 Create inviting, safe, and unique public spaces on Main Street that invite travelers and residents to stop and shop, encouraging economic activity and instilling a sense of community pride.**

Sidewalks are a crucial piece of infrastructure in a downtown. Beyond simply providing a space for pedestrians they are places where people come together and interact with businesses. If designed well, sidewalks can become valued public spaces. Additionally, visually appealing sidewalks in a downtown signifies to visitors that a community cares about its image and is committed to providing a pleasurable experience for people to get out their car, walk around, and shop in downtown businesses.

On Thompson Falls’ Main Street the sidewalks between Mill Street and Columbia Street are a great example of a sidewalk which is wide enough to accommodate additional features while allowing room for pedestrian travel. Moving one-block west however, on arguably the busiest block in downtown, the sidewalk narrows to a degree that anything beyond accommodating pedestrians would be difficult. Creating and implementing a desired future condition for sidewalks in downtown will help improve the image of downtown and serve to encourage residents and visitors to stop and linger in a beautiful setting.

**Actions**

<b>3.1a</b>	<p><b>Adopt a desired future condition for sidewalks on Main Street.</b> Adopt guidelines for sidewalk improvements that communicate the desired future condition along Main Street. The desired future condition for sidewalks should focus on the south side of Main Street from Lincoln Street to Ferry Street. The desired future condition for sidewalks is closely tied to the desired future condition for streetscape improvements.</p> <p>A desired future condition for sidewalks should contain three zones, each with individual functions:</p> <p><b>Frontage Zone</b> – The first two to four feet of a sidewalk from the building should be designated as a place for businesses to set out merchandise, planters, chairs and tables, etc.</p> <p><b>Pedestrian Zone</b> – Four to eight feet wide, the pedestrian zone is designed for pedestrians. This area should be kept clear of obstacles like signs, light posts, trees etc.</p> <p><b>Utility Zone</b> – The final four to six feet of a sidewalk is designed for landscaping, street trees, benches, signs, lamp posts, garbage cans, bike racks, etc. Any objects placed in this zone should be interspersed with areas for people to access parked cars.</p> <p>The City will need to work directly with the Montana Department of Transportation on implementing this vision. As Main Street is also a state highway, not all aspects of Thompson Falls’ vision for sidewalks will be achievable in all locations as there are certain design considerations which must be met. How close to the vision the community can get will not be known until preliminary designs are complete. Nevertheless, by developing this vision and working in concert with MDT, the City can transform its sidewalks into valued public spaces.</p>
<b>Partners</b>	City, Montana Department of Transportation
<b>Timeline</b>	Short-term

<p><b>3.1b</b></p>	<p><b>Work with MDT and other entities to identify funding sources to build sidewalk improvements.</b> Funding sidewalk improvements is expensive. The City will need to find outside funding sources. Some of these sources may be through MDT or other organizations. The City should work with entities who have the expertise to identify funding sources. The ability to achieve the desired future condition will be dependent upon the issues and constraints of individual improvement projects.</p>
<p><b>Partners</b></p>	<p>City, MDT</p>
<p><b>Timeline</b></p>	<p>Long-term</p>

# Awareness



Communities are like a business. In order to attract visitors, new residents and new businesses, you have to have a brand and market your product. You have to offer something unique to the consumer that other communities can't offer, or don't do as well. Thompson Falls is unique. The downtown has a character and charm that is hard to find. The setting of the City on the reservoir and nestled into the Clark Fork Valley is inspiring. The town has recreational amenities most small towns can only dream of having. The community has the ability to be competitive at increasing visitation, attracting new residents, and inviting new businesses.

The challenge for Thompson Falls, which was mentioned numerous times throughout the public participation process, is that there is a lack of awareness about the community. Thompson Falls would greatly benefit from increasing its profile by highlighting the community's strengths: the high quality of life, the sense of being remote, the outdoor amenities, the shops, the low cost of living, the ability to live in Thompson Falls and work anywhere in the world. A coordinated and focused branding and promotional strategy, increased events, and signage directing visitors to amenities will all raise awareness about the community. The strategy should be aimed at accomplishing three things: increasing visitation to Thompson Falls, attracting new residents and new business, and increasing the profile of the City as a place to shop.



## Goal #1 Thompson Falls establishes itself as one of the premier communities in Northwest Montana

### Objective 1.1 Develop branding and promotional strategies that focus on what makes Thompson Falls unique and on the community's greatest strengths

#### Actions

<b>1.1a</b>	<b>Develop a brand to be used in materials marketing the community.</b> The first step in marketing Thompson Falls is developing a brand that can be used to sell the community. Thompson Falls' brand should be focused on aspects that make it unique and appealing – e.g. trails, outdoor recreation, Clark Fork River, isolation from the distractions of city life, historic industries, welcoming community, etc. Thompson Falls' brand should then be used on marketing materials, signage around town, and public infrastructure (benches, garbage cans, bike racks, etc.) In addition to aiding marketing efforts, a Thompson Falls brand will help leave a lasting impression for visitors, and instill community pride in residents. The Montana Department of Commerce Office of Tourism may be a source of funding to create a branding strategy.
<b>Partners</b>	City, Chamber of Commerce, Down Town Committee, local business owners, citizens
<b>Timeline</b>	Short-term

<p><b>1.1b</b></p>	<p><b>Develop a coordinated retail marketing campaign to attract local customers to downtown businesses.</b> The market analysis completed in the existing conditions analysis (Part Three of this plan) identified sectors of the local economy that are underrepresented in Thompson Falls. These sectors of the economy could grow within the current retail trade area. Retail marketing campaigns use promotions, mailers, and coupons to help remind residents about the benefits of shopping downtown. These materials should be distributed within Thompson Falls and neighboring communities. Small financial incentives are a good way to attract residents to downtown to encourage local shopping and attract repeat visits.</p>
<p><b>Partners</b></p>	<p>City, Chamber of Commerce, Down Town Committee, Local Business Owners</p>
<p><b>Timeline</b></p>	<p>Short-term</p>

<p><b>1.1c</b></p>	<p><b>Develop marketing materials and distribute in nearby population centers – Missoula, Kalispell, Sandpoint, Spokane, and Canadian markets.</b> Thompson Falls is in an opportune location with respect to its proximity to population centers. Missoula, Kalispell, Sandpoint, Spokane, and Canada are all within an easy day’s drive, making Thompson Falls an ideal weekend getaway or viable alternative to living in these cities. Marketing materials should raise awareness in these markets of the recreational and other opportunities available in and around Thompson Falls. With the brand developed as part of Action 1.1a the City should create a marketing campaign that highlights Thompson Falls’ greatest assets – hiking, camping, fishing, hunting, boating, enjoying a pleasurable small downtown, etc. Using these talking points as a guide, Thompson Falls should then begin marketing the City through the following outlets:</p> <ul style="list-style-type: none"> <li>Daily and weekly newspapers (print, websites, and mobile applications)</li> <li>Regional tourism magazines and brochures</li> <li>Regional Tourism websites</li> <li>Radio</li> <li>Television</li> </ul>
<p><b>Partners</b></p>	<p>City, Chamber of Commerce, Down Town Committee</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.1d</b></p>	<p><b>Create a Thompson Falls visitors brochure with a map showing trails, parks, cultural destinations and other area attractions.</b> As Thompson Falls becomes known as a preferred visitor’s destination, the City will need to have materials available that inform visitors of what there is to do in Thompson Falls. One simple solution is developing a small brochure that highlights all there is to do in town. Ideally the brochure would identify lodging, retail, eating establishments, trails in Thompson Falls, and nearby recreational opportunities on public lands.</p>
<p><b>Partners</b></p>	<p>City, Chamber of Commerce, Down Town Committee,</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.1e</b></p>	<p><b>Advertise Thompson Falls by targeting audiences in specific publications – e.g. hunting magazines, bicycling touring publications, auto-touring publications.</b> There are many recreational opportunities in Thompson Falls that appeal to specific user groups – fisherman, hunters, cyclists, motorcyclists, etc. The City should capitalize on this fact and specifically target these groups in the publications that cater to their interests. Thompson Falls should use the marketing materials developed as part of action 1.1c and develop tailored advertisements targeting specific audiences. This type of targeted advertising should not only focus on visitation, but on Thompson Falls as an excellent place to live and do business. Below are examples of the kinds of publications the City should consider in this effort.</p> <ul style="list-style-type: none"> <li>• AAA magazine (highlight MT Hwy 471 &amp; MT Hwy 200 as a scenic route option)</li> <li>• Adventure Cyclist Magazine (based in Missoula)</li> <li>• Montana Outdoors Magazine</li> <li>• Montana Sporting Journal</li> <li>• Montana Fly Fishing Magazine</li> </ul>
<p><b>Partners</b></p>	<p>City, Chamber of Commerce, Down Town Committee</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>



**Objective 1.2 Increase the amount of people visiting downtown by expanding the number of events in Thompson Falls**

Events are tried and true actions that attract people downtown, getting more people into stores and restaurants while creating a place where people want to be. In addition, events can be used to highlight specific community characteristics and attract people from out of the area.

**Actions**

<b>1.2a</b>	<p><b>Add a winter event in Thompson Falls that attracts visitors from outside of Sanders County.</b> It comes as no surprise that Thompson Falls’ peak visitor season is during the summer. While downtown Thompson Falls needs to bring in customers all year, attracting both residents and non-resident customers during colder winter months is especially challenging. What Thompson Falls can do is give both residents and potential visitors a reason to visit and shop downtown during winter months.</p> <p>For small businesses in downtown an influx of revenue during slow periods could be all that is needed to help them make it through to the next busy season. The City can provide an incentive for visitors to come to Thompson Falls during the winter months when business is slow. There are many small and large ideas out there that have been used with great success by communities around the west, including:</p> <ul style="list-style-type: none"> <li>Holiday themed First Friday (Hamilton, MT – every Friday in December)</li> <li>Holiday Stroll (Kalispell, MT)</li> <li>Christmas Tree Lighting Festival (Leavenworth, WA – December)</li> <li>Whitefish Winter Carnival (Whitefish, MT – January)</li> </ul> <p>The intent of adding a winter event is two-fold. First, it serves to bring people downtown and shop in local businesses – if only for a limited duration. Second it puts Thompson Falls on that map as a fun place to go for visitors all year. One or two winter visitors could turn into three or four summer repeat visitors.</p>
<b>Partners</b>	City, Chamber of Commerce, Down Town Committee, Downtown Business Owners
<b>Timeline</b>	Mid-term

<b>1.2b</b>	<p><b>Coordinate with organizers of regional events on incorporating Thompson Falls.</b> There are numerous regional events and festivals which attract people to Northwest Montana during summer months. Thompson Falls should capitalize on these nearby events by timing retail promotions and marketing campaigns during these times to entice people traveling in the vicinity to come to Thompson Falls and visit downtown. In the case of events that occur throughout Northwest Montana with one common theme (e.g. Blues Festivals), Thompson Falls should approach festival organizers about how to bring these activities to Thompson Falls.</p>
<b>Partners</b>	City, Chamber of Commerce, Down Town Committee, Tour 200
<b>Timeline</b>	Mid-term

<p><b>1.2c</b></p>	<p><b>Organize a monthly downtown evening event during summer months that attracts residents to downtown.</b> One-time large events are a good way to attract visitors and put Thompson Falls on the map. However, these types of events do not bring about lasting sales in downtown businesses as they are generally limited to a couple of days or less. Another event-based strategy for routinely attracting people downtown is organizing smaller more regular events. Many communities throughout Montana and the west have first Friday art walks where downtown businesses stay open later, host art from local artists, and provide refreshments. What the City can do is add regular, scheduled events that attract residents to downtown to mingle with one another and support their local businesses.</p> <p>Examples of Successful regular events are:</p> <p>First Fridays – Art walk the first Friday of every month.</p> <p>Out-to-Lunch – A food and music event featuring local food and music</p> <p>Alive at Five – Similar to an Out-to-Lunch, only held after work hours</p>
<p><b>Partners</b></p>	<p>City, Chamber of Commerce, Down Town Committee, Tour 200</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.2d</b></p>	<p><b>Hold a Thompson Falls walking tour of historic places.</b> This event would be primarily designed for residents of the area, to strengthen and promote the historic buildings and neighborhoods in and around downtown. This event could be held in the off-season, perhaps around Halloween. Participants could wear historic costumes; people could be encouraged to decorate their homes or businesses. The community could invite historians from the State Historical Society to tell stories about Thompson Falls or the surrounding area. The event could include a chili feed or BBQ in downtown.</p>
<p><b>Partners</b></p>	<p>Down Town Committee, local groups, area businesses</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>



## Goal #2 Visitors can easily obtain information on activities in Thompson Falls

**Objective 2.1** Ensure visitors to Thompson Falls are aware of the recreational and cultural opportunities available

### Actions

<b>2.1a</b>	<p><b>Create and install consistent signage that directs visitors to attractions in Thompson Falls, including trails, parks, cultural landmarks and visitor information.</b> Through the public outreach process it was apparent that many Thompson Falls residents would like to see improved signage in town directing people to attractions. Visitors driving or biking into Thompson Falls have little indication of all that exists in Thompson Falls – notably the abundance of parks and trails. Commonly called a wayfinding program, Thompson Falls can prominently display signs on the east and west end of town (on Highway 200) that direct people to</p> <ul style="list-style-type: none"> <li>• Parks</li> <li>• Trails</li> <li>• Downtown</li> <li>• Public parking</li> <li>• Visitors Center (see action 2.1b)</li> <li>• Public Lands</li> <li>• Boat ramps</li> </ul> <p>As signs should be placed along MT Highway 200, the City will need to work with the Montana Department of Transportation on location, design, and approval to ensure signs meet the Manual on Uniform Traffic Control Devices and MDT standards.</p>
<b>Partners</b>	City, Montana Department of Transportation, Down Town Committee
<b>Timeline</b>	Short-term



<p><b>2.1b</b></p>	<p><b>Construct a one-stop-shop visitor information center in downtown.</b> Thompson Falls residents and civic groups have been actively working on establishing a visitor information center in town to help guide visitors to Thompson Falls’ recreational opportunities. A visitors center would act as a jumping off point for visitors to Thompson Falls, a place where they can obtain information on how to best enjoy their stay in Thompson Falls. Visitors should be able to find information on local trails (in town and on public lands), fishing access points, camping, dining and lodging, and equipment rentals. This effort requires strong partnerships with state and federal land management agencies as well as local utilities who own recreation land in and adjacent to the City. One preferred location for the visitor center is on the north side of Highway 200 in downtown, located on land currently occupied by the automotive service station. Potential funding sources include the Montana Department of Commerce Office of Tourism grants</p>
<p><b>Partners</b></p>	<p>City, Montana Department of Transportation, Chamber of Commerce, Down Town Committee, United States Forest Service, Montana Fish Wildlife and Parks, Avista Utilities, Tour 200, MRL</p>
<p><b>Timeline</b></p>	<p>Long-term</p>



## Amenities



The economics of why people live where they do is changing. Once driven primarily by employment, more and more people choose where they live based on quality of life decisions. People are moving where they want and then find or create a job. Montana ranks #1 in entrepreneurship and small manufacturing in Montana is increasing. This is in large part due to the lure of our “outdoor lifestyle.” Small towns with access to natural amenities and recreational opportunities are now viable alternatives to a big city. For the first time in our modern era, a small town can compete for people and businesses directly with Seattle and LA. The challenge is you have to have the right amenities, they have to be accessible and convenient, they have to be unique to stand out, and you have to let people know they exist.

Thompson Falls has the potential to profit on the changes occurring to our economy. The trails, the lake, the river, the mountains all provide year round top-shelf recreation opportunities. Thompson Falls can capitalize upon these opportunities. Physical connections from the town’s core to the trailheads, parks and mountains need to be established, signed, and marketed. Events, art, branding and marketing need to incorporate what the town has to offer integrating these assets into part of the community’s culture. This strategy, coupled with the economic development efforts already underway, will help grow and diversify the local economy and strengthen businesses downtown.



### **Goal #1 Grow and change the way Thompson Falls is perceived through both physical and cultural connections to amenities**

#### **Objective 1.1 Prior to the development of permanent facilities, develop temporary low cost projects that aim to connect the core area to the surrounding amenities**

Downtowns across this country, both large and small, are finding ingenious low cost temporary ways to bring out the best in their community by creating attractive and vibrant places with few resources. These community driven ideas focus on weakness or blank places, and through volunteerism and hard work, they are transformed into places of use and character. A simple empty lot could become a community garden; the shoulder of a road could become a separated trail. In the short term, through their own ingenuity and hard work, the community can install low-cost temporary facilities to make connections to amenities and bring more life to underused spaces.

Actions

<p><b>1.1a</b></p>	<p><b>Develop a seasonal park at the reservoir's edge (between Mill St. and Broad St.).</b> On the south side of Maiden Lane between Mill Street and Broad Street there is an underutilized tract of land with lake access in the heart of downtown Thompson Falls. Working with volunteers it is possible to create a park during peak summer months at this location. The City could easily improve this area with low-cost improvements like benches, planters and playground equipment. Team with local groups or students to decorate the area. A theme could be employed. In areas where swimming would not be appropriate, landscaping and flowers could be planted and an observation deck built (Figure 4).</p>
<p><b>Partners</b></p>	<p>Down Town Committee, interested citizen groups, downtown business owners, Northwestern Energy</p>
<p><b>Timeline</b></p>	<p>Short-term</p>



Figure 3: Location and layout of potential park on the River's edge.

## Objective 1.2     **Make permanent improvements connecting downtown Thompson Falls to surrounding amenities by implementing Thompson Falls Community Trails Plan**

The Thompson Falls Community Trails Plan identifies a variety of trail improvements for connecting recreational and cultural amenities in and adjacent to downtown. Prioritizing the development of these trails is of crucial importance to connecting downtown to residential and commercial neighborhoods and recreational amenities. A well-connected trail system in Thompson Falls will develop these amenities into the community’s greatest strength and will position the town to be increasingly competitive at attracting tourists, new residents and new businesses.

### Actions

<b>1.2a</b>	<p><b>Install sidewalks connecting Main Street to area amenities.</b> Sidewalks are the most appropriate improvements for several of the in-town trail segments identified in the Thompson Falls Community Trails Plan. Sidewalks provide a high level of safety and mobility for pedestrians of all ages and abilities. However, as sidewalk construction can be costly, Thompson Falls should be strategic about prioritizing projects. The following is a list of priority sidewalk projects connecting the core area to amenities for the City to develop.</p> <p><b>South Gallatin Street between Main Street and the Clark Fork River.</b></p> <p>Developing sidewalks on this section of road will provide a seamless pedestrian connection between downtown and the Historic High Bridge.</p> <p><b>Broad Street and Mill Street from Main Street to Maiden Lane.</b></p> <p>Sidewalks on these side streets will create direct and easy access to the reservoir, one of the most unique and important recreational assets to the community. These sidewalks will tie downtown to this important body of water.</p> <p><b>Lincoln Street from Main Street to the entrance of Ainsworth Field Park</b></p> <p>The community is currently making major investments to improve Ainsworth Field Park. The improvement will include facilities for community events and recreation. This park is not well connected to Main Street. Making connections to Main Street will increase foot traffic between the two and encourage people to explore downtown.</p> <p>Other road segments appropriate for sidewalks can be seen in Figure 4.</p>
<b>Partners</b>	City, Montana Department of Transportation, Thompson Falls Community Trails
<b>Timeline</b>	Mid-term

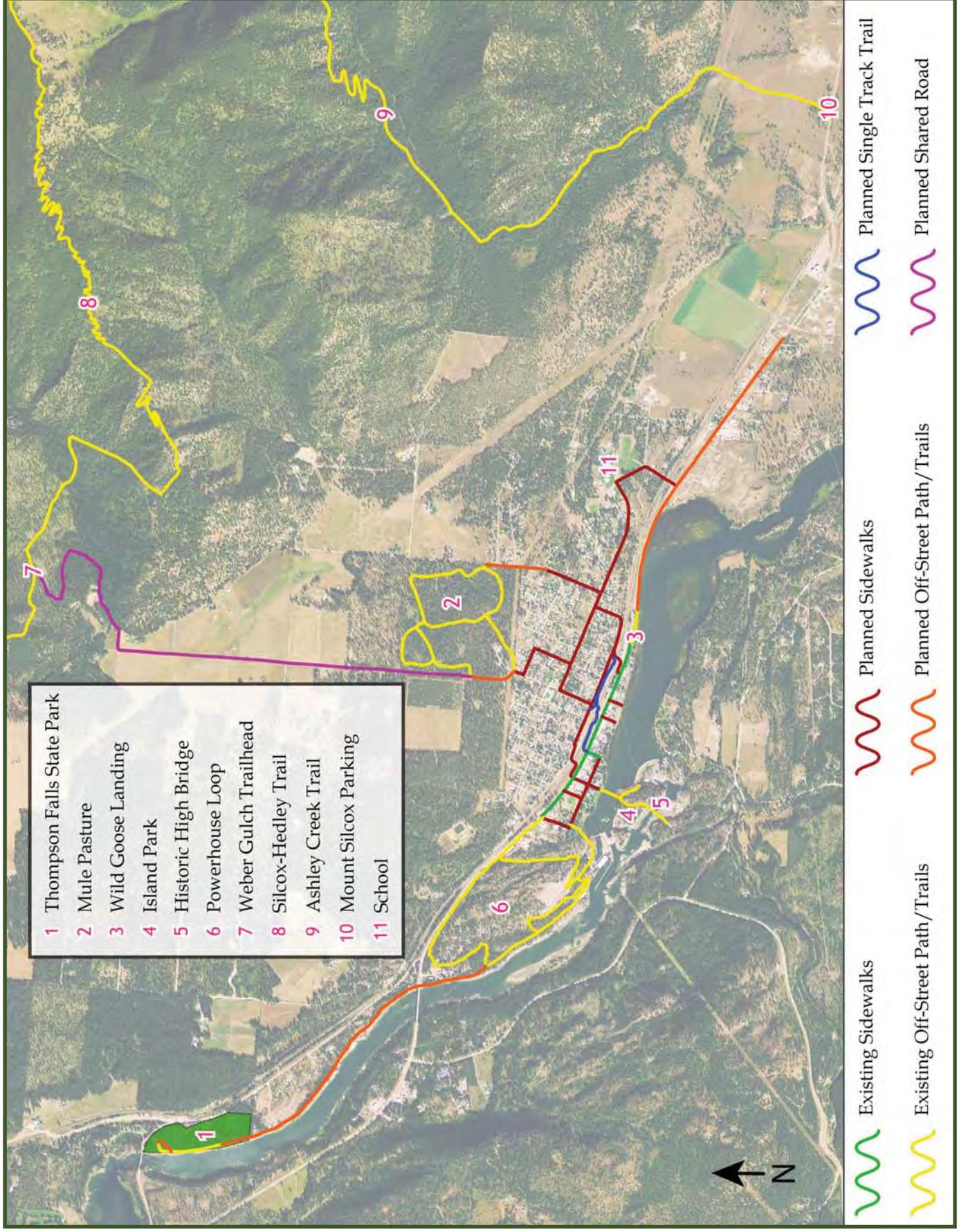
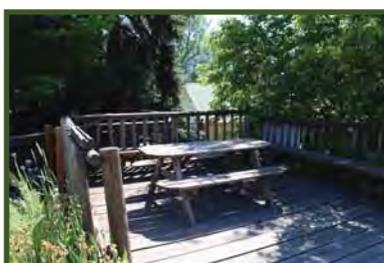


Figure 4: Priority sidewalks and trails recommended as a part of this Downtown Master Plan.

<p><b>1.2b</b></p>	<p><b>Install single track trails identified in Thompson Falls Trails Plan.</b> Single track trails are simple dirt or gravel paths that accommodate pedestrians and bicyclists. Several single track trails already exist north of the railroad tracks in downtown. However, several of these trails could be improved upon by laying gravel and adding wayfinding signage. The downtown trails identified in the Thompson Falls Trails Plan are well suited for single path trails as they could be constructed/improved with less effort than other trail improvements. The intent of these trails is to connect with existing sidewalks and off-street paths. See Figure 4.</p>
<p><b>Partners</b></p>	<p>City, Down Town Committee, Thompson Falls Community Trails</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.2c</b></p>	<p><b>Install off-street paths identified in Thompson Falls Trails Plan.</b> Off-street paths are physically separated from roads and are designed to accommodate a variety of non-motorized transportation users including walking, biking and skateboarding. Thompson Falls has several off-street paths in place already. The next step is ensuring that these paths connect with each other and with points of interest in town, including downtown and parks in and adjacent to town. With a seamless network of paths in place, Thompson Falls residents will be able to safely travel between downtown, parks, and the commercial area east of town. The following is a list of priority off-street paths for the City to develop. See Figure 4.</p> <p><b>Eastward extension trail connecting Wild Goose Landing and the commercial district on the east side of town.</b></p> <p>This link will create a safe non-motorized route to the commercial district east of town, where currently none exists.</p> <p><b>Off-street path connecting Powerhouse Loop Trails and Thompson Falls State Park.</b></p> <p>This route will connect downtown with Thompson Falls State Park.</p>
<p><b>Partners</b></p>	<p>City, Montana Department of Transportation, Thompson Falls Community Trails</p>
<p><b>Timeline</b></p>	<p>Long-term</p>



<p>1.2d</p>	<p><b>Develop shared roads identified in Thompson Falls Trails Plan.</b> As the name implies, shared roads are when pedestrians and bicyclists share the road with vehicle traffic. Through signage and design improvements, shared roads provide accommodations for pedestrians and bicyclists in a cost-effective manner. While not as safe as sidewalks or off-street paths, shared roads do provide a higher level of safety than what exists currently on roads designed exclusively for automobile travel. There are several improvements that can be done to create shared roads including:</p> <ul style="list-style-type: none"> <li>• Bike lanes – Bike lanes are designated by a white stripe on the road, a bicycle symbol, and signage that alerts drivers that a portion of the road is dedicated to bicyclists</li> <li>• Sharrows – Sharrows are a shared lane bicycle marking, indicating to motorists that bicycles are allowed to use the full lane. Streets with sharrows do not have bike lane markings.</li> <li>• Widening and grading shoulders – Widening and grading shoulders provides space for pedestrians to use while safely being out of the way of passing vehicles.</li> <li>• Signage – The intent of signage is two-fold. First it directs non-motorized users to destinations in town such as downtown, parks, and connecting trails. Second, signs can be used to alert drivers that they are driving on a shared road and should be attentive to non-motorized users.</li> </ul> <p>The most suitable segment for a shared road is the Weber Gulch Trailhead access road.</p>
<p><b>Partners</b></p>	<p>City, Sanders County, Thompson Falls Community Trails</p>
<p><b>Timeline</b></p>	<p>Long-term</p>



**Objective 1.3      Make permanent improvements to recreational amenities adjacent to downtown.**

Having parks and recreational opportunities in and around downtown will increase the number of people downtown, create a sense of vibrancy, and stimulate economic activity in area businesses. There are a number of facilities in and adjacent to the core area where plans for improvements are in place. Implementing these plans, and in a few locations making additional improvements, will in the long term benefit the residents and businesses of Thompson Falls.

**Actions**

<b>1.3a</b>	<b>Finish development of Ainsworth Field Park.</b> Ainsworth Field Park, once complete, will serve as the keystone park in the City’s urban system. This park will be capable of holding events, concerts, and family gatherings. Its presence will increase the number of events downtown, stimulating economic activity and contributing to the community’s sense of place (see figures 5 and 6 for conceptual drawings).
<b>Partners</b>	City, Parks Planning Committee
<b>Timeline</b>	Short-term

<b>1.3b</b>	<b>Improve landscaping and recreational facilities at Wild Goose Landing.</b> Wild Goose landing provides river access, including a boat launch, right on the edge of downtown. It is a truly unique and important asset to the community. Landscaping in part of the park is well done, but is lacking in other parts. Parking could be better designed and situated to accommodate trailers. Any plans for this property in the future should encourage the use of the boat ramp and swimming area.
<b>Partners</b>	City, Parks Planning Committee
<b>Timeline</b>	Long-term

<b>1.3c</b>	<b>Make permanent improvements to the reservoir’s edge.</b> Based on the success of the temporary improvements at this location, the City should consider working with NorthWestern Energy to develop a plan for permanent, low impact facilities.
<b>Partners</b>	City, Down Town Committee, NorthWestern Energy, Parks Planning Committee
<b>Timeline</b>	Long-term



Figure 5: Conceptual drawing of Ainsworth Field Park.



Figure 6: Conceptual Aerial Plan View of Ainsworth Field Park.

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<b>1.3d</b>	<b>Investigate the possibility of cleaning up the reservoir at Wild Goose Landing.</b> There were numerous public comments on the need to “clean up” the reservoir. According to these comments, it is filling in with silt and other debris, becoming shallower which is impacting the water quality and impacting safety. Dredging out or hauling out debris from the reservoir is a complicated and expensive project involving many agencies. Because it’s so important to the image of the community, it may be worth the expense and regulatory process to clean part of the reservoir. If done, the priority should be in the area around Wild Goose Landing.
<b>Partners</b>	City, Down Town Committee, NorthWestern Energy, Parks Planning Committee
<b>Timeline</b>	Long-term

<b>1.3e</b>	<b>Create a bicycle rest stop at Wild Goose Landing.</b> Bicycle tourism in Montana is increasing, a 2013 University of Montana study found that cyclists touring in Montana spend on average \$75.75 per person per day, and to put Thompson Falls on the map for bicycle tourism, the City should consider building a bicycle rest stop at Wild Goose Landing. This site already has bathrooms. A covered area with benches for cleaning and repairing bikes, a kiosk with information about Thompson Falls, and potentially a limited number of camping sites could all be part of the facility.
<b>Partners</b>	City, Tour 200
<b>Timeline</b>	Long-term

**Objective 1.4 Create entrances to the community on the east and west side of downtown that represent the community’s historic past and cultural identity.**

The entrances to downtown Thompson Falls should signify to travelers along Highway 200 that they have entered the heart of a community with a unique history and culture, and that they should go no further.

**Actions**

<b>1.4a</b>	<b>Implement the design plan for Rose Garden/Fort Thompson Park as an entrance to the community from the east.</b> The conceptual design for the Fort Thompson Park at the site currently known as Rose Park should be implemented—see Figure 7. The water feature facing east will serve as an ideal entrance to the community from that direction. The waterfall is symbolic of one the most prominent outdoor attractions within the community and the depiction of David Thompson represents the town’s unique past and namesake. The playground (which is already in), the outdoor stage and shelter, public parking, and visitor’s center will contribute to the locations importance to the community and offer convenience to travelers.
<b>Partners</b>	City, Down Town Committee, Parks Planning Committee, MRL
<b>Timeline</b>	Mid-term



Figure 7: Rose Garden/Fort Thompson Conceptual Design Plan

<p><b>1.4b</b></p>	<p><b>Develop a statue or art piece representing the traditional industries of Thompson Falls as an entrance to the community from the west.</b> On the west end of Main Street at the intersection of the West Ramp, install a facility to serve as the entrance to downtown from the west. This facility could represent the town’s railroad or logging roots. The piece should be unique, visually interesting and highly visible. As any art piece will likely be sited along MT Highway 200, review and approval by the Montana Department of Transportation will be required.</p>
<p><b>Partners</b></p>	<p>City, Down Town Committee, Parks Planning Committee, MRL, MDT</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

**Objective 1.5 Incorporate the area’s amenities into branding strategies, promotional materials, and community events.**

Incorporating Thompson Falls’ outdoor amenities into a branding and promotional strategy will not only benefit tourism, it will help attract people looking for a high quality outdoor experience who may also be searching for places to locate and start a business.

**Actions**

<p><b>1.5a</b></p>	<p><b>Develop one or two events that focus on the area’s recreational opportunities.</b> The downtown community should work with local groups to organize and promote one or two events each year that highlight recreational opportunities in Thompson Falls. Examples of events held throughout Montana that are successful include triathlons, endurance runs, fishing tournaments, motorcycle rides, and increasingly 24 hour mountain bike races. These events would be designed to attract participants from throughout the region, serving as advertisement for the community and the attractions it has to offer. These events should hold actives downtown such as start or finish lines, and/or award ceremonies.</p>
<p><b>Partners</b></p>	<p>Down Town Committee, local groups, area businesses</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.5b</b></p>	<p><b>Hold a fundraising event downtown for area trails.</b> To raise awareness and monies for the area’s trail system, the community should hold an “All Trails lead to Downtown” or an “Ales for Trails” micro-brew festival. The event can be a partnership between trail organizations and downtown business that will not only bring people downtown during the event, but will help fund the trails that will connect downtown to area amenities.</p>
<p><b>Partners</b></p>	<p>City, Chamber of Commerce, Down Town Committee, Downtown Business Owners, Thompson Falls Community Trails, Tour 200</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

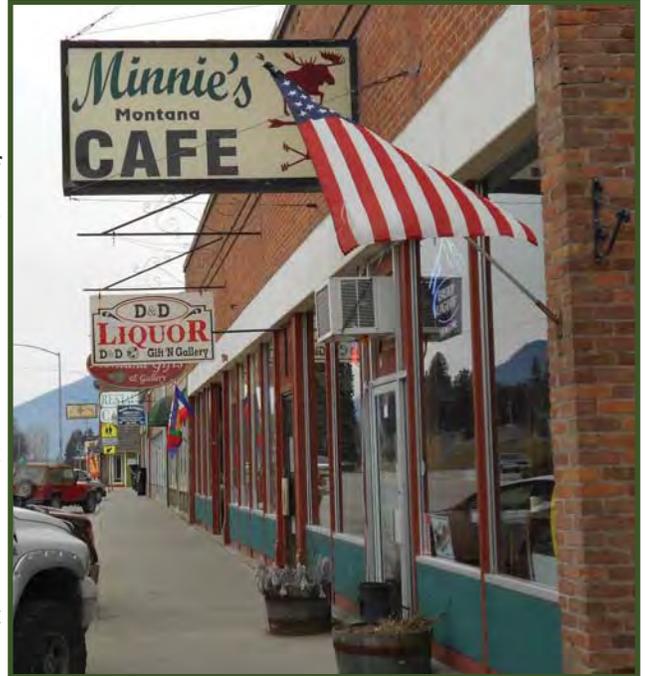


Figure 8: Conceptual drawing of art piece serving as a community entrance.

# Appearance



There are a number of reasons why the appearance of a community is so important. One is it helps the community distinguish itself. As discussed throughout this report, Thompson Falls should focus on what makes it unique. The appearance of Main Street, especially the setting, is no doubt unique. The appearance of a community also gives travelers a lasting impression. Even for people just travelling through Thompson Falls, how Main Street looks will establish the attitudes those people have of the community, and may influence their decision to return or not. Main Street in Thompson Falls is by no means an eye sore -- it is actually very attractive. But it is the potential of Main Street that could really turn Thompson Falls from a pass-through community into a destination for visitors, residents, and even new businesses. Throughout the public participation process, the appearance of Main Street was one of the primary things people wanted this plan to focus on.



## Goal #1 Create a built environment complementing the natural beauty of Thompson Falls that represents the community's high quality of life and attracts visitors, new residents and businesses.

### Objective 1.1 Provide incentives to improve the physical appearance of buildings on Main Street

The physical appearance of buildings on Main Street means everything to how residents of Thompson Falls see their city, and to how visitors perceive the town as a place to visit. A clean, consistent, kept-up look will not only attract more visitors, but also more residents and businesses. The challenge is the majority of buildings are private. Incentives are needed so property owners volunteer to clean up and maintain their slice of town.

### Actions

<b>1.1a</b>	<b>Create and adopt guidelines for building facades along Main Street.</b> Design guidelines are non-regulatory designs for buildings that will work towards creating a uniform look and theme on Main Street. The design guidelines, while adopted by the City Council, will only represent the City's preferred vision and will only be applied by landowners when they choose to do so. In situations when the landowner wishes to take advantages of incentives, then they must meet the guidelines. The guidelines should focus on structural elements of buildings, signs, and awnings that represent Thompson Fall's history and identity. The guidelines should be developed through a public process; preferably led by an architect with experience in this field. This could be funded through a Main Street Grant from the Montana Department of Commerce.
<b>Partners</b>	City, Down Town Committee, Downtown Property Owners
<b>Timeline</b>	Short-term

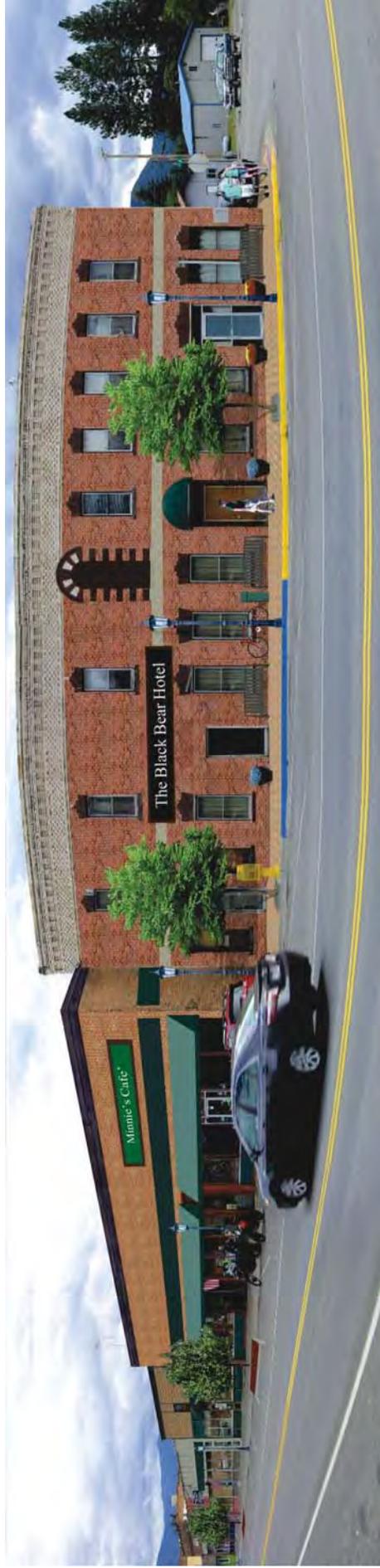


Figure 9: Conceptual drawing of building facade improvements.

<p><b>1.1b</b></p>	<p><b>Secure a Main Street Grant to fund small scale façade improvements.</b> Work with the Montana Department of Commerce to fund a façade improvement program through a Main Street Grant. The program would grant small amounts of money, \$5,000 or less, to land owners on Main Street who wish to make improvements to their building according to the design guidelines adopted by the City. This small scale program could fund improvements for five or six buildings. If successful, the City could continue the program but without the state funding source.</p>
<p><b>Partners</b></p>	<p>City, Down Town Committee, Downtown Property Owners</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>

<p><b>1.1c</b></p>	<p><b>Evaluate the potential to create a revolving loan fund to fund higher cost façade improvements.</b> The City should evaluate the potential to create a revolving loan fund of very low interest rate loans to landowners who wish to make larger improvements, in the neighborhood of \$20,000, to their facades. The improvements would have to be made according to the City’s design guidelines. The low interest loans would be paid back, and then could be reinvested into another property. The number of properties that could be improved is theoretically limitless as long as the loan program is in place.</p>
<p><b>Partners</b></p>	<p>City, Down Town Committee, Downtown Property Owners</p>
<p><b>Timeline</b></p>	<p>Long-term</p>

<p><b>1.1d</b></p>	<p><b>Utilize Sanders County Community Development Corporation’s (SCCDC) micro loan program to fund façade improvements.</b> By communicating the economic benefit to the community of the City’s design guidelines, the City could work with SCCDC to offer micro loans to property owners wishing to make façade improvements.</p>
<p><b>Partners</b></p>	<p>City, Down Town Committee, SCCDC, Downtown Property Owners, Local Banks</p>
<p><b>Timeline</b></p>	<p>Mid-term</p>



## Objective 1.2 Capitalize upon underutilized properties on Main Street

Underutilized properties such as vacant lots and empty buildings are often seen as blight upon the community. While these properties do exist in Downtown Thompson Falls, it is not nearly the problem faced in other small towns across the state. With a manageable amount of these properties, they can be seen as an opportunity for temporary uses until the time a higher and better use comes along.

### Actions

<b>1.2a</b>	<b>Encourage low-cost temporary uses on vacant properties.</b> On the handful of vacant properties on Main Street, match property owners to community groups wishing to install community based facilities such as community gardens, temporary art, or pocket parks. Other options include matching property owners to private uses such as food trucks or seasonal vendors. Use outdoor furniture and Christmas lights to make temporary outdoor dining areas. Simple low cost actions can turn vacant properties into vibrant, attractive community gathering places.
<b>Partners</b>	City, Down Town Committee, Downtown Property Owners
<b>Timeline</b>	Short-term

<b>1.2b</b>	<b>Create a one-stop source for information on vacant downtown properties.</b> There are several vacant properties in downtown Thompson Falls, each of which may be suitable for different businesses based on their size, layout, and what level of infrastructure/amenities they have in place. This sort of information needs to be pushed out to potential business owners who may be looking for commercial spaces in Thompson Falls or similar communities. This action is about marketing these vacant properties as assets to potential entrepreneurs. The ideal format would be a website (or webpage on a local site) that lists all available commercial properties in Thompson Falls and includes detailed information on each property.
<b>Partners</b>	City, Down Town Committee, Downtown Property Owners, local Realtors
<b>Timeline</b>	Long-term

<b>1.2c</b>	<b>Install community orientated displays in windows of vacant buildings.</b> Match property owners with empty storefronts to community groups or organizations wishing to advertise community events, projects, or private businesses. The simple action of putting information about the community in an empty storefront can turn a distracting vacant space, into an asset for the community and for the property owner. Events and projects can be temporarily displayed diminishing the impression of the vacant building.
<b>Partners</b>	City, Down Town Committee, Downtown Property Owners, Community groups
<b>Timeline</b>	Short-term



Figure 10: Conceptual pocket park on vacant lot downtown.

<b>1.2d</b>	<b>Promote development in the core area and within the community in general.</b> Collect data and resources on the benefits of developing downtown and within all of Thompson Falls in general. Summarize that information into marketable materials and work with local Realtors who have clients interested in commercial properties in downtown to distribute the information and promote the area. The information should include key demographics, tourism figures, traffic counts, and contacts within the City regarding permitting requirements and any requirements for development.
<b>Partners</b>	City, Down Town Committee, Downtown Property Owners, Area Realtors
<b>Timeline</b>	Mid-term

**Objective 1.3      Develop a consistent and attractive streetscape along Main Street**

Like the physical appearance of buildings, the streetscape is an important element of developing a unique sense of place that attracts new residents and visitors. The streetscape comprises the physical elements and infrastructure usually within the right-of-way of the street. Things considered part of the streetscape include lighting, banners, street trees, landscaping, seating, trash receptacles, public art and more.

**Actions**

<b>1.3a</b>	<b>Adopt a desired future condition for streetscape improvements on Main Street.</b> Adopt guidelines for streetscape improvements that communicate the desired future condition for improvements along Main Street. The streetscape improvements will be closely tied to the desired future condition for sidewalks. The guidelines for streetscape improvements will only be a vision document, the specific design and implementation of streetscape improvements on Main Street will need to be a partnership with the Montana Department of Transportation. The ability to achieve the desired future condition will be dependent upon the issues and constraints of individual improvement projects.
<b>Partners</b>	City, Down Town Committee, MDT
<b>Timeline</b>	Short-term

<b>1.3b</b>	<b>Work with MDT and other entities to identify funding sources to build streetscape improvements.</b> Funding streetscape improvements is expensive. The City will need to find outside funding sources. Some of these sources may be through MDT or other organizations. The ability to achieve the desired future condition will be dependent upon the issues and constraints of individual improvement projects.
<b>Partners</b>	City, Down Town Committee, MDT
<b>Timeline</b>	Long-term

**Table 1: Examples of streetscape improvements.**

<b>Type of Improvement</b>	<b>Description</b>	<b>Intended Outcome</b>
<b>Street Trees</b>	Upward branching trees spaced evenly in the outer zone of the sidewalk.	Creates buffer between pedestrian and roadway. Provides shade for pedestrians and parked cars. Reduces noise from traffic.
<b>Landscape strips</b>	At grade landscaped strips interspaced between street trees in the outer zone of the sidewalk.	Planter strips provide attractive areas where signs, hydrants, light poles and other necessary utilities are located keeping them out of the way of pedestrians, while providing an attractive border with the street.
<b>Landscape beds</b>	Raised landscape beds interspaced along the outer zone of the sidewalk and at bulb-outs	Creates buffer between traffic and pedestrians. Integrates benches into landscaping. Creates protected area for landscaping. Can be used for street trees but should not be used for utilities.
<b>Temporary planters</b>	Planters for landscaping that can be moved seasonally, but are heavy enough not to be carried off. Can be made of concrete, wood, or other materials. Can be placed in outer zone of the sidewalk, at bulb-outs, and in the building frontage zone.	Relatively inexpensive alternative to beds. They can be used to buffer pedestrians and traffic, frame entrances to buildings, and frame crosswalks.
<b>Seating</b>	Benches placed in utility zone in areas of high pedestrian traffic or special interest.	Provides places to sit, interact and observe. Usually placed in areas with high visibility and near trash receptacles.
<b>Lighting</b>	Pedestrian scale lighting for sidewalks, paths and crosswalks. Additional lighting for automobiles on the street may still be needed. Placed in between street trees at a given interval in the utility zone.	Provides for a safe walkable environment. Frames buildings and street trees making an attractive and inviting nighttime area.
<b>Trash Receptacles</b>	Garbage cans and cigarette ash trays strategically placed to help keep Main Street clean and attractive.	Trash cans located at each corner that are easily accessible and emptied will be one of the most utilized public streetscape improvements
<b>Public Art</b>	Examples include murals, banners, decorative signs and sculptures. They can be temporary or permanent, created by community members or commissioned artists.	Public art will help establish the community's unique identity, encourage community pride, depict cultural and historic character, and add interest to public spaces.



Figure 11: Conceptual drawing of streetscape improvements.



## Part Three: Existing Conditions Analysis

### Current Land Use Patterns

Downtown can mean different things to different people. For a downtown master planning process, identifying a study area boundary or defining a planning area is not always necessary. Rather, we should recognize that downtown and the surrounding areas are interrelated. This plan generally focuses on the core area of Thompson Falls, which some might consider the community’s “downtown,” but many of the strategies will extend beyond the core area, into adjacent neighborhoods and beyond.

An aerial view of Thompson Falls shows a community of about 1,300 people covering about 1,000 acres along the Clark Fork River in northwest Montana. It is the county seat of Sanders County, and is a locally important community for daily services and employment. Zooming in even closer, Highway 200 and a major rail corridor split the city. The major employers are located on the eastern edge of town. The downtown area is sandwiched between the rail line and the reservoir created by Thompson Falls Dam.

#### Part Three Contents

- Current Land Use Patterns
- Public Outreach and Involvement
- Demographic and Economic Indicators
- Retail Trade Analysis

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### KEY FINDINGS—EXISTING LAND USE

There is limited housing available in the core area

Office / Professional businesses make up the largest share of businesses in downtown

Opportunities to capitalize on the existing supply of parking

Connectivity between downtown and the surrounding neighborhoods and amenities can improve

Sidewalks on Main Street could be wider in spots

There are many historic, culturally significant and recreational amenities in and around downtown

There are some long term vacancies in buildings downtown

There are a number of properties that could be developed or repurposed

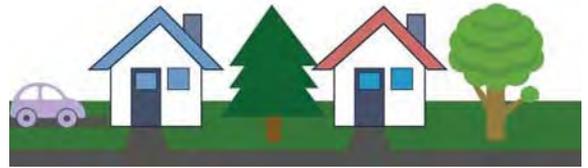
## Land Use Areas

The plan’s focus is on the central area of Thompson Falls, a strip of Main Street and the surrounding area about a mile and a quarter long. In this area, you can find four major land use areas.

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### NEIGHBORHOODS

This is where single family residential land uses are dominant. Some duplexes and apartments, and a occasionally commercial use may also be found. Neighborhoods can be found north of the railroad tracks and south of Main Street along the river.




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### TRANSITIONAL AREAS

Transitional areas are a mix of commercial, office, residential, or other uses without a defined land use pattern. These areas often display a more suburban, auto-dependent development type. Transitional areas can be found off Main Street on the west end of town.




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### CORE AREAS

Core areas are what most people would consider the downtown of a community. The streets are lined with sidewalks; buildings take up most of the land area. Travel to and from the area may be by car, but all trips from the car to your destination involve walking.




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### PARKS & RECREATION

Recreation areas are properties either privately or publically owned that are open to the public for their use and enjoyment. Recreation areas can be found anchoring the east and west entrance of the core area, along Main Street between the highway and the train tracks, and to the south of downtown along the reservoir and river.



## Land Use Map

The Land Use Map identifies the location of the four existing land uses in the area of focus. The land uses areas, described above are neighborhoods in orange, transitional areas in purple, core areas in red, and recreation in green.



Figure 12: Existing Land Use Map.

## Housing Inventory

Most of the housing in Thompson Falls is located outside of the core area, either in neighborhoods directly adjacent to the south side of the core area and across the tracks from Main Street to the north. However, there is some housing in the core area. Most of the housing is single family residential, but there also are some apartments, and a limited number of second floor lofts above commercial spaces.

Based on parcels classified as residential by the Montana Cadastral, there are 18 residential tracts in the core area of Thompson Falls. This represents about 10% of the core area's land base.

According to the Montana Cadastral land evaluation methodology, the taxable value of residential parcels in the core area totals \$2,037,166, averaging \$113,175 per tract. This evaluation is not a representation of the real estate market value of these parcels.

## Business Inventory

There are roughly 60 businesses operating in the core area of Thompson Falls. The majority of these businesses are locally owned and operated with many having appealing storefronts and unique merchandising.

In June of 2015, a general business inventory for this plan was completed for the core area. Through this inventory, businesses were loosely classified into five categories based on the US Department of Labor SIC Division Structure. The majority of business in the core area are classified as Office / Professional, followed by Eating and Drinking Place, Banking / Financial, Medical, and finally Entertainment.

Based on parcels classified as commercial by the Montana Cadastral, there are 42 commercial tracts in the core area of Thompson Falls. This represents commercial properties, not businesses. The land area considered commercial represents about 37% of the core area's land base.

According to the Montana Cadastral land evaluation methodology, the taxable value of commercial parcels in the Core Area totals \$11,803,488, averaging \$281,035 per tract. This evaluation is not a representation of the real estate market value of these parcels.

## Parking

There are essentially three types of parking in the downtown area. On-street parking, off-street public parking, and off-street private parking — all of which are important to the overall supply and demand of parking in downtown Thompson Falls.

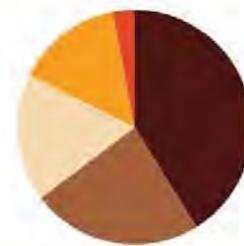
### KEY HOUSING STATS

**681 Total Housing Units**  
 618 occupied units  
 9.3% vacancy rate  
 64% of housing is owner occupied  
 2.11 people per household



Source: 2010 US Census

### KEY BUSINESS STATS



- Office / Professional (41%)
- Eating and Drinking Places (24%)
- Banking / Financial (18%)
- Medical (15%)
- Entertainment (3%)

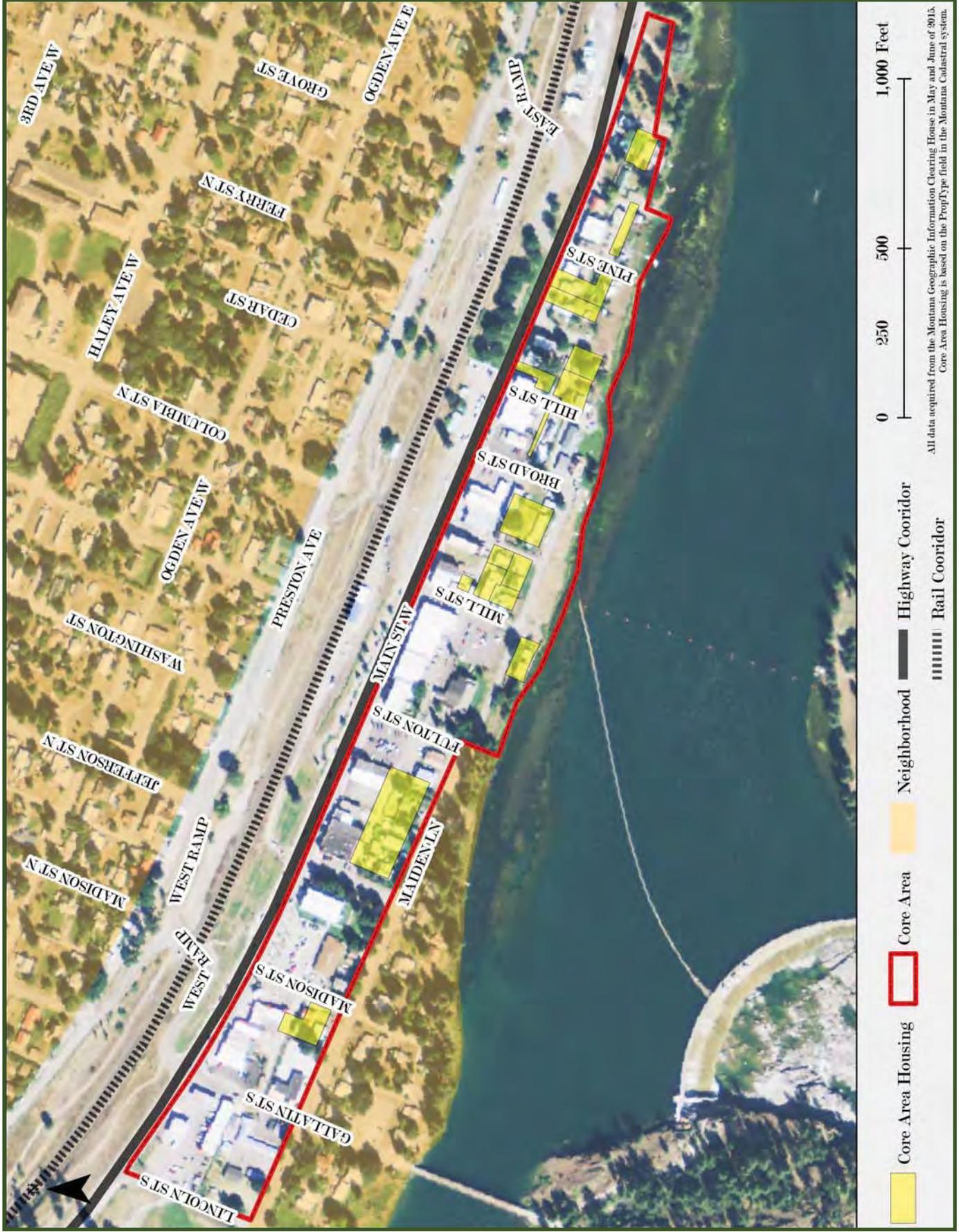


Figure 13: Core Area Housing.

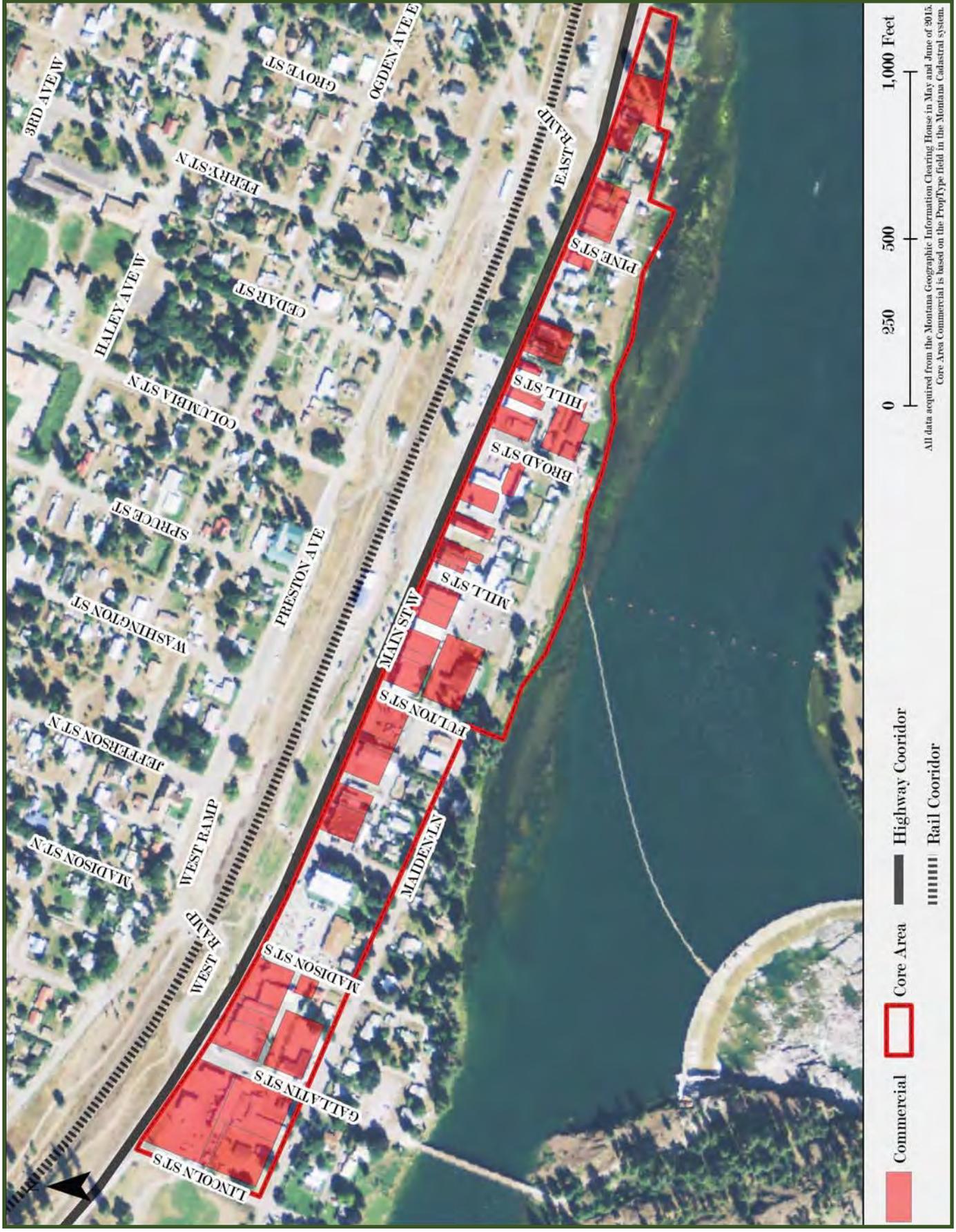


Figure 14: Core area commercial.

On-street parking is managed by the City and the Montana Department of Transportation. There is angled parking and parallel parking. The on-street parking in the downtown is free, however there are areas where it is prohibited or restricted to loading zones and a two-hour limit. On-street parking is primarily found along Main Street, but unimproved, unmarked on-street parking is allowed on most side streets.

Public off-street parking includes improved parking lots where spaces are well defined. These lots are found at sites on both the east and west side of the downtown area and north of Main Street. Public off-street parking also includes less improved gravel or dirt lots, which can be found east of downtown and at the Museum.

Private off-street parking is privately owned and managed parking that is usually used at the discretion of a specific business or property owner.

Through interviews, survey findings and observations, parking does not appear to be a major concern except during summer months. Most concern is likely due to the lack of available spots where demand is the highest — along Main Street where the highest concentration of businesses are located. Overall, there is more capacity than demand at present.

The highest demand for parking is generally during regular business hours on weekdays and in the summer. Demand drops in the evenings. If downtown grows or visitation increases, parking could become an issue over time. Strategies to maximize use of existing capacity would then need to be identified. Potential opportunities include parking on the west bound side of Main Street, in alleys and on side streets.



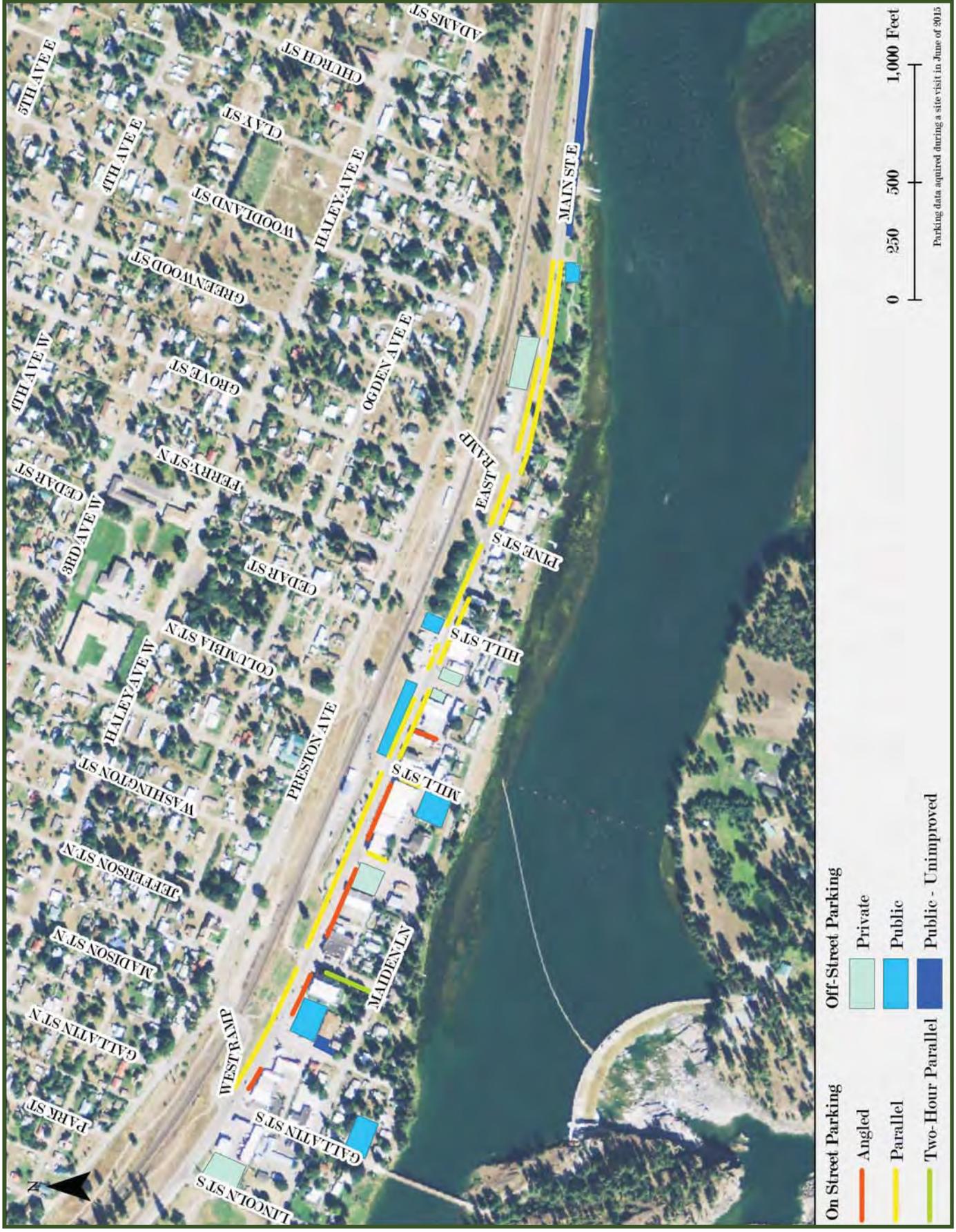


Figure 15: Parking in Downtown Thompson Falls.

## Access and Mobility

Access to and mobility in downtown are critical to the success of a community. Downtown Thompson Falls is fairly separated from the rest of town, and the easiest way to get downtown is by car. The primary barrier to foot traffic are Highway 200 and the rail corridor. It is not a surprise to find that 97% of people surveyed say they go downtown by car.

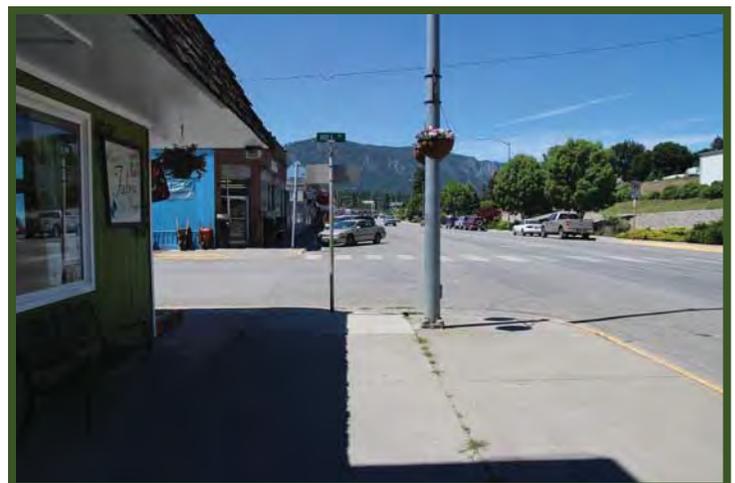
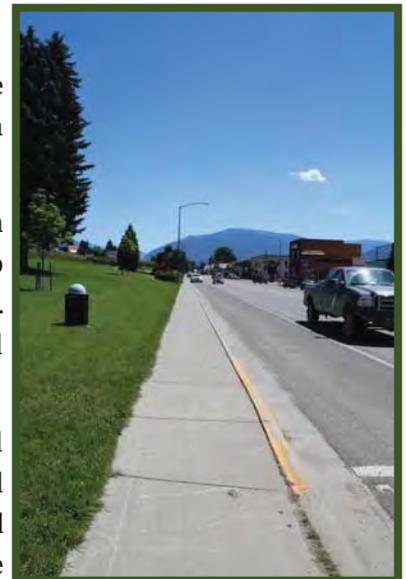
There are three crossings of the tracks between the neighborhoods to the north and the core area. Two of them are roads, the westernmost has sidewalk to the tracks but not beyond. The eastern road crossing lacks any pedestrian facilities. There is a pedestrian crossing north of the intersection of Main Street and Columbia Street. While this pedestrian crossing is improved, it likely does not meet modern safety standards.

Within downtown, Main Street is lined with sidewalks on both sides. On the north side of the road, the sidewalk is estimated to average 5 feet wide. On the south side of the road, where all the businesses are located, the sidewalk width varies. In spots it is only 5 feet wide, and in others it is at least 12 feet wide. In general, there is a correlation between sidewalk width and pedestrian activity. Wider sidewalks are preferable.

Most of the side streets in downtown do not have pedestrian facilities, let alone curbs and gutters. The streets do create a grid, providing connectivity from Main Street to the River.

The core area is anchored by two parks on the west and east ends. Ainsworth Field Park is currently being improved, but there is not a pedestrian connection to the core area. Wild Goose Landing does have a sidewalk connection to downtown. Two of the most prominent recreation areas in Thompson Falls, Island Park and High Bridge, do not have continuous pedestrian connections to the core area.

Thompson Falls has an active group working to develop a trail system in and around the community. The Thompson Falls Community Trails group completed a planning process, and has produced a map of their vision for non-motorized transportation. This vision includes many connections in and around the core area—see Figure 16.



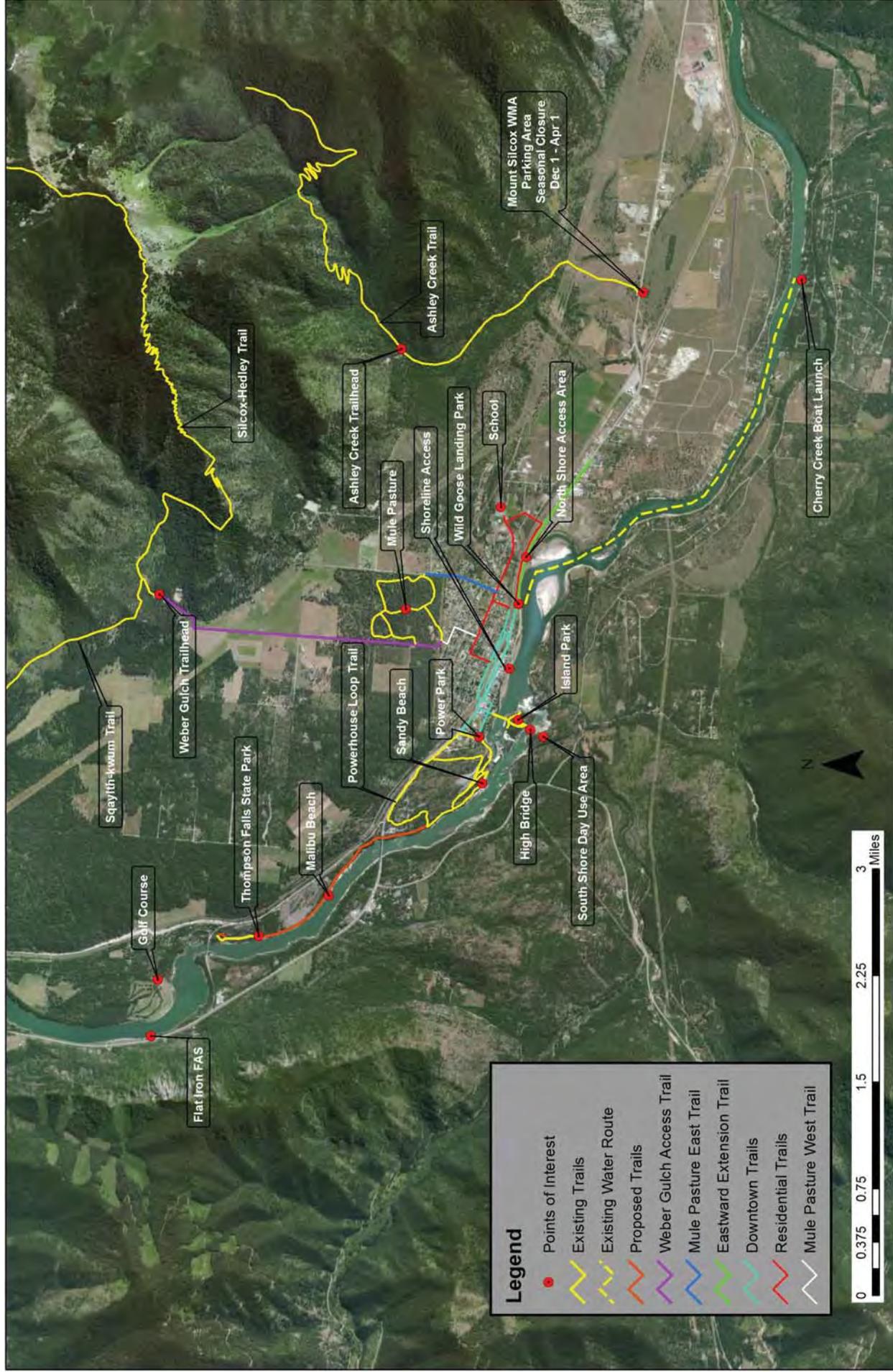


Figure 16: The Thompson Falls Community Trails group’s vision for non-motorized transportation in and around Thompson Falls. This map was prepared by the Thompson Falls Community Trails group.

## Historic, Recreational and Cultural Assets

### Historic Assets

There are 18 sites designated on the National Register of Historic Places in Thompson Falls. Seventeen are structures and one is a historic district, the Thompson Falls Hydroelectric Dam Historic District. Most of the sites on the Historic Registry are located in or around the downtown area.



Name	#
Ainsworth House	1
Gem Saloon	2
IOOF Lodge	3
Northern Pacific Warehouse	4
Preston House	5
Bedard House	6
Griffen House	7
Grandchamp House	8
House at 112 Park Street	9
House at 916 Preston	10
Hoyt House	11
Rinard House	12
Sanders County Jail	13
Thayer House	14
Weber's Store	15
Ward Hotel	16
Tourist House	17

### Cultural and Recreational Assets

Cultural and recreational assets could be considered part of the quality-of-life infrastructure that makes Thompson Falls such an enjoyable place to live. These assets extend far beyond downtown but the map in Figure 17 focuses on the assets in the downtown area.



Name	#
Ainsworth Field Park	1
Old Jail Museum	2
Sanders County Courthouse	3
City Hall	4
Fish Ladder	5
High Bridge	6
Wild Goose Landing	7
Fort Thompson/Rose Garden	8
Thompson Falls Public Library	9
Island Park	10
South Shore Day Use Area	11
Shoreline Access	12

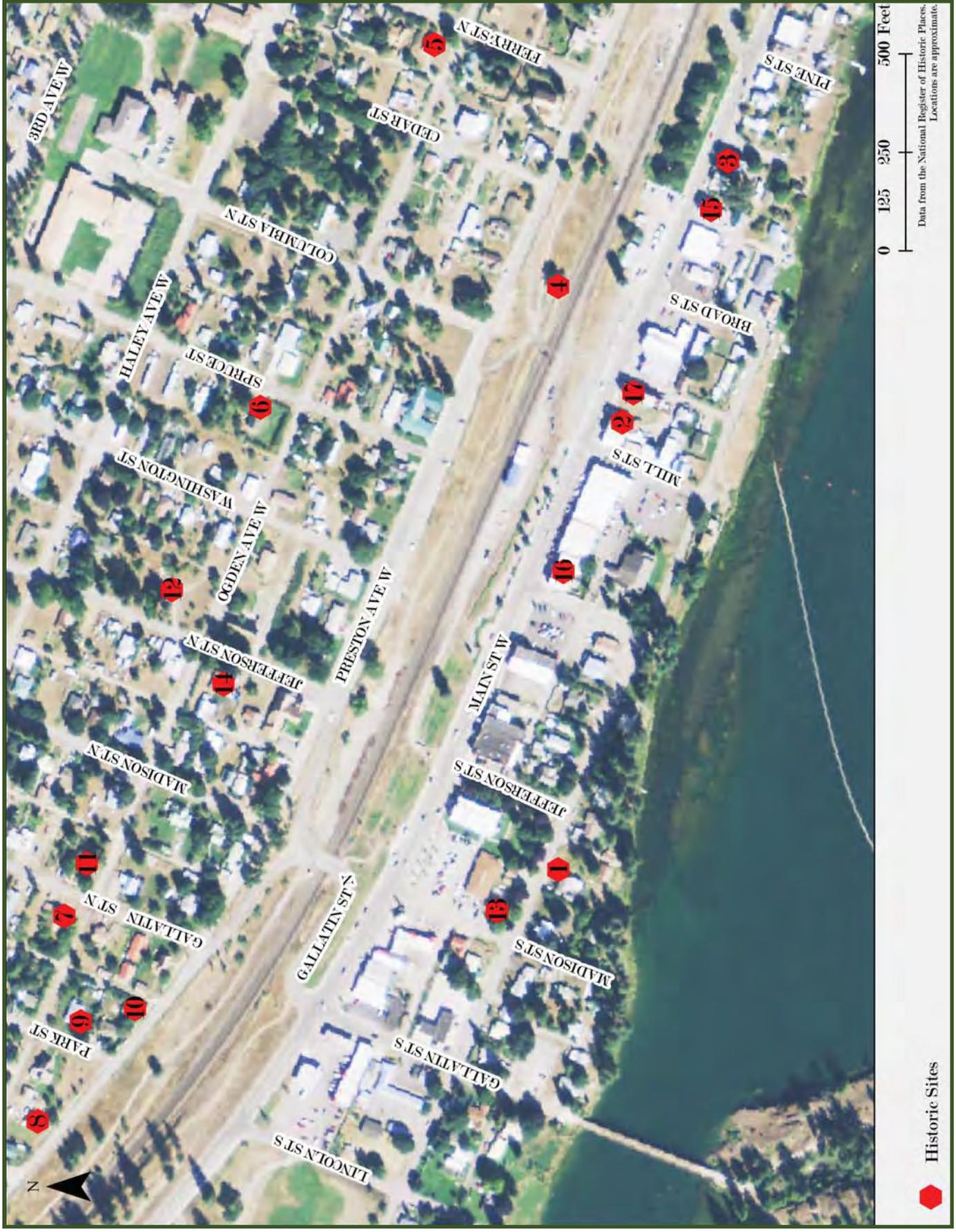


Figure 17: Location of historic resources in the downtown area.



## Underutilized or Vacant Properties

While underutilized and vacant properties represent opportunity in a growing downtown, in a struggling downtown, they are often considered blight. As the country and region continue to climb out of the recession, tourism will once again increase. In addition, the economic analysis described later in this report indicate there is room for growth in downtown. In Thompson Falls, these properties should be considered opportunities.

Underutilized properties are those that already have a use, but that use might be very limited or could be changed to a better or higher use. An example might be a structure on only a portion of a property, or a store that receives very little traffic.

Vacant properties are self explanatory: these include properties without structures and buildings without tenants. About a half dozen vacancies existed in June of 2015 when a walking survey was completed. It is important to note that any downtown has buildings without tenants — it is not a cause for alarm. What is more important is the length of the vacancies. Through interviews, it appears that vacancies can occasionally run long, or the businesses turn over very quickly.

There are a handful of vacant properties in downtown. A couple are on Main Street in the heart of the commercial area, creating a gap in the urban fabric. In addition, there are a number of vacant lots on the east end of downtown.



Figure 19: Location of underutilized properties in downtown.

# Public Outreach and Involvement

## Public Workshop

On June 9, 2015 the Thompson Falls Down Town Committee and Land Solutions, LLC held a public workshop to discuss ideas for downtown and to obtain feedback from community members. The workshop was advertised in the June 4th addition of the Sanders County Ledger. The paper also ran a front page article on the downtown plan and workshop on June 4th. Businesses throughout town posted flyers advertising the workshop. The Down Town Committee mailed an invitation to around 120 potential stakeholders. Approximately 40 individuals attended the workshop.

Mayor Carla Parks kicked off the workshop by welcoming the participants and introducing the consultants. The consultants gave a short presentation on why to plan for downtown, and explained the format of the workshop. The attendees then broke into groups and worked together to identify downtown Thompson Falls' strengths, weakness and opportunities for improvement. Following the breakout session, each group reported back to all those in attendance their top results. The workshop closed with the consultants explaining the next steps in the process, and leading an open public comment period.

### Workshop Results

Below are the key findings from the group breakout sessions.

## KEY FINDINGS—PUBLIC WORKSHOP

The top strengths of downtown Thompson Falls include the proximity to recreation and natural amenities, and the beauty and isolation that create the sense of community and quality of life

Top weaknesses of downtown Thompson Falls include the lack of directional signage and promotions and the need for more events

Top opportunities include the potential to create a consistent theme downtown, increased promotions to increase visitors, and continued improvement of recreation opportunities



## STRENGTHS OF DOWNTOWN

- ◆ Trail System
- ◆ Parks
- ◆ Access to Cherry Creek
- ◆ Fish ladder
- ◆ Access to Clark Fork River
- ◆ Proximity to outdoor recreation (hunting, fishing, camping, Clark Fork River)
- ◆ Thompson Falls' walkability
- ◆ Sense of community and quality of life
- ◆ High Bridge
- ◆ Cheap land prices
- ◆ Civic engagement
- ◆ Ainsworth Field Plan
- ◆ Nearby natural resources
- ◆ Compact downtown

### WEAKNESSES OF DOWNTOWN

- ◆ Inadequate signage highlighting Thompson Falls' attractions – i.e. trail system, high bridge, river access
- ◆ Lack of good walking paths from uptown
- ◆ Appearance of water in downtown - algae, seaweed, and driftwood make water look dirty and uninviting
- ◆ Lack of events to draw non-resident visitors
- ◆ Lack of a visual theme unifying downtown
- ◆ No one-stop-shop for local information
- ◆ Lack of funding for community activities
- ◆ Little parking for RV's
- ◆ Lack of evening attractions to draw people downtown
- ◆ Downtown businesses have inconsistent and limited operating hours
- ◆ Downtown is on one side of Main Street, essentially cutting downtown in half
- ◆ Parking
- ◆ Eastside entrance to Thompson Falls is uninviting
- ◆ Lack of street lighting
- ◆ Riley Creek Mill site – blighted area

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### OPPORTUNITIES FOR DOWNTOWN

- ◆ Restore Clark Fork River frontage near downtown
- ◆ Develop consistent signage that highlights Thompson Falls' attractions
- ◆ Add wayfinding signs that direct visitors to Thompson Falls' attractions
- ◆ Restore Rex Theater and Black Bear Hotel/Café
- ◆ Develop a one-stop-shop for visitor information
- ◆ Promote and market Thompson Falls' to nearby population centers – focus on outdoor recreation, parks & trails, and events
- ◆ Promote Thompson Falls' trails and parks
- ◆ Create a unified theme for Thompson Falls and develop uniformity in storefronts
- ◆ Restore aging buildings and storefronts
- ◆ Add more cross walks on Main Street
- ◆ Upgrade telecommunications infrastructure to attract telecommuters
- ◆ Organize more events and festivals that attract non-resident visitors
- ◆ Piggy back on nearby events
- ◆ Expand trail system
- ◆ Develop a vision for the Riley Creek Mill site
- ◆ Create events calendar

## Consumer Preferences (Survey Results)

In mid-May of 2015 a community wide survey was released to obtain feedback from area residents on issues related to downtown Thompson Falls. Of the 108 survey respondents, 50% live in Thompson Falls, 42% live outside Thompson Falls in Sanders County, and 9% live outside Sanders County.

The majority of survey respondents (79%) do most of their grocery shopping in Thompson Falls. However, only 13% of respondents stated they do most of their non-grocery item shopping in Thompson Falls, with 56% choosing Missoula and 19% electing to shop online. These figures are not surprising given the fact that consumers have a broader selection of goods and services in Missoula and via online retailers. This last sentiment was echoed in the survey results with 94% of survey respondents stating that the limited selection of goods and services is a disadvantage of shopping in downtown Thompson Falls, followed by high prices (57%) and limited hours (49%).

In terms of advantages to shopping in downtown Thompson Falls, 87% of respondents cited supporting local business, followed by convenience (77%) and knowing store owners and employees (66%).

When asked about which activities were most important to improving downtown, 63% of respondents said that restoring older buildings is very important or important. Respondents also voiced a need for more events with 59% stating that adding more events is very important or important.

### KEY FINDINGS—CONSUMER PREFERENCES

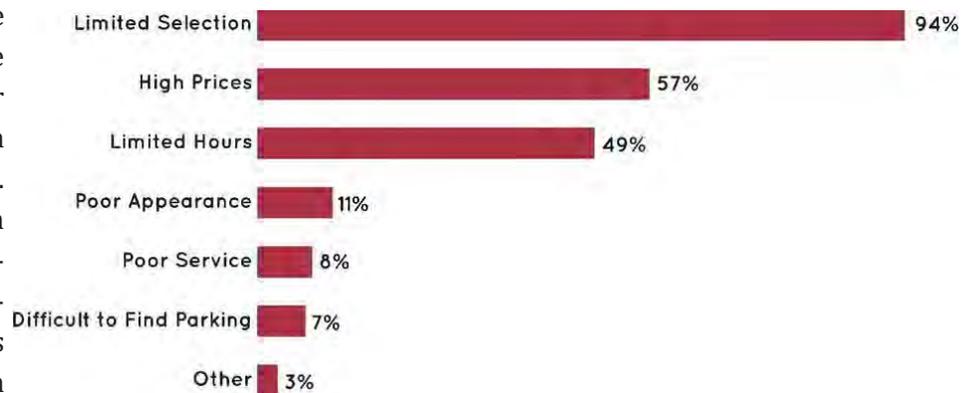
People come downtown to eat and drink, for entertainment and for shopping

The vast majority of people drive downtown, and surprisingly, they are satisfied with the parking

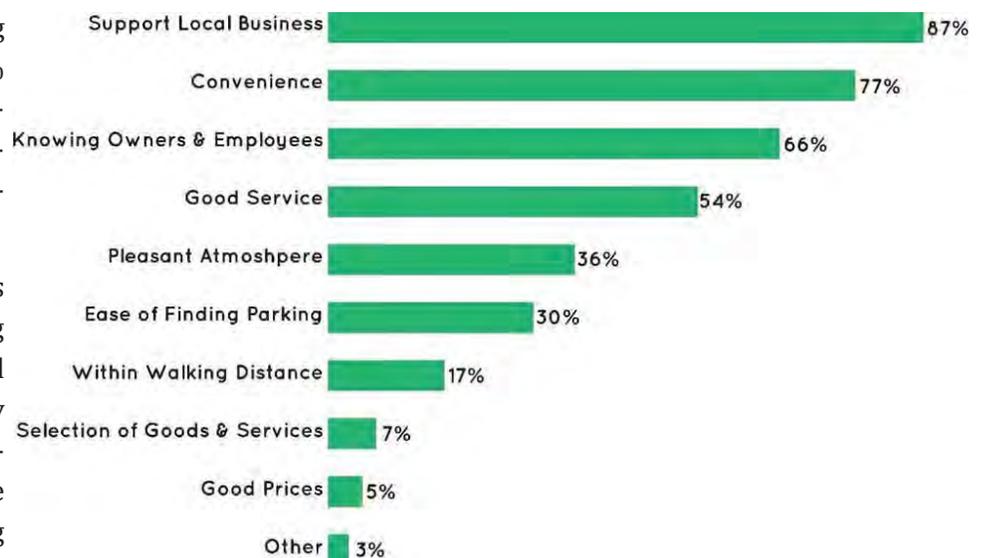
People think it is important to improve the appearance of downtown and restore historic buildings

Survey results show people want a greater variety of businesses and more events in downtown

### WEAKNESSES OF DOWNTOWN

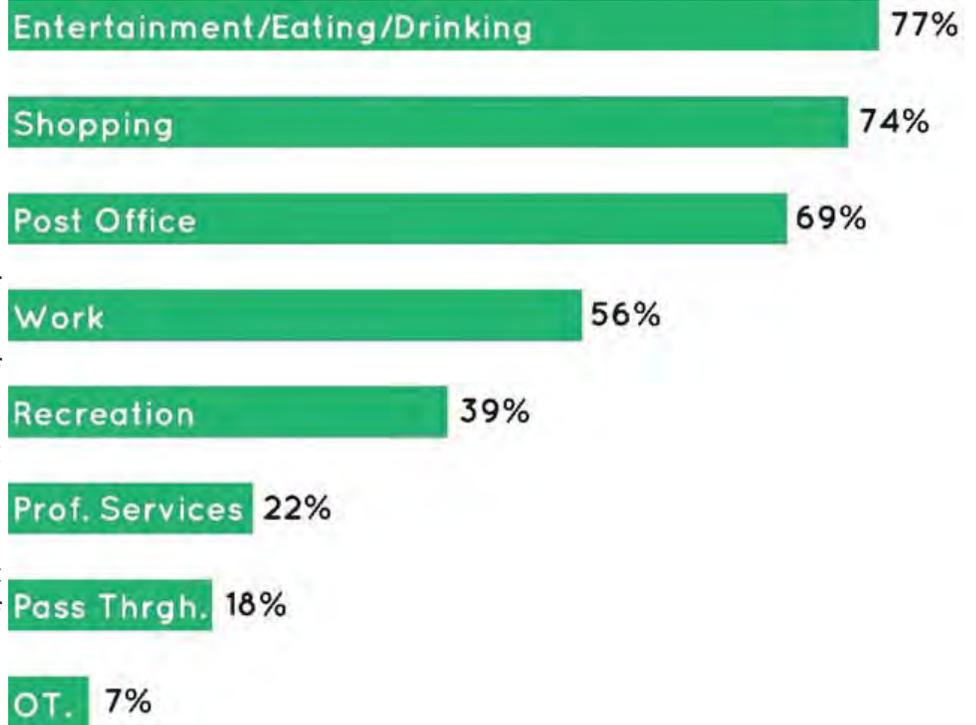


### STRENGTHS OF DOWNTOWN



When asked to rate downtown Thompson Falls in various categories, 88% of respondents categorized the friendliness of business owners as excellent or good. However, 76% of respondents categorized the variety of businesses as fair or poor. In terms of operating hours in downtown, 58% of respondents categorized the convenience of store operating hours as fair or poor. In light of this last figure, respondents were also asked when they do most of their shopping. 30% of respondents do most of their shopping during normal business hours (weekdays 8 A.M. – 5 P.M). However, a substantial number of respondents noted that they do their shopping during off hours – 32% after 5:00 P.M on weekdays and 32% on Saturdays.

**WHY PEOPLE COME DOWNTOWN**



**Voices from downtown**

**Select quotes from the survey**

When asked “what other actions do you feel are important to improving Downtown Thompson Falls? People stated...

*“Improvement of access to the river. There are streets that end at the river. Each of these streets have river access that is not kept up or improved.”*

*“Focus on the substance of good business rather than just the appearance.”*

*“More activities to bring people to our town.”*

When asked “if you could CHANGE two things about Downtown Thompson Falls what would they be?” People stated...

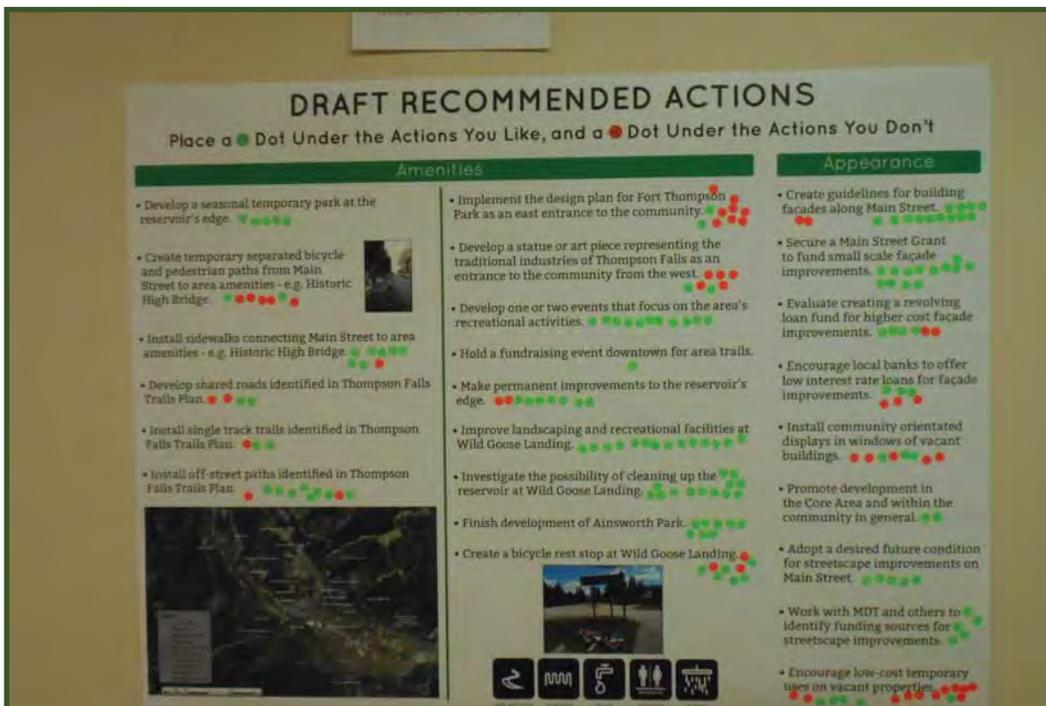
*“More entertainment”*

*“More use of trees and greenery intermixed with hardscapes, to make the main sidewalk more appealing, along with wider walking space with tables to sit outside and enjoy the shade and scenery. “*

*“Do something with the Black Bear Hotel”*

## Open House

On August 18th, 2015 the Thompson Falls Down Town Committee and Land Solutions, LLC held a public open house to share a series of draft implementation actions with Thompson Falls community members. At the open house community members were led through an exercise where they were asked to prioritize which actions they felt were most needed in Thompson Falls and which actions they felt were not well suited for the community. Over 40 people attended the open house, with the majority of feedback being positive. Open house attendees expressed strong support for actions geared towards branding and promoting Thompson Falls, while actions that were more regulatory in nature received more negative feedback. Based on the feedback received at the open house, the draft implementation actions were revised to better reflect the interests and values of Thompson Falls community members.



## Business Owners Survey

In June of 2015 a survey was sent out to all business owners in downtown Thompson Falls. The business owner's survey expanded on the community-wide survey by asking specific questions that addressed unique issues faced by small business owners. In total, 16 business owners responded to the survey.

In response to the question, "What changes in downtown Thompson Falls do you feel would bring the most improvement?" the following common themes emerged from respondents:

- Uniform theme
- Improved signage

- Clean up vacant lots and buildings on Main Street
- Visitors Center
- Designated RV parking

In terms of infrastructure, over half of respondents noted a need for pedestrian improvements, including more high visibility cross-walks and better maintained sidewalks. Other infrastructure needs highlighted included more attractive lighting and general upkeep of storefronts.

When asked about options for financing downtown improvements, business owners had varying opinions. Business owners were generally not supportive of an additional tax being levied on downtown businesses (e.g. a business improvement district) with 37% of respondents stating they are “unsupportive” or “very unsupportive” of this approach with 56% undecided. A voluntary membership fee for a downtown association received more positive support however, with 56% percent of respondents stating they were either “supportive” or “very supportive” of this approach.

**Table 2. Summary of the results on funding mechanisms from the business owners survey.**

	Very Supportive	Supportive	Undecided	Unsupportive	Very Unsupportive
Additional Tax Levied on Downtown Properties	0%	6%	56%	25%	12%
Voluntary membership fee for a downtown association	25%	31%	25%	6%	6%
Resort tax	25%	6%	56%	0%	6%

# Demographic & Economic Indicators

Beginning in 1980 Thompson Falls' population began steadily decreasing. While the rate of decrease has leveled out since the 1980s, Thompson Falls' population continues to decrease. As of 2013 the population of Thompson Falls was estimated at 1,131, which is a 14% decrease since 2000.

At the same time, Thompson Falls' population is also aging. Between 2000 and 2013 the median age increased from 40.9 to 46.6 and the percentage of individuals over the age of 65 increased from 17% of the total population to 26%.

Along with state and national trends, locally the aging trend is largely due to two factors. First, cheap land prices in the Thompson Falls area have attracted retirees from outside the area. Second, the lack of suitable employment opportunities in Thompson Falls has caused younger, working age adults to leave the area to find employment. This last fact is reinforced by employment data showing that between 2000 and 2013 the unemployment rate in Thompson Falls increased from 4% to 12%. During this same time period the percentage of employed individuals in the labor force decreased from 51% to 45%.

At the same time unemployment rose, the occupational mix also changed. Since 2000 the percent of individuals employed in the service occupations has more than doubled, while the percent of individuals employed in sales and office occupations has decreased by six percentage points. See the Thompson Falls snapshot on following page.

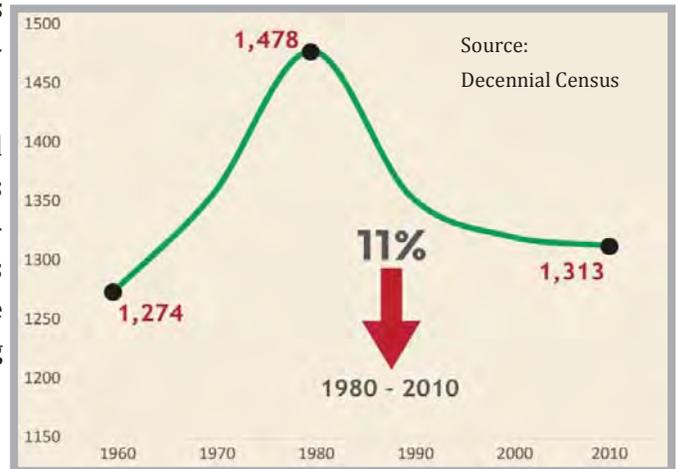
## KEY FINDINGS—DEMOGRAPHICS

- The long term population trend is declining
- The average age is increasing
- Long term unemployment rates have been rising

## KEY STATS

	2000	2013
POPULATION	1,321	1,131
MEDIAN AGE	40.9	46.6
MEDIAN HOUSEHOLD INCOME	\$28,103	\$32,031
AVERAGE HOUSEHOLD SIZE	2.38	2.27

## POPULATION TRENDS



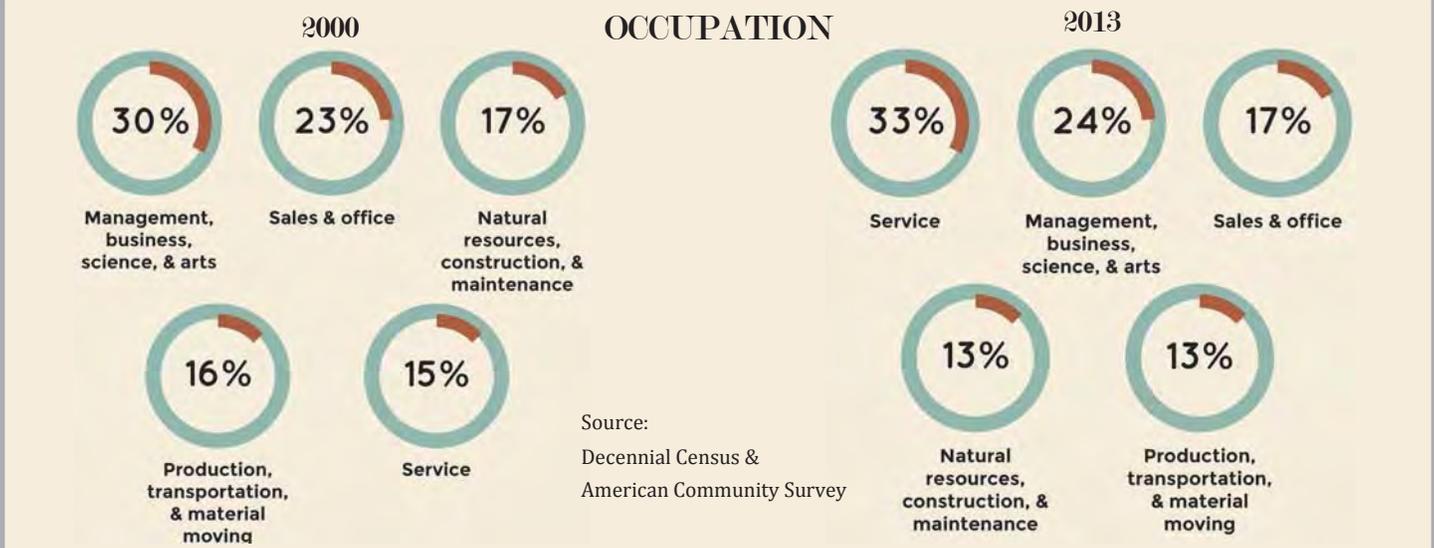
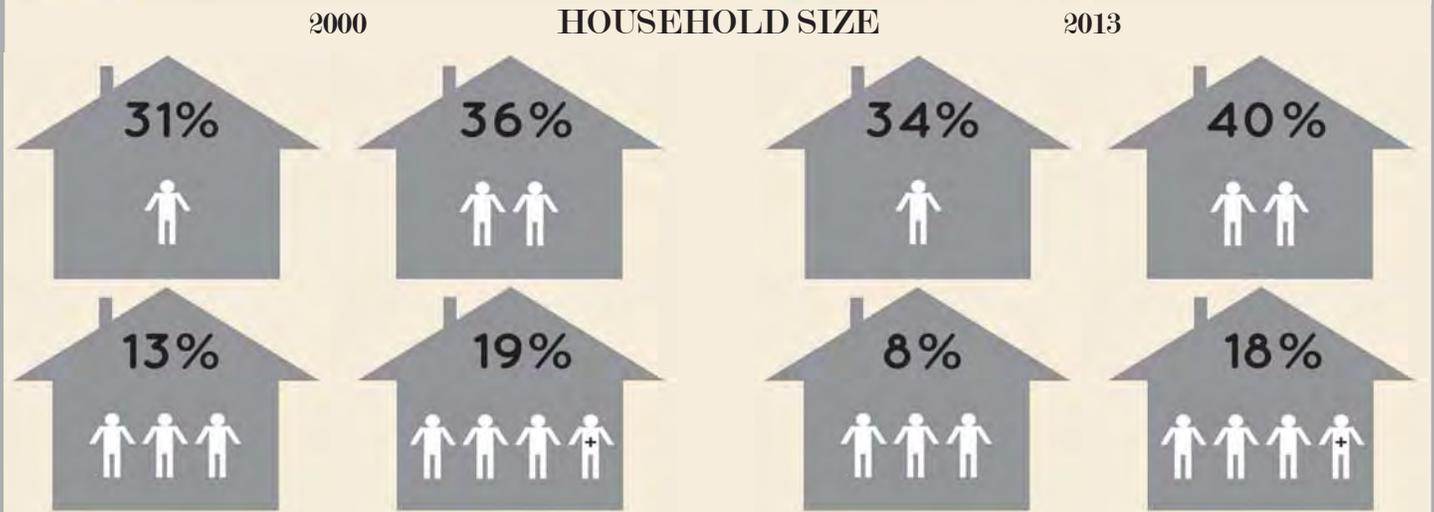
2000

## AGE DISTRIBUTION

2013

Source: Decennial Census & American Community Survey





Source:  
Decennial Census &  
American Community Survey

## Peer Communities

A peer community analysis was performed to see the direction Thompson Falls is moving relative to other communities in Montana. The communities chosen for this analysis are Darby, Eureka, Stevensville and the state of Montana as a whole. These communities were chosen based on similarities in population size, economic base and proximity to natural amenities. For the peer communities analyzed, only Thompson Falls and Darby decreased in population between 2000 and 2013 – see Table 3. In terms of aging, all peer communities and the state of Montana are aging, with increases in both median age and the percentage of individuals over the age of 65. However, Thompson Falls has the highest median age and is tied with Eureka for the highest percentage of individuals over the age of 65. Across all peer communities the unemployment rate increased between 2000 and 2013, with Thompson Falls having the second lowest unemployment rate at 12%. During this same time period, the percentage of individuals in the labor force who are employed decreased for all communities with the exception of Eureka.

**Table 3. A comparison of demographic trends between Thompson Falls and peer communities.**

		Popula- tion	Median Age	% Over 65	Median HH In- come	Unemploy- ment	% Employed
<b>T-Falls</b>	<b>2000</b>	1,321	40.9	17%	\$28,103	4%	51%
	<b>2013</b>	1,131	46.6	26%	\$32,031	12%	45%
	<b>Change</b>	<b>-14%</b>	<b>5.7</b>	<b>9%</b>	<b>14%</b>	<b>8%</b>	<b>-6%</b>
<b>Darby</b>	<b>2000</b>	710	32.7	9%	\$25,221	7%	56%
	<b>2013</b>	585	42.6	12%	\$33,235	18%	44%
	<b>Change</b>	<b>-18%</b>	<b>9.9</b>	<b>3%</b>	<b>32%</b>	<b>11%</b>	<b>-12%</b>
<b>Eureka</b>	<b>2000</b>	1,017	40.2	18%	\$27,120	10%	44%
	<b>2013</b>	1,121	45.2	26%	\$25,980	18%	47%
	<b>Change</b>	<b>10%</b>	<b>5</b>	<b>8%</b>	<b>-4%</b>	<b>8%</b>	<b>3%</b>
<b>Stevens- ville</b>	<b>2000</b>	1,553	38.9	21%	\$27,951	5%	54%
	<b>2013</b>	2,041	39.4	23%	\$29,819	16%	49%
	<b>Change</b>	<b>31%</b>	<b>0.5</b>	<b>2%</b>	<b>7%</b>	<b>11%</b>	<b>-5%</b>
<b>Montana</b>	<b>2000</b>	902,195	37.5	13%	\$33,024	4%	61%
	<b>2013</b>	998,554	39.9	15%	\$46,230	7%	60%
	<b>Change</b>	<b>11%</b>	<b>2.4</b>	<b>2%</b>	<b>40%</b>	<b>3%</b>	<b>-1%</b>

Source: Decennial Census & American Community Survey

# Retail Trade Analysis

To understand the role Thompson Falls currently plays in the area’s economy, a basic retail trade analysis was completed using ESRI Business Analyst Online, which provides custom market analyses using extensive demographic, consumer spending and business data from a variety of public and private sources. This analysis identifies three things:

## **The Primary Trade Area for Thompson Falls**

The Primary Trade Area represents the area where downtown Thompson Falls will draw the majority of its customers.

## **Sectors of the economy where Retail Leakage is occurring**

Retail leakage occurs when consumers are making purchases outside of the trade area, indicating that the supply of locally available retail goods is inadequate or that prices are not competitive enough to meet local demand. Retail leakage represents opportunity in the economy, areas where businesses could theoretically expand.

## **Sectors of the economy where Retail Surplus is occurring**

Retail surplus occurs when sales are greater than local consumer demand. A surplus signifies that the trade area is attracting outside spending. This is good because it most likely means people from outside the area, probably tourists, are spending money in Thompson Falls.

The Retail Trade Analysis gives insight into what sectors of the economy have the potential to expand in downtown Thompson Falls and provide the basis for further study.

## **Primary Trade Area**

Based on Thompson Falls’ location within the region, the distance to competing markets, physical barriers and drive times, the primary trade area (PTA) stretches from Noxon to Plains along the Highway 200 corridor.

One strategy to expand a local economy is to grow the size of the PTA. Two possible strategies to expand a PTA include building new transportation connections or developing facilities that can draw customers from competing markets. In Thompson Falls’ case, expanding the PTA is not likely to prove to be an effective strategy. There are two reasons for this: First, the competing markets are likely the much larger communities of Sandpoint and Missoula. Secondly, the physical barriers in the area prevent establishing new transportation corridors and connections.

This is where the retail leakage and surplus analysis comes into play. It will help understand sectors in the economy that are

## KEY FINDINGS—RETAIL TRADE ANALYSIS

Thompson Falls primary trade area is unlikely to grow

The greatest opportunity to capture more of the market lies in general merchandise

The analysis shows there are opportunities for more businesses in downtown Thompson Falls

under-performing and over-performing in the PTA. Under-performing sectors represent opportunity to grow within the existing PTA, and over-performing sectors represent sectors of the economy where Thompson Falls is perhaps out competing other markets or attracting tourism.



## Retail Leakage and Surplus Analysis

The retail market analysis compares total local sales (supply) with total consumer expenditures (demand) for residents of the Thompson Falls trade area. Retail leakage occurs when trade area consumers are making purchases outside the trade area, indicating that the supply of locally available retail goods is inadequate or that prices are not competitive enough to meet local demand.

As can be seen in Table 4 on the following page, the Thompson Falls trade area has a retail surplus for the sum of industry categories analyzed, which makes sense because it is the primary local shopping destination for area residents and also draws shoppers from outside the region during summer months. However the trade area is experiencing major retail leakage in general merchandise, health care, clothing and electronics. This indicates there is demand for these kinds of businesses in Thompson Falls as a whole and possibly in the downtown area.

Because of the small market size of the Thompson Falls trade area, the exact dollar figures presented in Table 4 should not be the focus; instead, the retail gap figures generally show where additional consumer spending might be captured by businesses in both the downtown and the greater Thompson Falls area.

Categories with Major Retail Leakage



Source: ESRI Business Analyst Online

The table below is the full outcome of the retail market analysis per economic sector. The column labeled demand represents the calculated demand based on the PTA for Thompson Falls. The potential demand could be considered the amount of sales the market could support. The column labeled supply represents the calculated amount of sales occurring for each economic sector. The final column, labeled retail gap, is the difference between the demand, and the supply.

A negative number in green means that sector of the economy is out performing what the PTA should support. This is good, in that it suggests people from outside the PTA are spending money in Thompson Falls. A positive number in red represents the retail leakage. These numbers suggest the opportunity for growth within the PTA, or in other words, the market is leaking dollars to other PTAs. It is important to note that in a community as small as Thompson Falls the data has limitations and these numbers are rough estimations. The figures should be analyzed for obvious trends instead of specific numbers.

**Table 4. Retail gap of different sectors of the Thompson Falls’ economy.**

Category	Demand (Potential)	Supply (Sales)	Retail Gap
Grocery Stores	\$10,026,616	\$11,400,309	-\$1,373,693
Specialty Food & Beverage Stores	\$803,522	\$2,167,040	-\$1,363,518
Full Service Restaurants	\$2,623,841	\$1,550,136	\$1,073,705
Limited Service Eating Establishments	\$3,254,107	\$3,824,445	-\$570,338
Specialty Food Services	\$295,547	\$45,520	\$250,027
Drinking Establishments	\$337,491	\$1,455,621	-\$1,118,130
Health & Personal Care Stores	\$4,526,107	\$1,274,730	\$3,251,377
Clothing Stores	\$2,207,957	\$856,087	\$1,351,870
Shoe Stores	\$418,728	\$0	\$418,728
Jewelry, Luggage, & Leather Goods	\$527,264	\$0	\$527,264
Florists	\$80,424	\$483,407	-\$402,983
Office supplies, Stationary, & Gift Stores	\$667,325	\$264,075	\$403,250
Used Merchandise Stores	\$266,934	\$627,501	-\$360,567
Miscellaneous Retail	\$1,333,702	\$1,866,091	-\$532,389
General Merchandise Stores	\$11,957,884	\$85,996	\$11,871,888
Home Furnishings Stores	\$1,311,589	\$1,466,120	-\$154,531
Electronics and Appliances Stores	\$1,664,398	\$897,008	\$767,390
Sporting Goods, Hobbies, & Musical Inst. Stores	\$1,484,573	\$1,750,393	-\$265,820
Books, Periodical & Music Stores	\$359,219	\$0	\$359,219
Building & Garden Supply Stores	\$2,627,434	\$11,527,245	-\$8,899,811
Motor Vehicle & Parts	\$14,420,008	\$17,907,787	-\$3,487,779
Gasoline Stations	\$8,286,307	\$17,912,629	-\$9,626,322
Non-store retailers	\$2,003,822	\$5,237,481	-\$3,233,659
<b>Total</b>	<b>\$71,484,799</b>	<b>\$82,599,621</b>	<b>-\$11,114,822</b>

Source: ESRI Business Analyst Online

*Welcome to*  
**Thompson Falls**  
*Home of Western Hospitality*





**TRAIL PLAN**

## **Planning Process**

Thompson Falls Community Trails (TFCT) was formed in 2008 with representation by individual citizens, the City of Thompson Falls, Sanders County, Montana Fish, Wildlife and Parks, Avista Corporation, PPL Montana, as well as other private and non-profit organizations invested in a common goal to create pedestrian-safe infrastructure in and around Thompson Falls. Under the guidance of the Plains, MT District Ranger of the US Forest Service, the committee is in the process of developing a five-year strategic Trails Plan.

The planning process has included: reviewing past trails efforts; developing goals and policies; defining existing conditions; creating base maps; meeting with consultants; and analyzing trail plans from other communities.

Steps in the planning process include: gathering input from the public as well as trail users, defining a proposed trail network; developing a strategy for administration and implementation of a trails program, including strategies to secure funding for construction and maintenance; and incorporating this information into a Trails Plan.

## **Vision and Goals**

Thompson Falls Community Trails is organized exclusively with a not-for-profit purpose to enhance quality of life in the Thompson Falls area of Sanders County, Montana, by building, maintaining, and improving trails that provide transportation ways, connectivity, and recreation opportunities.

The TFCT committee envisions a safe and convenient network of non-motorized trails connecting existing recreation areas, as well as key locations within the community such as schools and downtown Main Street. These connections will benefit our residents, our economy and our environment.

The goals of the TFCT are to:

- Develop trail systems that provide recreational opportunities and access for a diverse group of users to local parks, waterways, schools, public lands, community event centers and the retail/business district. Access for mobility-impaired users will be a high priority.
- The trail system will provide safe, alternative routes to schools and other locales which will result in decreased vehicular traffic and increased use of non-motorized modes of transportation.
- The trails will promote community health and wellness and add to the quality of life as well as contribute to an overall healthier environment. Where possible, trails will be constructed in natural settings that are pleasing to the senses.
- Trail systems will provide positive economic impacts to the community, contribute to the enhancement of the community as a destination point, and foster community pride.
- Implementation of trail systems will consider visibility, ease of access and needs for parking, and will include adequate signage and maps. Trails will be constructed in such a way to not only minimize resource damage and be low maintenance by design, but contribute to resource protection and sustainability. They will serve to foster partnerships

with user groups, private landowners, governmental entities and business owners. Trails will provide opportunities for interpretive development (historical, cultural, natural, etc.).

- Long-term management of a trail system will include development of a collaborative trail maintenance plan as well as strategies to identify and utilize various sources of funding for construction and maintenance of the trail system.

### **Proposed Trail Network and Connectivity**

A comprehensive trail network will include connectivity to existing trails, recreation areas, and key locations within the community. These trails or connections are broadly defined and refer to a variety of facilities for non-motorized users, such as shared-use pathways, sidewalks, single-track trails, backcountry roads, and also routes along shared roadways, where bicyclists and pedestrians are directed and accommodated. While many elements of this network have been in place for some time, some segments were recently constructed or improved while others are planned segments to be constructed in the future. On-the-ground identification of existing connections and designated routes (sidewalks, etc.) will make these connections apparent and easy to find by users.

Some shared roadways may need no special facilities other than signage identifying them as bike routes due to low traffic volumes and slow speeds. For others, wider shoulders or bike lanes may be needed to provide an acceptable margin of safety.

### **Priority Projects**

Proposed future trail construction and improvement projects will be based upon a defined set of criteria in no particular order:

- Provides needed safety improvement
- Provides safe pedestrian and bicycle access to schools
- Provides safe connection between communities and parks/public lands
- Services large proportion of population and/or anticipated demand
- Connects and clearly identifies existing trail segments (enhance utility through trail network continuity)
- Provides trailhead facilities
- Provides a high quality recreational experience

### **Primary Community Points of Connection**

- Downtown
- High Bridge, Island Park and Thompson Falls Fish Ladder
- Outlying Community Area (Ace Hardware/Harvest Foods)
- Powerhouse Loop Trail
- Thompson Falls State Park
- Wild Goose Landing Park

### **Secondary Community Points of Connection**

- Schools

- Mule Pasture recreation area
- Public access areas on north shoreline of Thompson Reservoir

### **Outlying Connections**

- Weber Gulch Trailhead (USFS)
- Ashley Creek Trailhead (USFS)
- Upstream Clark Fork River Access
- Mt. Silcox (USFS)
- Water Trail –Cherry Creek Boat Launch to Wild Goose Landing
- South shoreline (NorthWestern Energy) to Flat Iron FAS (MTFWP) to Birdland Bay (Shared ownership, Avista and private)
- Thompson Falls State Park (MTFWP) to Golf Course (Privately owned)

### **Opportunistic Trail Development**

Opportunities for trail development will arise as priorities are defined and partners become involved, including the City of Thompson Falls, Sanders County, Montana Dept. of Transportation, Montana Fish, Wildlife & Parks, US Forest Service and private landowners.

This process will parallel active efforts to complete priority projects, which includes the current proposed trail segment that will connect Thompson Falls State Park to the existing 2.3 mile Powerhouse Loop Trail that runs along Hwy 200 and the Clark Fork River between Power Park and the Rimrock Lodge.

A Trails Plan that is incorporated into all pertinent planning and regulatory documents used by the City and the County will help ensure that new trail segments are considered within future land development and transportation projects, which can contribute many new miles towards the envisioned Thompson Falls Trail Network.

### **Trail Maintenance**

Historically, the responsibility for trails maintenance has not been formally clarified, budgeted, and delegated to a specific government agency or cooperating entity. It has recently been managed by volunteers and with resources from NorthWestern Energy (formerly PPL Montana) and Avista. Trail maintenance requirements vary depending upon the type of trail and the source of funding. Typical trail maintenance includes debris sweeping, winter snow removal or grooming, mowing/weed control, and surface repair as needed, in addition to maintenance of facilities such as restrooms, benches, etc.

For a well-planned and efficient trails program to be actualized, a reasonable and effective maintenance plan should be developed with maintenance responsibilities clarified, budgeted, and delegated to specific agencies or separately funded committees/organizations. Consideration for launching a program similar to Adopt-A-Trail will be explored to engage more volunteers and program stakeholders. TFCT will assess maintenance needs on an individual project basis.

A comprehensive field assessment of the condition of all existing trails will be performed to identify maintenance needs for the various sections of trail and will prioritize those needs within the

context of the trail network. This inventory will become the basis for a Maintenance Plan, which will also incorporate maintenance measures for all future proposed connections and segments.

Priority maintenance responsibilities are:

- Spring and Fall weed maintenance
- Action plan to perform larger scale maintenance (removing downed trees, etc.)
- Coordinate regular volunteer “work days” to address debris and litter sweeps
- Winter snow removal/grooming along high traffic routes

### **Recommendations for Trails Program Administration/Implementation**

The Thompson Falls Community Trails Committee will take the lead responsibility for the established trails program. They will continue to have vested participation by current stakeholders including: Avista Corporation, NorthWestern Energy, Sanders County, The City of Thompson Falls, US Forest Service and Montana Fish, Wildlife & Parks, other land management agencies, as appropriate, Sanders County Community Development Corporation, and local residents. A main goal of the Trails Committee is to consistently coordinate with other groups or agencies that have existing or proposed trails in the area, which will strengthen our core trail network and mission.

The committee will continue to solicit fiscal support and develop partnerships throughout trail development activities. Residents of all ages and abilities will have easy access to recreational, no-cost activities. Promotional programs and events will highlight benefits of resident health and wellness opportunities from accessible trail systems. Information will be shared to encourage individuals to utilize non-motorized transportation. Additional features for trails will include bicycle racks, benches at scenic vistas, signage and information kiosks.

Main Street businesses will be positively impacted from the development of a community trail network. Recreation trails provide a well-rounded and welcoming atmosphere for visitors. Trail systems bring people together through recreation, business and enjoying the great outdoors, and they add to the authentic experience visitors have when they travel to or through the community.

The goal of the Thompson Falls Community Trails group is to encourage people to participate in non-motorized activities by providing facilities that provide opportunities to commute and exercise on a bicycle or on foot. As pathways that provide these opportunities are developed, alternative transportation becomes more viable, and overall community health and wellbeing will increase.

# APPENDIX E - THOMPSON FALLS FINANCIAL DOCUMENTS

DETAILED FINANCIAL REPORTS  
EXPENDITURE BUDGET REPORT  
REVENUE BUDGET REPORT

Fund=2770

Fund/ Account / Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit
2770	Ainsworth Park Project				
101770	Ainsworth Park Project				
SC 25364	Park supplies	HD SUPPLY WATERWORKS, LTD.	4/15		865.84
JV 278383 4	NorthWestern Energy Grant		6/15	15,000.00	
JV 278392 3	NorthWestern Donation		6/15	250.00	
SC 25443	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/15		173.90
SC 25496	Split Cedar Fence Ainsworth	Jon Sonju	6/15		2,416.00
SC 25522	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/15		
SC 25541	Split Cedar Fence Ainsworth	Jon Sonju	7/15		160.00
SC 25572	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/15		
SC 25579	Ainsworth Field Park Sprinkler	Kohler's Sprinklers and Ba	8/15		13,965.00
RV 279787 1	CTEP Project Sprinkler System		9/15	12,991.10	
RV 279788 1	CTEP Project Fence		9/15	2,576.62	
SC 25639	Split Cedar Fence Ainsworth	Jon Sonju	9/15		400.00
SC 25666	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/15		
SC 25709	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/15		
SC 25723	Ainsworth Park Plans per N. Ja	SANDERS COUNTY LEDGER	10/15		40.00
SC 25775	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/15		
SC 25840	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/15		
SC 25879	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/16		
SC 25898	Ainsworth Field	TAYLOR SERVICES	1/16		6,758.80
SC 25984	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/16		
JV 278431 2	Ainsworth Fund Transfer Cash		3/16	2,413.02	
SC 26070	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/16		
RV 279937 1	Big Horn Consulting		4/16	100.00	
RV 279938 1	donation to ainsworth		4/16	20.00	
SC 26118	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/16		
SC 26182	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/16		
RV 279989 1	Donation from NW Energy		6/16	250.00	
SC 26248	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/16		
SC 26323	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/16		
SC 26374	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/16		
SC 26430	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/16		
RV 280093 1	Ainsworth Park Donation		10/16	5,000.00	
SC 26513	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/16		
SC 26527	Ainsworth Park	PARDEE EXCAVATING	10/16		3,000.00
SC 26534	Ainsworth Field	TAYLOR SERVICES	10/16		1,435.00
RV 280105 1	Ainsworth Park Donation		11/16	100.00	

Fund=2770

Fund/ Account /			Acct.		
Doc/Line #	Description	Vendor/Receipt From	Period	Debit	Credit
RV 280106 1	Ainsworth Park Donation		11/16	50.00	
RV 280123 1	Donation		11/16	100.00	
SC 26564	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/16		
RV 280144 1	Ainsworth Field Park Donation		12/16	10,000.00	
SC 26608	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/16		
RV 280157 1	Ainsworth Field Donation		1/17	5,000.00	
SC 26663	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/17		
RV 280171 1	Ainsworth Field Donation		2/17	5,000.00	
SC 26705	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/17		
RV 280177 1	Ainsworth Field Donation		3/17	12,043.52	
RV 280190 1	Donation to Ainsworth Project		3/17	1,000.00	
RV 280193 1	Donation to Ainsworth Project		3/17	5,000.00	
SC 26762	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/17		
RV 280221 1	Ainsworth Field Donation		4/17	100.00	
RV 280224 1	Ainsworth Field Donation		4/17	500.00	
RV 280226 1	Ainsworth Field Donation		4/17	500.00	
RV 280229 1	Ainsworth Field Donation		4/17	5,000.00	
RV 280230 1	Ainsworth Field Donation		4/17	21,000.00	
SC 26818	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/17		
SC 26862	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/17		
RV 280268 1	NWE donation Ainsworth		6/17	250.00	
RV 280274 1	Northern Lights Ainsworth dona		6/17	75.00	
SC 26924	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
SC 26925	Estimate on Sod for Ainsworth	SANDERS COUNTY LEDGER	6/17		30.60
SC 26985	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
SC 27018	CDBG Grant Writing	Rural Economic Designs, LL	7/17		325.00
SC 27050	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/17		
SC 27065	CDBG Grant Writing	Rural Economic Designs, LL	8/17		1,143.86
SC 27123	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/17		
SC 27135	CDBG Grant Writing	Rural Economic Designs, LL	9/17		731.25
SC 27187	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/17		
SC 27200	CDBG Grant Writing	Rural Economic Designs, LL	10/17		56.25
SC 27200	CDBG Grant Writing	Rural Economic Designs, LL	10/17		131.25
SC 27215	Ainsworth Park Professional	WGM Group	10/17		750.00
Account Total:				104,319.26	32,382.75

Fund=2770

Fund/ Account / Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit
202000 Accounts Payable					
CL 276615 2	Park supplies	HD SUPPLY WATERWORKS, LTD.	4/15		865.84
SC 25364	Park supplies	HD SUPPLY WATERWORKS, LTD.	4/15	865.84	
CL 276698 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/15		173.90
CL 276756 1	695751 Split Cedar Fence Ainswo	Jon Sonju	6/15		2,416.00
SC 25443	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/15	173.90	
SC 25496	Split Cedar Fence Ainsworth	Jon Sonju	6/15	2,416.00	
CL 276782 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/15		
CL 276802 1	695753 Split Cedar Fence Ainswo	Jon Sonju	7/15		160.00
SC 25522	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/15		
SC 25541	Split Cedar Fence Ainsworth	Jon Sonju	7/15	160.00	
CL 276833 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/15		
CL 276841 1	10824 Ainsworth Field Park Spr	Kohler's Sprinklers and Ba	8/15		13,965.00
SC 25572	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/15		
SC 25579	Ainsworth Field Park Sprinkler	Kohler's Sprinklers and Ba	8/15	13,965.00	
CL 276904 1	695757 Split Cedar Fence Ainswo	Jon Sonju	9/15		400.00
CL 276931 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/15		
SC 25639	Split Cedar Fence Ainsworth	Jon Sonju	9/15	400.00	
SC 25666	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/15		
CL 276975 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/15		
CL 276989 3	1366 Ainsworth Park Plans per	SANDERS COUNTY LEDGER	10/15		40.00
SC 25709	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/15		
SC 25723	Ainsworth Park Plans per N. Ja	SANDERS COUNTY LEDGER	10/15	40.00	
CL 277056 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/15		
SC 25775	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/15		
CL 277121 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/15		
SC 25840	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/15		
CL 277161 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/16		
CL 277182 1	13/444 Ainsworth Field	TAYLOR SERVICES	1/16		6,758.80
SC 25879	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/16		
SC 25898	Ainsworth Field	TAYLOR SERVICES	1/16	6,758.80	
CL 277219 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/16		
SC 25984	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/16		
CL 277305 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/16		
SC 26070	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/16		
CL 277354 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/16		
SC 26118	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/16		
CL 277421 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/16		
SC 26182	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/16		

Fund=2770

Fund/ Account / Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit
CL 277490 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/16		
SC 26248	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/16		
CL 277569 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/16		
SC 26323	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/16		
CL 277624 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/16		
SC 26374	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/16		
CL 277677 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/16		
SC 26430	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/16		
CL 277760 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/16		
CL 277778 1	Ainsworth Park	PARDEE EXCAVATING	10/16		3,000.00
CL 277785 1	13/558 Ainsworth Field	TAYLOR SERVICES	10/16		1,435.00
SC 26513	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/16		
SC 26527	Ainsworth Park	PARDEE EXCAVATING	10/16	3,000.00	
SC 26534	Ainsworth Field	TAYLOR SERVICES	10/16	1,435.00	
CL 277815 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/16		
SC 26564	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/16		
CL 277859 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/16		
SC 26608	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/16		
CL 277915 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/17		
SC 26663	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/17		
CL 277958 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/17		
SC 26705	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/17		
CL 278017 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/17		
SC 26762	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/17		
CL 278076 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/17		
SC 26818	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/17		
CL 278123 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/17		
SC 26862	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/17		
CL 278189 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
CL 278191 6	1673 Estimate on Sod for Ains	SANDERS COUNTY LEDGER	6/17		30.60
CL 278259 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
SC 26924	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
SC 26925	Estimate on Sod for Ainsworth	SANDERS COUNTY LEDGER	6/17	30.60	
SC 26985	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
CL 278292 1	2017-28 CDBG Grant Writing	Rural Economic Designs, LL	7/17		325.00
SC 27018	CDBG Grant Writing	Rural Economic Designs, LL	7/17	325.00	
CL 278326 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/17		
CL 278341 1	2017-32 CDBG Grant Writing	Rural Economic Designs, LL	8/17		1,143.86
SC 27050	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/17		
SC 27065	CDBG Grant Writing	Rural Economic Designs, LL	8/17	1,143.86	
CL 278404 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/17		

Fund=2770

Fund/ Account /			Acct.		
Doc/Line #	Description	Vendor/Receipt From	Period	Debit	Credit
CL 278416 1	2017-45 CDBG Grant Writing	Rural Economic Designs, LL	9/17		731.25
SC 27123	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/17		
SC 27135	CDBG Grant Writing	Rural Economic Designs, LL	9/17	731.25	
CL 278470 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/17		
CL 278483 1	2017-53 CDBG Grant Writing	Rural Economic Designs, LL	10/17		56.25
CL 278483 2	2017-54 CDBG Grant Writing	Rural Economic Designs, LL	10/17		131.25
CL 278498 1	170725.10 Ainsworth Park Professio	WGM Group	10/17		750.00
SC 27187	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/17		
SC 27200	CDBG Grant Writing	Rural Economic Designs, LL	10/17	56.25	
SC 27200	CDBG Grant Writing	Rural Economic Designs, LL	10/17	131.25	
SC 27215	Ainsworth Park Professional	WGM Group	10/17	750.00	
Account Total:				32,382.75	32,382.75
331050 Community Transportation Enhancement Program					
RV 279787 1	CTEP Project Sprinkler System		9/15		12,991.10
RV 279788 1	CTEP Project Fence		9/15		2,576.62
Account Total:					15,567.72
365000 Contributions & Donations					
JV 278383 2	NorthWestern Energy Grant		6/15		15,000.00
JV 278392 1	NorthWestern Donation		6/15		250.00
RV 279937 1	Big Horn Consulting		4/16		100.00
RV 279938 1	donation to ainsworth		4/16		20.00
RV 279989 1	Donation from NW Energy		6/16		250.00
RV 280093 1	Ainsworth Park Donation		10/16		5,000.00
RV 280105 1	Ainsworth Park Donation		11/16		100.00
RV 280106 1	Ainsworth Park Donation		11/16		50.00
RV 280123 1	Donation		11/16		100.00
RV 280144 1	Ainsworth Field Park Donation		12/16		10,000.00
RV 280157 1	Ainsworth Field Donation		1/17		5,000.00
RV 280171 1	Ainsworth Field Donation		2/17		5,000.00
RV 280177 1	Ainsworth Field Donation		3/17		12,043.52
RV 280190 1	Donation to Ainsworth Project		3/17		1,000.00
RV 280193 1	Donation to Ainsworth Project		3/17		5,000.00
RV 280221 1	Ainsworth Field Donation		4/17		100.00
RV 280224 1	Ainsworth Field Donation		4/17		500.00
RV 280226 1	Ainsworth Field Donation		4/17		500.00

Fund=2770

Fund/ Account /	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit
	RV 280229 1	Ainsworth Field Donation		4/17		5,000.00
	RV 280230 1	Ainsworth Field Donation		4/17		21,000.00
	RV 280268 1	NWE donation Ainsworth		6/17		250.00
	RV 280274 1	Northern Lights Ainsworth dona		6/17		75.00
		Account Total:				86,338.52
460430 Parks						
200 SUPPLIES						
	CL 276615 2	Park supplies	HD SUPPLY WATERWORKS, LTD.	4/15	865.84	
	CL 276698 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/15	173.90	
	CL 276782 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/15		
	CL 276833 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/15		
	CL 276931 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/15		
	CL 276975 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/15		
	CL 276989 3	1366 Ainsworth Park Plans per	SANDERS COUNTY LEDGER	10/15	40.00	
	CL 277056 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/15		
	CL 277121 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/15		
	CL 277161 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/16		
	CL 277219 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/16		
	CL 277305 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/16		
	CL 277354 16	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/16		
	CL 277421 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/16		
	CL 277490 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/16		
	CL 277569 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	7/16		
	CL 277624 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/16		
	CL 277677 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/16		
	CL 277760 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/16		
	CL 277815 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	11/16		
	CL 277859 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	12/16		
	CL 277915 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	1/17		
	CL 277958 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	2/17		
	CL 278017 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	3/17		
	CL 278076 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	4/17		
	CL 278123 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	5/17		
	CL 278189 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
	CL 278259 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	6/17		
	CL 278326 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	8/17		
	CL 278404 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	9/17		
	CL 278470 14	Ainsworth Park Supplies	INLAND EMPIRE BUILDERS	10/17		
		Object Total:			1,079.74	

Fund=2770

Fund/ Account /	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit
<b>310 COMMUNICATION AND TRANSPORTATION</b>						
CL 278191 6	1673	Estimate on Sod for Ains	SANDERS COUNTY LEDGER	6/17	30.60	
		Object Total:			30.60	
<b>350 PROFESSIONAL SERVICES</b>						
CL 278292 1	2017-28	CDBG Grant Writing	Rural Economic Designs, LL	7/17	325.00	
CL 278341 1	2017-32	CDBG Grant Writing	Rural Economic Designs, LL	8/17	1,143.86	
CL 278416 1	2017-45	CDBG Grant Writing	Rural Economic Designs, LL	9/17	731.25	
CL 278483 1	2017-53	CDBG Grant Writing	Rural Economic Designs, LL	10/17	56.25	
CL 278483 2	2017-54	CDBG Grant Writing	Rural Economic Designs, LL	10/17	131.25	
		Object Total:			2,387.61	
<b>360 REPAIR &amp; MAINTENANCE SERVICES</b>						
JV 278544 3		R&M Services		13/15	2,416.00	
		Object Total:			2,416.00	
<b>390 OTHER PURCHASED SERVICES</b>						
CL 277182 1	13/444	Ainsworth Field	TAYLOR SERVICES	1/16	6,758.80	
JV 278553 3		R&M services		13/16		6,758.80
		Object Total:			6,758.80	6,758.80
<b>930 IMPROVEMENTS OTHER THAN BUILDINGS</b>						
CL 276756 1	695751	Split Cedar Fence Ainswo	Jon Sonju	6/15	2,416.00	
JV 278544 4		Capital Outlay Buildings		13/15		2,416.00
CL 276802 1	695753	Split Cedar Fence Ainswo	Jon Sonju	7/15	160.00	
CL 276841 1	10824	Ainsworth Field Park Spr	Kohler's Sprinklers and Ba	8/15	13,965.00	
CL 276904 1	695757	Split Cedar Fence Ainswo	Jon Sonju	9/15	400.00	
JV 278431 4		Ainsworth Fund Transfer Cash		3/16		2,413.02
JV 278553 4		Capital Outlay Buildings		13/16	6,758.80	
CL 277778 1		Ainsworth Park	PARDEE EXCAVATING	10/16	3,000.00	
CL 277785 1	13/558	Ainsworth Field	TAYLOR SERVICES	10/16	1,435.00	
CL 278498 1	170725.10	Ainsworth Park Professio	WGM Group	10/17	750.00	
		Object Total:			28,884.80	4,829.02
		Account Total:			41,557.55	11,587.82
		Fund Total:			178,259.56	178,259.56
		Grand Total:			178,259.56	178,259.56

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16:10:55

CITY OF THOMPSON FALLS  
Expenditure Budget Report -- MultiYear Actuals  
For the Year: 2017 - 2018

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Report ID: B240B

Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
1000 GENERAL FUND											
410100 Legislative Services, CITY COUNCIL											
100	SALARIES	11,510	11,670	11,671	11,671	11,671	100%	11,671		11,671	100%
200	SUPPLIES	140		47	40	50	80%	40		40	80%
310	COMMUNICATION AND TRANSP				38	0	***%			0	0%
330	PUBLICITY, SUBSCRIPTIONS	358	347		165	100	165%	100		100	100%
350	PROFESSIONAL SERVICES				160	0	***%	100		100	****%
370	TRAVEL & TRAINING	113				150	0%	1,200		1,200	800%
	Local Government Center - Dan Clark Council Training										
390	OTHER PURCHASED SERVICES	135				50	0%			0	0%
	Account:	12,256	12,017	11,718	12,074	12,021	100%	13,111	0	13,111	109%
410360 City/Municipal Court											
100	SALARIES	22,960	21,281	23,646	22,847	25,000	91%	11,702		11,702	47%
130	VACATION AND SICK LEAVE		29	433	836	300	279%	800		800	267%
200	SUPPLIES	1,537	1,007	820	293	800	37%	300		300	38%
310	COMMUNICATION AND TRANSP	50	99	2		50	0%	25		25	50%
330	PUBLICITY, SUBSCRIPTIONS	25	55	55	162	55	295%	165		165	300%
340	UTILITY SERVICES	1,398	1,468	1,471	2,049	1,400	146%	2,049		2,049	146%
350	PROFESSIONAL SERVICES	540	533	70	429	200	215%	340		340	170%
370	TRAVEL & TRAINING	3,170	2,873	2,662	2,895	2,500	116%	3,200		3,200	128%
390	OTHER PURCHASED SERVICES	130	60	680		300	0%	75		75	25%
	Account:	29,810	27,405	29,839	29,511	30,605	96%	18,656	0	18,656	61%
410400 Administrative Services, MAYOR											
100	SALARIES	8,616	8,608	8,873	9,077	9,077	100%	9,077		9,077	100%
200	SUPPLIES	213	740	222	19	250	8%	250		250	100%
294	COMPUTER SUPPLIES					140	0%	140		140	100%
310	COMMUNICATION AND TRANSP	50	46	4	169	10	***%	100		100	1000%
330	PUBLICITY, SUBSCRIPTIONS	225		164	60	100	60%	100		100	100%
340	UTILITY SERVICES	999	1,002	953	1,056	1,000	106%	1,000		1,000	100%
360	REPAIR & MAINTENANCE SERV	345		75	53	200	27%	200		200	100%
370	TRAVEL & TRAINING	967	1,215	1,002	999	1,500	67%	1,500		1,500	100%
390	OTHER PURCHASED SERVICES	112	173	35	100	100	100%	100		100	100%
	Account:	11,527	11,784	11,328	11,533	12,377	93%	12,467	0	12,467	101%
410500 Financial Services											
100	SALARIES	20,175	20,738	24,879	23,496	23,830	99%	26,863		26,863	113%
120	OVERTIME	139		404	155	200	78%	200		200	100%
200	SUPPLIES	1,468	1,514	1,101	1,640	1,000	164%	1,000		1,000	100%
310	COMMUNICATION AND TRANSP	318	60	551	522	300	174%	500		500	167%
320	PRINTING, DUPLICATING, TY			37		0	0%			0	0%
330	PUBLICITY, SUBSCRIPTIONS	884	1,569	688	1,141	1,000	114%	1,141		1,141	114%
340	UTILITY SERVICES	1,398	1,603	1,471	1,674	1,500	112%	1,674		1,674	112%
350	PROFESSIONAL SERVICES		450		582	0	***%	400		400	****%
360	REPAIR & MAINTENANCE SERV	3,692	3,724	4,465	3,433	2,500	137%	2,000		2,000	80%
370	TRAVEL & TRAINING	1,877	2,309	3,090	3,041	3,200	95%	3,500		3,500	109%

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CITY OF THOMPSON FALLS  
Expenditure Budget Report -- MultiYear Actuals  
For the Year: 2017 - 2018

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Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
390	OTHER PURCHASED SERVICES	2,317	3,537	4,010	4,089	2,500	164%	2,500		2,500	100%
610	Principal	937	971	479		0	0%			0	0%
620	Interest	21	5	3		0	0%			0	0%
	Account:	33,226	36,480	41,178	39,773	36,030	110%	39,778	0	39,778	110%
410532	Independent Audits										
350	PROFESSIONAL SERVICES	14,400	9,600	9,600	10,000	10,000	100%	10,000		10,000	100%
	Account:	14,400	9,600	9,600	10,000	10,000	100%	10,000	0	10,000	100%
410600	Elections										
390	OTHER PURCHASED SERVICES	1,739	594	1,619		1,850	0%	1,500		1,500	81%
	Account:	1,739	594	1,619		1,850	0%	1,500	0	1,500	81%
411100	Legal Services										
100	SALARIES	19,439	19,746	19,633	19,469	19,723	99%	19,516		19,516	99%
130	VACATION AND SICK LEAVE		65	68		50	0%			0	0%
200	SUPPLIES			14		25	0%			0	0%
370	TRAVEL & TRAINING	826	301	748	365	700	52%	365		365	52%
	Account:	20,265	20,112	20,463	19,834	20,498	97%	19,881	0	19,881	97%
411200	FACILITIES ADMINISTRATION										
100	SALARIES	5,452	5,459	5,449		0	0%			0	0%
200	SUPPLIES	1,140	882	1,652	965	1,400	69%	965		965	69%
310	COMMUNICATION AND TRANSP				5	0	***%			0	0%
340	UTILITY SERVICES	3,433	3,128	3,226	3,098	3,200	97%	3,089		3,089	97%
360	REPAIR & MAINTENANCE SERV	482	168	3,461	313	1,500	21%	350		350	23%
390	OTHER PURCHASED SERVICES	442	515	2,752	3,714	4,000	93%	3,500		3,500	88%
920	Buildings		3,635	5,858		6,500	0%	8,170		8,170	126%
	Back Steps \$5,670										
	Fix broken stairs going downstairs \$1,000										
	Gutters \$1,500										
	Budget next year for flooring.										
	Account:	10,949	13,787	22,398	8,095	16,600	49%	16,074	0	16,074	97%
411800	OTHER GENERAL GOVERNMENT SERVICES										
350	PROFESSIONAL SERVICES					0	0%	2,500		2,500	****%
	CAPITAL IMPROVEMENTS PLAN										
	GREAT WEST ENGINEERING IS HELPING WITH APPLYING FOR TSEP/CDBG FUNDING FOR GRANTS. \$40,000 - CITY CONTRIBUTING BEST CASE \$1,250 WORST \$6,250. IF ENDS UP COSTING WORST WILL PAY BY PERCENTAGE FROM CITY, WATER & SEWER.										
	Account:					0	***%	2,500	0	2,500	****%
420100	Law Enforcement										
100	SALARIES	202,857	220,527	236,485	200,881	231,777	87%	217,399		217,399	94%
120	OVERTIME	461	265	666	288	500	58%	500		500	100%
200	SUPPLIES	14,065	11,165	15,242	14,329	14,690	98%	13,390		13,390	91%
294	COMPUTER SUPPLIES					1,500	0%			0	0%
310	COMMUNICATION AND TRANSP	100	215	343	17	300	6%	500		500	167%
320	PRINTING, DUPLICATING, TY	289				100	0%	50		50	50%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
330	PUBLICITY, SUBSCRIPTIONS		40		199	50	398%	200		200	400%
340	UTILITY SERVICES	3,124	3,047	3,013	3,317	3,000	111%	3,317		3,317	111%
350	PROFESSIONAL SERVICES	249	935	672		1,500	0%	500		500	33%
360	REPAIR & MAINTENANCE SERV	5,865	1,713	1,835	1,820	1,200	152%	1,820		1,820	152%
370	TRAVEL & TRAINING	125				150	0%			0	0%
390	OTHER PURCHASED SERVICES	140	150	126	540	250	216%	540		540	216%
940	MACHINERY & EQUIPMENT		58,530	65,590		0	0%			0	0%
	Account:	227,275	296,587	323,972	221,391	255,017	87%	238,216	0	238,216	93%
420400	FIRE CONTROL AND PREVENTION										
100	SALARIES	4,925	4,834	5,859	5,357	9,570	56%	6,168		6,168	64%
200	SUPPLIES	3,795	8,377	5,625	13,680	10,846	126%	8,055		8,055	74%
310	COMMUNICATION AND TRANSPO		76	28	109	30	363%	50		50	167%
330	PUBLICITY, SUBSCRIPTIONS	38			10	50	20%	50		50	100%
340	UTILITY SERVICES	6,564	6,344	4,963	4,709	6,300	75%	4,800		4,800	76%
350	PROFESSIONAL SERVICES		2,909			0	0%			0	0%
360	REPAIR & MAINTENANCE SERV	409	872		589	500	118%	200		200	40%
370	TRAVEL & TRAINING	540	675	1,185	590	1,000	59%	500		500	50%
390	OTHER PURCHASED SERVICES	3,001	1,545	300	135	500	27%	500		500	100%
940	MACHINERY & EQUIPMENT				75,000	75,000	100%	7,900		7,900	11%
	Account:	19,272	25,632	17,960	100,179	103,796	97%	28,223	0	28,223	27%
430200	Road and Street Services										
100	SALARIES	48,829	50,200	52,277	53,775	61,018	88%	62,113		62,113	102%
120	OVERTIME	395		1,272	3,737	900	415%	2,000		2,000	222%
200	SUPPLIES	16,797	26,579	21,931	37,331	54,750	68%	25,750		25,750	47%
230	REPAIR AND MAINTENANCE SU	5,042	701			0	0%			0	0%
310	COMMUNICATION AND TRANSPO			194		0	0%			0	0%
340	UTILITY SERVICES	716	913	736	1,913	850	225%	1,913		1,913	225%
360	REPAIR & MAINTENANCE SERV	4,234	7,377	7,421	6,473	8,000	81%	13,500		13,500	169%
390	OTHER PURCHASED SERVICES	15,363	5,960	2,434	1,448	4,500	32%	80,000		80,000	1778%
	Street paving \$10,000 General - \$10,000 Water Transmission & Distribution										
	Intercep Loan \$65,000										
	\$10,000 put into water expenditure										
610	Principal					0	0%	16,088		16,088	*****
	RD Loan \$8,044 two times a year = \$16,088 - Interest included										
	7 year loan at 3.25%										
940	MACHINERY & EQUIPMENT	25,243	13,715			0	0%	150,000		150,000	*****
	Dump Truck for Plowing/Streets - RD Grant of \$50,000 and a RD Loan for \$100,000										
	2 Truck \$150,000 with Plows & Sanders										
	Account:	116,619	105,445	86,265	104,677	130,018	81%	351,364	0	351,364	270%
430840	Solid Waste Disposal										
390	OTHER PURCHASED SERVICES	991	496			1,500	0%			0	0%
	Account:	991	496			1,500	0%	0	0	0	0%
430900	Cemetery Services										
100	SALARIES	7,741	7,383	7,688	7,909	9,370	84%	4,272		4,272	46%
120	OVERTIME	58		187	550	100	550%	500		500	500%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
200	SUPPLIES	2,766	499	1,906	1,884	3,050	62%	2,900		2,900	95%
230	REPAIR AND MAINTENANCE SU					1,000	0%	1,000		1,000	100%
340	UTILITY SERVICES	55	130	121	112	250	45%	112		112	45%
360	REPAIR & MAINTENANCE SERV	2,036	369	787	318	1,500	21%	1,700		1,700	113%
390	OTHER PURCHASED SERVICES	1,015				0	0%			0	0%
940	MACHINERY & EQUIPMENT				9,980	14,500	69%	15,000		15,000	103%
	Account:	13,671	8,381	10,689	20,753	29,770	70%	25,484	0	25,484	86%
440600	Animal Control Services										
200	SUPPLIES	212	303	309	63	225	28%	75		75	33%
330	PUBLICITY, SUBSCRIPTIONS					150	0%			0	0%
350	PROFESSIONAL SERVICES	780	780	780	780	780	100%	780		780	100%
360	REPAIR & MAINTENANCE SERV	195	195	195	195	195	100%	195		195	100%
	Account:	1,187	1,278	1,284	1,038	1,350	77%	1,050	0	1,050	78%
460430	Parks										
100	SALARIES	19,792	19,351	19,989	20,559	23,963	86%	29,016		29,016	121%
120	OVERTIME	151		486	1,430	0	***%	1,500		1,500	*****%
200	SUPPLIES	4,710	2,179	1,478	1,975	3,750	53%	4,000		4,000	107%
310	COMMUNICATION AND TRANSP		66	28		50	0%			0	0%
340	UTILITY SERVICES	633	594	781	886	850	104%	1,100		1,100	129%
360	REPAIR & MAINTENANCE SERV	2,244	2,748	6,059	10,625	12,753	83%	10,400		10,400	82%
390	OTHER PURCHASED SERVICES	2,936	3,913	3,682	4,448	5,500	81%	8,500		8,500	155%
900	Capital Outlay	1,482				0	0%			0	0%
930	IMPROVEMENTS OTHER THAN B	75,038	26,064	3,233		34,000	0%	10,000		10,000	29%
	Moved Wild Goose Landing Park into the General. May need to budget \$6,500 for the Dock but will be a wash because NWE will be paying for it.										
950	CONSTRUCTION	4,289				0	0%			0	0%
	Account:	111,275	54,915	35,736	39,923	80,866	49%	64,516	0	64,516	80%
460442	Facilities (Civic Centers)										
100	SALARIES	1,208	1,060	1,144	1,168	1,365	86%	1,427		1,427	105%
120	OVERTIME	12		37	111	0	***%	100		100	*****%
130	VACATION AND SICK LEAVE	208	226	194	200	250	80%	200		200	80%
140	EMPLOYER CONTRIBUTIONS	207	191	200	214	209	102%	209		209	100%
200	SUPPLIES	349	518	179	418	1,300	32%	418		418	32%
310	COMMUNICATION AND TRANSP			147		150	0%			0	0%
340	UTILITY SERVICES	2,301	2,558	2,212	2,219	2,900	77%	2,219		2,219	77%
360	REPAIR & MAINTENANCE SERV	3,422	160	277	66	2,000	3%	1,800		1,800	90%
390	OTHER PURCHASED SERVICES	2,519	2,588	3,675	3,374	0	***%	3,315		3,315	*****%
920	Buildings					5,000	0%	6,000		6,000	120%
	Account:	10,226	7,301	8,065	7,770	13,174	59%	15,688	0	15,688	119%
460445	Swimming Pools										
100	SALARIES	32,360	35,995	34,409	38,214	36,959	103%	40,926		40,926	111%
120	OVERTIME	35		112	330	100	330%	300		300	300%
130	VACATION AND SICK LEAVE	882	2,792	2,097	1,318	3,000	44%	1,318		1,318	44%
200	SUPPLIES	10,753	8,454	7,351	8,408	9,350	90%	11,700		11,700	125%
310	COMMUNICATION AND TRANSP	124	76	164	391	300	130%	300		300	100%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
330	PUBLICITY, SUBSCRIPTIONS	76	18		215	250	86%	215		215	86%
340	UTILITY SERVICES	6,679	5,764	1,938	6,936	10,000	69%	6,936		6,936	69%
360	REPAIR & MAINTENANCE SERV	1,988	1,338	526	4,117	10,000	41%	17,500		17,500	175%
370	TRAVEL & TRAINING	1,169	875	960	915	2,200	42%	1,500		1,500	68%
390	OTHER PURCHASED SERVICES	482	387	791	1,051	1,500	70%	1,000		1,000	67%
940	MACHINERY & EQUIPMENT				1,702	0	***			0	0%
	Account:	54,548	55,699	48,348	63,597	73,659	86%	81,695	0	81,695	111%
490501	STREET, PARKS, CEMETERY EQUIPMENT INTERCAP										
610	Principal	8,433	8,795	23,286	46,860	51,528	91%	40,000		40,000	78%
	INTERCAP LOANS-										
	STREETS - \$65,000 - PRINCIPAL \$3,576.57 INTEREST \$1,362.32 2.5% - 14 YEARS										
	LOADER - \$9,478.98 - INTEREST \$174.75 DONE WITH THIS LOAN AFTER THIS YEAR										
	TWO POLICE CARS - \$13,038.38 - INTEREST \$739.04 BALANCE AFTER THESE PYMTS \$19,801.90										
	2004 FORD TRUCK - \$2,725.51 - INTEREST \$225.13 BALANCE AFTER THESE PYMTS \$6,964.80										
	TWO POLICE CARS - \$2,684.22 INTEREST \$256.17 BALANCE AFTER THESE PYMTS \$8,237.29										
	FIRE TRUCK - \$8,268.94 - INTEREST \$1,825.65 BALANCE AFTER THESE PYMTS \$47,915.25										
620	Interest	433	538	1,102	1,722	1,880	92%	5,000		5,000	266%
	INTERCAP LOANS-										
	STREETS - \$65,000 - PRINCIPAL \$3,576.57 INTEREST \$1,362.32 2.5% - 14 YEARS										
	LOADER - \$9,478.98 - INTEREST \$174.75 DONE WITH THIS LOAN AFTER THIS YEAR										
	TWO POLICE CARS - \$13,038.38 - INTEREST \$739.04 BALANCE AFTER THESE PYMTS \$19,801.90										
	2004 FORD TRUCK - \$2,725.51 - INTEREST \$225.13 BALANCE AFTER THESE PYMTS \$6,964.80										
	TWO POLICE CARS - \$2,684.22 INTEREST \$256.17 BALANCE AFTER THESE PYMTS \$8,237.29										
	FIRE TRUCK - \$8,268.94 - INTEREST \$1,825.65 BALANCE AFTER THESE PYMTS \$47,915.25										
	Account:	8,866	9,333	24,388	48,582	53,408	91%	45,000	0	45,000	84%
521000	Interfund Operating Transfers Out										
820	Transfer To Other Funds				28,283	0	***			0	0%
	Account:				28,283	0	***	0	0	0	0%
	Fund:	698,102	696,846	704,850	767,013	882,539	87%	985,203	0	985,203	112%
2190	COMPREHENSIVE INSURANCE										
510330	Comprehensive Liability Insurance										
510	INSURANCE	21,920	21,580	21,359	20,970	22,500	93%	22,500		22,500	100%
	Account:	21,920	21,580	21,359	20,970	22,500	93%	22,500	0	22,500	100%
	Fund:	21,920	21,580	21,359	20,970	22,500	93%	22,500	0	22,500	100%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
2220 LIBRARY FUND											
460100 Library Services											
100	SALARIES	64,867	67,098	71,109	68,395	55,532	123%	76,356		76,356	137%
200	SUPPLIES	1,870	2,197	2,367	3,510	3,239	108%	3,500		3,500	108%
294	COMPUTER SUPPLIES	602	7,080	1,051	28	1,000	3%	500		500	50%
298	LIBRARY BOOKS	6,726	9,539	12,094	11,722	10,000	117%	10,000		10,000	100%
310	COMMUNICATION AND TRANSP	1,298	1,347	1,581	1,262	2,500	50%	1,500		1,500	60%
330	PUBLICITY, SUBSCRIPTIONS	291	248	1,229	587	2,000	29%	1,000		1,000	50%
340	UTILITY SERVICES	5,531	4,893	6,601	7,047	8,000	88%	7,000		7,000	88%
360	REPAIR & MAINTENANCE SERV	3,773	294	963	827	2,000	41%	5,000		5,000	250%
370	TRAVEL & TRAINING	1,129	1,126	1,756	354	2,000	18%	1,000		1,000	50%
390	OTHER PURCHASED SERVICES	7,464	15,748	10,239	9,620	11,935	81%	15,000		15,000	126%
	Account:	93,551	109,570	108,990	103,352	98,206	105%	120,856	0	120,856	123%
510330 Comprehensive Liability Insurance											
510	INSURANCE	2,597	2,561	2,327	2,854	4,000	71%	3,000		3,000	75%
810	LOSSES					4,000	0%	4,000		4,000	100%
	Account:	2,597	2,561	2,327	2,854	8,000	36%	7,000	0	7,000	88%
	Fund:	96,148	112,131	111,317	106,206	106,206	100%	127,856	0	127,856	120%
2370 P.E.R.S. EMPLOYER CONTRIBUTION											
410810 Personnel Services Administration											
140	EMPLOYER CONTRIBUTIONS	12,558	12,648	13,622	25,766	31,160	83%	31,197		31,197	100%
	Account:	12,558	12,648	13,622	25,766	31,160	83%	31,197	0	31,197	100%
	Fund:	12,558	12,648	13,622	25,766	31,160	83%	31,197	0	31,197	100%
2371 GROUP HEALTH EMPLOYER CONTRIBUTION											
410810 Personnel Services Administration											
140	EMPLOYER CONTRIBUTIONS	62,192	64,500	61,606	70,078	79,915	88%	80,671		80,671	101%
	Account:	62,192	64,500	61,606	70,078	79,915	88%	80,671	0	80,671	101%
	Fund:	62,192	64,500	61,606	70,078	79,915	88%	80,671	0	80,671	101%
2400 LIGHT MAINTENANCE DISTRICT											
430263 Street Lighting											
340	UTILITY SERVICES	28,860	29,773	29,997	33,330	33,330	100%	33,330		33,330	100%
	Account:	28,860	29,773	29,997	33,330	33,330	100%	33,330	0	33,330	100%
	Fund:	28,860	29,773	29,997	33,330	33,330	100%	33,330	0	33,330	100%

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					16-17	16-17	17-18	17-18	17-18	17-18
2700 PP&L PARK FUND										
430200 Road and Street Services										
360 REPAIR & MAINTENANCE SERV		215			0	0%			0	0%
Account:		215			0	***%	0	0	0	0%
460430 Parks										
100 SALARIES	5,307	5,955	6,256	6,075	6,034	101%			0	0%
120 OVERTIME	23		75	220	0	***%			0	0%
130 VACATION AND SICK LEAVE	416	452	388	399	650	61%			0	0%
140 EMPLOYER CONTRIBUTIONS	1,764	1,879	1,788	1,756	1,670	105%			0	0%
200 SUPPLIES	920	713	152	1,812	2,150	84%			0	0%
340 UTILITY SERVICES	328	249	264	196	350	56%			0	0%
360 REPAIR & MAINTENANCE SERV		211	580	-828	-253	327%			0	0%
390 OTHER PURCHASED SERVICES	108	622	360	360	0	***%			0	0%
930 IMPROVEMENTS OTHER THAN B					6,500	0%			0	0%
Account:	8,866	10,081	9,863	9,990	17,101	58%	0	0	0	0%
Fund:	8,866	10,296	9,863	9,990	17,101	58%	0	0	0	0%
2750 FORT THOMPSON PLAYGROUND PROJECT COMMITTEE										
460430 Parks										
200 SUPPLIES			50		0	0%			0	0%
930 IMPROVEMENTS OTHER THAN B	4,250				0	0%			0	0%
Account:	4,250		50		0	***%	0	0	0	0%
521000 Interfund Operating Transfers Out										
820 Transfer To Other Funds			1,460		0	0%			0	0%
Account:			1,460		0	***%	0	0	0	0%
Fund:	4,250		1,510		0	0%	0	0	0	0%
2760 Main Street Committee Fund										
460430 Parks										
390 OTHER PURCHASED SERVICES			5,434	5,400	13,000	42%			0	0%
Account:			5,434	5,400	13,000	42%	0	0	0	0%
Fund:			5,434	5,400	13,000	42%	0	0	0	0%

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		13-14	14-15	15-16	16-17						
2770 Ainsworth Park Project											
460430 Parks											
200	SUPPLIES		866	40		0	0%			0	0%
310	COMMUNICATION AND TRANSPOR				31	0	***%			0	0%
390	OTHER PURCHASED SERVICES			6,759		0	0%			0	0%
930	IMPROVEMENTS OTHER THAN B		2,416	12,112	4,435	35,000	13%			0	0%
	Account:		3,282	18,911	4,466	35,000	13%	0	0	0	0%
	Fund:		3,282	18,911	4,466	35,000	13%	0	0	0	0%
2780 Babe Ruth Baseball Field Project											
460430 Parks											
200	SUPPLIES				23	23	100%			0	0%
350	PROFESSIONAL SERVICES				120	120	100%			0	0%
930	IMPROVEMENTS OTHER THAN B				68,361	68,361	100%			0	0%
	Account:				68,504	68,504	100%	0	0	0	0%
	Fund:				68,504	68,504	100%	0	0	0	0%
2810 POLICE RESERVE TRAINING											
420130 Personnel Training											
200	SUPPLIES					150	0%	1,000		1,000	667%
380	TRAINING	2,243	2,186	1,466		1,750	0%	5,000		5,000	286%
	Account:	2,243	2,186	1,466		1,900	0%	6,000	0	6,000	316%
	Fund:	2,243	2,186	1,466		1,900	0%	6,000	0	6,000	316%
2820 GAS APPORTIONMENT TAX											
430200 Road and Street Services											
200	SUPPLIES	29,688	28,354	26,820	31,670	28,690	110%	24,750		24,750	86%
340	UTILITY SERVICES	979	2,333	1,320	619	3,500	18%	619		619	18%
360	REPAIR & MAINTENANCE SERV			28		100	0%			0	0%
390	OTHER PURCHASED SERVICES		3,250			0	0%			0	0%
940	MACHINERY & EQUIPMENT	7,080	6,696			0	0%			0	0%
	Account:	37,747	40,633	28,168	32,289	32,290	100%	25,369	0	25,369	79%
	Fund:	37,747	40,633	28,168	32,289	32,290	100%	25,369	0	25,369	79%

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CITY OF THOMPSON FALLS  
Expenditure Budget Report -- MultiYear Actuals  
For the Year: 2017 - 2018

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Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
2940 C.D.B.G.											
430200 Road and Street Services											
	310 COMMUNICATION AND TRANSP		198			0	0%			0	0%
	390 OTHER PURCHASED SERVICES			25,106		0	0%			0	0%
	Account:		198	25,106		0	***%	0	0	0	0%
	Fund:		198	25,106		0	0%	0	0	0	0%
4000 CAPITAL PROJECTS - LOCAL											
430200 Road and Street Services											
	930 IMPROVEMENTS OTHER THAN B Streets					15,000	0%	10,000		10,000	67%
	940 MACHINERY & EQUIPMENT Equipment					0	0%	10,000		10,000	*****%
	Account:					15,000	0%	20,000	0	20,000	133%
460445 Swimming Pools											
	920 Buildings Pool Repairs					15,000	0%	10,000		10,000	67%
	Account:					15,000	0%	10,000	0	10,000	67%
	Fund:					30,000	0%	30,000	0	30,000	100%
5210 WATER OPERATING FUND											
430510 Administration											
	100 SALARIES	62,148	63,826	73,672	71,069	74,207	96%	78,595		78,595	106%
	120 OVERTIME	308		868	333	350	95%	450		450	129%
	200 SUPPLIES	2,651	3,853	2,723	4,955	5,000	99%	5,000		5,000	100%
	310 COMMUNICATION AND TRANSP	3,860	3,209	2,263	1,643	4,500	37%	2,000		2,000	44%
	330 PUBLICITY, SUBSCRIPTIONS		316	250	357	350	102%	500		500	143%
	340 UTILITY SERVICES	1,398	1,468	1,472	1,720	2,000	86%	2,000		2,000	100%
	350 PROFESSIONAL SERVICES	3,435		550	1,500	600	250%	2,000		2,000	333%
	360 REPAIR & MAINTENANCE SERV	5,545	5,496	8,491	6,086	5,000	122%	5,650		5,650	113%
	370 TRAVEL & TRAINING	425	379	1,784	2,269	3,000	76%	3,000		3,000	100%
	390 OTHER PURCHASED SERVICES	418	1,753	4,442	3,982	2,000	199%	3,500		3,500	175%
	510 INSURANCE	4,831	4,652	4,614	4,213	5,500	77%	5,000		5,000	91%
	540 SPECIAL ASSESSMENTS	1,400	1,400	1,402	1,402	2,000	70%	2,000		2,000	100%
	610 Principal	954	971	479		0	0%			0	0%
	620 Interest	21	12	3		0	0%			0	0%
	Account:	87,394	87,335	103,013	99,529	104,507	95%	109,695	0	109,695	105%

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Account	Object	Actuals				Current	%	Prelim.	Budget	Final	%
		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
430530	Source of Supply and Pumping										
100	SALARIES	21,187	21,585	22,005	23,139	25,083	92%	28,649		28,649	114%
200	SUPPLIES	1,721	855	1,006	3,481	1,800	193%	1,200		1,200	67%
230	REPAIR AND MAINTENANCE SU					1,000	0%	3,000		3,000	300%
340	UTILITY SERVICES	8,266	10,889	15,484	14,141	16,000	88%	15,500		15,500	97%
350	PROFESSIONAL SERVICES					1,500	0%	1,000		1,000	67%
360	REPAIR & MAINTENANCE SERV	137	100	53	46	7,500	1%	1,950		1,950	26%
370	TRAVEL & TRAINING	1,122		69	1,002	2,000	50%	750		750	38%
390	OTHER PURCHASED SERVICES	804	274	1,184	288	2,500	12%	3,600		3,600	144%
610	Principal	13,992	14,235	7,020		0	0%			0	0%
620	Interest	301	177	44		0	0%			0	0%
930	IMPROVEMENTS OTHER THAN B		5,342			0	0%			0	0%
940	MACHINERY & EQUIPMENT			21,603		10,000	0%			0	0%
	Account:	47,530	53,457	68,468	42,097	67,383	62%	55,649	0	55,649	83%
430540	Purification and Treatment										
100	SALARIES	19,259	19,623	20,004	21,034	22,558	93%	28,349		28,349	126%
200	SUPPLIES	8,632	8,502	11,095	7,835	10,800	73%	8,550		8,550	79%
340	UTILITY SERVICES	1,687	1,018	903	1,218	1,500	81%	1,600		1,600	107%
360	REPAIR & MAINTENANCE SERV	115		53	2,159	1,000	216%	1,850		1,850	185%
390	OTHER PURCHASED SERVICES	1,286		615	259	2,000	13%	2,000		2,000	100%
	Account:	30,979	29,143	32,670	32,505	37,858	86%	42,349	0	42,349	112%
430550	Transmission and Distribution										
100	SALARIES	19,259	19,623	20,004	21,034	19,758	106%	28,349		28,349	143%
200	SUPPLIES	11,771	9,047	16,318	16,275	13,800	118%	13,200		13,200	96%
340	UTILITY SERVICES	1,439	1,165	3,149	2,566	2,800	92%	2,760		2,760	99%
360	REPAIR & MAINTENANCE SERV	834	7,776	13,221	8,598	10,000	86%	10,000		10,000	100%
390	OTHER PURCHASED SERVICES	6,540	4,991	22,970	2,601	9,000	29%	13,000		13,000	144%
	Per Jerry's request added the \$10,000 for fixing street on top of the \$3,000 on his request										
930	IMPROVEMENTS OTHER THAN B			717,123	408,267	600,000	68%	360,000		360,000	60%
	4th Street Project and Altitude Valve										
	Account:	39,843	42,602	792,785	459,341	655,358	70%	427,309	0	427,309	65%
480200	Water Quality Control (DNRC)										
610	Principal	11,000	6,000	6,000	6,000	6,000	100%	6,000		6,000	100%
620	Interest	1,081	1,081	1,006	931	1,000	93%	900		900	90%
630	Paying Agent Fees (Bank C	865	865	805	745	1,000	75%	700		700	70%
	Account:	12,946	7,946	7,811	7,676	8,000	96%	7,600	0	7,600	95%
490260	DNRC SRF LOAN 2005A										
610	Principal	46,000	46,000	56,000	64,000	48,000	133%	50,000		50,000	104%
620	Interest	7,076	6,994	6,746	9,352	6,000	156%	9,500		9,500	158%
630	Paying Agent Fees (Bank C	5,661	5,595	5,213	5,535	5,000	111%	4,200		4,200	84%
	Account:	58,737	58,589	67,959	78,887	59,000	134%	63,700	0	63,700	108%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
490270	DNRC SRF LOAN 2005B										
610	Principal	24,000	25,000	26,000	26,000	26,000	100%	26,000		26,000	100%
620	Interest	3,798	3,763	3,444	3,119	3,500	89%	2,800		2,800	80%
630	Paying Agent Fees (Bank C	3,039	3,010	2,755	2,495	3,000	83%	2,500		2,500	83%
	Account:	30,837	31,773	32,199	31,614	32,500	97%	31,300	0	31,300	96%
490280	DNRC SRF LOAN 2015B										
610	Principal					16,000	0%	17,000		17,000	106%
620	Interest					4,500	0%	4,500		4,500	100%
630	Paying Agent Fees (Bank C					2,000	0%	2,000		2,000	100%
	Account:					22,500	0%	23,500	0	23,500	104%
	Fund:	308,266	310,845	1,104,905	751,649	987,106	76%	761,102	0	761,102	77%
5310	SEWER OPERATING										
430610	Administration										
100	SALARIES	11,208	11,484	13,321	14,214	14,941	95%	15,819		15,819	106%
120	OVERTIME	59		173	67	100	67%	150		150	150%
200	SUPPLIES	246	441	255		500	0%	500		500	100%
310	COMMUNICATION AND TRANSP	100		649		700	0%	700		700	100%
330	PUBLICITY, SUBSCRIPTIONS	347	223			350	0%	350		350	100%
340	UTILITY SERVICES	1,169	1,215	1,226	1,457	1,500	97%	1,500		1,500	100%
350	PROFESSIONAL SERVICES	1,625	98		2,762	100	***%	3,000		3,000	3000%
360	REPAIR & MAINTENANCE SERV	531	575	598	833	1,000	83%	1,000		1,000	100%
370	TRAVEL & TRAINING				120	0	***%			0	0%
390	OTHER PURCHASED SERVICES		120	296	45,040	65,000	69%	30,000		30,000	46%
	PER										
510	INSURANCE	1,553	1,495	1,483	1,354	1,600	85%	1,600		1,600	100%
	Account:	16,838	15,651	18,001	65,847	85,791	77%	54,619	0	54,619	64%
430630	Collection and Transmission										
100	SALARIES	9,599	9,842	9,846	10,004	11,411	88%	11,133		11,133	98%
120	OVERTIME	58		187	550	200	275%	550		550	275%
200	SUPPLIES	1,451	7,413	3,144	12,527	3,300	380%	7,500		7,500	227%
340	UTILITY SERVICES	5,193	6,287	6,316	4,763	6,500	73%	6,250		6,250	96%
360	REPAIR & MAINTENANCE SERV	1,142	3,093	323	17,325	19,800	88%	91,850		91,850	464%
390	OTHER PURCHASED SERVICES	200	925	5,134	804	18,000	4%	1,500		1,500	8%
930	IMPROVEMENTS OTHER THAN B			16,500		0	0%			0	0%
940	MACHINERY & EQUIPMENT				28,857	0	***%	35,000		35,000	****%
	Account:	17,643	27,560	41,450	74,830	59,211	126%	153,783	0	153,783	260%
430640	Treatment and Disposal										
100	SALARIES	11,528	11,744	11,971	12,569	14,473	87%	15,440		15,440	107%
200	SUPPLIES	2,101	1,850	1,149	3,237	1,300	249%	4,100		4,100	315%
340	UTILITY SERVICES	10,562	11,244	12,120	11,370	13,000	87%	11,750		11,750	90%
360	REPAIR & MAINTENANCE SERV	938	1,065	1,081	3,236	5,000	65%	3,200		3,200	64%
390	OTHER PURCHASED SERVICES	7,141	6,110	6,105	5,461	8,000	68%	10,000		10,000	125%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
		13-14	14-15	15-16	16-17	16-17	16-17	17-18	17-18	17-18	17-18
940	MACHINERY & EQUIPMENT		4,104			0	0%			0	0%
	Account:	32,270	36,117	32,426	35,873	41,773	86%	44,490	0	44,490	107%
490230	SEWER REVENUE BOND 1998										
610	Principal	4,789	7,750	7,984	12,431	8,500	146%	8,477		8,477	100%
620	Interest	4,198	5,998	5,764	8,191	5,600	146%	5,500		5,500	98%
	Account:	8,987	13,748	13,748	20,622	14,100	146%	13,977	0	13,977	99%
490501	STREET, PARKS, CEMETERY EQUIPMENT INTERCAP										
610	Principal				3,620	20,000	18%	8,000		8,000	40%
	INTERCAP LOANS										
	IMPROVEMENTS \$7,035.95 - INTEREST \$765.32 BALANCE AFTER PYMTS \$25,344.51										
	PER \$15,000										
	NARRATIVE FOR RRGL PLANNING GRANT \$16,500										
620	Interest				276	1,500	18%	2,000		2,000	133%
	INTERCAP LOANS										
	IMPROVEMENTS \$7,035.95 - INTEREST \$765.32 BALANCE AFTER PYMTS \$25,344.51										
	PER \$15,000										
	NARRATIVE FOR RRGL PLANNING GRANT \$16,500										
	Account:				3,896	21,500	18%	10,000	0	10,000	47%
	Fund:	75,738	93,076	105,625	201,068	222,375	90%	276,869	0	276,869	125%
7002	FIREMEN DISABILITY PENSION										
510600	Pensions										
140	EMPLOYER CONTRIBUTIONS	8,640	6,720	6,720	6,720	6,720	100%	6,720		6,720	100%
	Account:	8,640	6,720	6,720	6,720	6,720	100%	6,720	0	6,720	100%
	Fund:	8,640	6,720	6,720	6,720	6,720	100%	6,720	0	6,720	100%
7458	COURT TECHNOLOGY SURCHARGE										
410360	City/Municipal Court										
540	SPECIAL ASSESSMENTS	721	945	1,057	680	1,500	45%	1,500		1,500	100%
	Account:	721	945	1,057	680	1,500	45%	1,500	0	1,500	100%
	Fund:	721	945	1,057	680	1,500	45%	1,500	0	1,500	100%
7464	DOMESTIC ABUSE FINE										
410360	City/Municipal Court										
540	SPECIAL ASSESSMENTS	945	619	994	265	1,500	18%	1,500		1,500	100%
	Account:	945	619	994	265	1,500	18%	1,500	0	1,500	100%
	Fund:	945	619	994	265	1,500	18%	1,500	0	1,500	100%

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		13-14	14-15	15-16	16-17	Budget	Exp.	Budget	Changes	Budget	Budget
7467 LAW ENFORCEMENT ACADEMY SURCHARGE											
410360 City/Municipal Court											
540	SPECIAL ASSESSMENTS	690	827	1,003	710	1,500	47%	1,500		1,500	100%
	Account:	690	827	1,003	710	1,500	47%	1,500	0	1,500	100%
	Fund:	690	827	1,003	710	1,500	47%	1,500	0	1,500	100%
-----											
Grand Total:		1,367,886	1,407,105	2,253,513	2,105,104	2,574,146		2,391,317	0	2,391,317	

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BUDGET CERTIFICATION

THIS IS TO CERTIFY that the Preliminary Annual Budget for Fiscal 2018, was prepared according to law and adopted by the City Council on August 21, 2017; and that all financial data and other information set forth herein are complete and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_  
Mayor, Mark Sheets

City of Thompson Falls

August 21, 2017

CITY OF THOMPSON FALLS  
Revenue Budget Report -- MultiYear Actuals  
For the Year: 2017 - 2018

Account	Actuals				Current Budget	% Rec.	Prelim. Budget	Budget Change	Final Budget	% Old Budget
	13-14	14-15	15-16	16-17						
1000 GENERAL FUND										
310000 TAXES										
311010 Real Property Tax	194,874	188,778	194,118	163,128	185,000	88%	175,000		175,000	94%
311020 Personal Property Tax	3,199	3,290	1,041	184	3,000	6%	500		500	16%
312000 Penalties and Interest on	1,282	1,109	944	751	1,200	63%	800		800	66%
314140 LIGHT VEHICLE OPTION TAX	33,575	35,346	34,334	36,462	36,000	101%	36,459		36,459	101%
Group:	232,930	228,523	230,437	200,525	225,200	89%	212,759	0	212,759	94%
320000 LICENSES AND PERMITS										
322010 Alcoholic Beverage	920	1,140	1,020	1,120	950	118%	1,120		1,120	117%
322035 Peddlers License	80	390	125	315	125	252%	315		315	252%
323011 Placement/Setback Permit	100	329	225	325	200	163%	325		325	162%
323012 Excavation Permits	25				25	0%	25		25	100%
323030 Animal Licenses	1,061	1,059	1,079	971	1,000	97%	971		971	97%
Group:	2,186	2,918	2,449	2,731	2,300	119%	2,756	0	2,756	119%
330000 INTERGOVERNMENTAL REVENUES										
331000 Federal Grants			50,000		0	0%	50,000		50,000	*****
RD Grant for 2 Dump Trucks										
331050 Community Transportation	62,575				0	0%			0	0%
331051 MTDOT-MACI Equipment	162,856				0	0%			0	0%
335120 GAMBLING MACHINE PERMITS	5,925	7,150	8,800	9,600	8,000	120%	9,600		9,600	120%
335230 State Entitlement Share	301,625	313,326	318,995	327,572	327,571	100%	328,824		328,824	100%
\$340,366 x 3.391% = \$328,824.19 Library \$11,541.81										
336020 On Behalf Retirement	29,737				0	0%			0	0%
Group:	562,718	320,476	377,795	337,172	335,571	100%	388,424	0	388,424	115%
340000 CHARGES FOR SERVICES										
342010 Special Police Services	45,465	43,124	44,806	46,061	46,249	100%	46,061		46,061	99%
343011 Street and Roadway Repair	775			650	775	84%	650		650	83%
343310 Cemetery Charges	3,500	1,545	2,761	2,045	1,500	136%	2,045		2,045	136%
346030 Swimming Pool Revenue	9,868	13,170	10,094	14,420	10,000	144%	13,000		13,000	130%
346200 CIVIC CENTER REVENUE	6,205	6,550	8,775	8,229	7,500	110%	8,229		8,229	109%
Group:	65,813	64,389	66,436	71,405	66,024	108%	69,985	0	69,985	105%
350000 FINES AND FORFEITURES										
351030 City Courts	8,776	9,260	12,480	11,172	11,000	102%	11,172		11,172	101%
Group:	8,776	9,260	12,480	11,172	11,000	102%	11,172	0	11,172	101%
360000 Miscellaneous Revenues										
360000 Miscellaneous Revenues	6,206	21,327	17,529	5,235	8,000	65%	5,235		5,235	65%
362000 Other Miscellaneous	6,334	4,229	1,749	895	2,000	45%	895		895	44%
365000 Contributions & Donations	6,130	10,120	25,700	3,777	5,000	76%	13,000		13,000	260%
\$8,000 from NWE for Wild Goose Landing plus an average of \$5000 per year. Hard to estimate due to not knowing each year what contributions and donations we will receive per year.										

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	13-14	14-15	15-16	16-17	Budget 16-17	Rec. 16-17	Budget 17-18	Change 17-18	Budget 17-18	Budget 17-18
1000 GENERAL FUND										
Group:	18,670	35,676	44,978	9,907	15,000	66%	19,130	0	19,130	127%
370000 INVESTMENT AND ROYALTY EARNINGS										
371010 Investment Earnings	664	540	656	599	600	100%	599		599	99%
Group:	664	540	656	599	600	100%	599	0	599	99%
380000 OTHER FINANCING SOURCES										
381070 PROCEEDS FROM \$100,000 RD Loan for Dump Truck \$65,000 Street paving		58,530	27,305	75,000	75,000	100%	165,000		165,000	220%
Group:		58,530	27,305	75,000	75,000	100%	165,000	0	165,000	220%
Fund:	891,757	720,312	762,536	708,511	730,695	97%	869,825	0	869,825	119%
2190 COMPREHENSIVE INSURANCE										
310000 TAXES										
311010 Real Property Tax	26,165	12,333	16,637	18,868	18,868	100%	18,868		18,868	100%
311020 Personal Property Tax	353	451	69	17	400	4%	17		17	4%
312000 Penalties and Interest on	73	63	87	70	70	100%	70		70	100%
314140 LIGHT VEHICLE OPTION TAX	1,910	2,011	3,181	3,378	3,378	100%	3,378		3,378	100%
Group:	28,501	14,858	19,974	22,333	22,716	98%	22,333	0	22,333	98%
Fund:	28,501	14,858	19,974	22,333	22,716	98%	22,333	0	22,333	98%
2220 LIBRARY FUND										
310000 TAXES										
311010 Real Property Tax	74,002	67,083	64,512	99,152	99,680	99%	103,975		103,975	104%
311020 Personal Property Tax	734	574	417	226	300	75%	157		157	52%
312000 Penalties and Interest on	244	367	187	186	300	62%	157		157	52%
Group:	74,980	68,024	65,116	99,564	100,280	99%	104,289	0	104,289	103%
330000 INTERGOVERNMENTAL REVENUES										
334100 State Shared Revenue -	2,353	2,373	2,373	2,555	2,555	100%	4,661		4,661	182%
334102 State Aid to Libraries	2,175	2,175	2,175	2,175	2,100	104%			0	0%
335230 State Entitlement Share	12,525	11,054	11,197	11,498	10,000	115%	10,000		10,000	100%
Group:	17,053	15,602	15,745	16,228	14,655	111%	14,661	0	14,661	100%

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16:06:14

CITY OF THOMPSON FALLS  
Revenue Budget Report -- MultiYear Actuals  
For the Year: 2017 - 2018

Account	Actuals				Current Budget 16-17	% Rec. 16-17	Prelim. Budget 17-18	Budget Change 17-18	Final Budget 17-18	% Old Budget 17-18
	13-14	14-15	15-16	16-17						
2220 LIBRARY FUND										
360000 Miscellaneous Revenues										
362000 Other Miscellaneous	4,544	4,741	3,069	5,255	3,000	175%	4,500		4,500	150%
365000 Contributions & Donations	9,070	11,628	5,886	7,231	5,000	145%	5,000		5,000	100%
Group:	13,614	16,369	8,955	12,486	8,000	156%	9,500	0	9,500	118%
370000 INVESTMENT AND ROYALTY EARNINGS										
371010 Investment Earnings	48	46	48	54	45	120%	50		50	111%
Group:	48	46	48	54	45	120%	50	0	50	111%
Fund:	105,695	100,041	89,864	128,332	122,980	104%	128,500	0	128,500	104%
2370 P.E.R.S. EMPLOYER CONTRIBUTION										
310000 TAXES										
311010 Real Property Tax	9,322	10,806	12,606	30,591	30,591	100%	30,591		30,591	100%
311020 Personal Property Tax	147	159	61	16	150	11%	16		16	10%
312000 Penalties and Interest on	55	48	63	50	55	91%	50		50	90%
314140 LIGHT VEHICLE OPTION TAX	1,447	1,524	2,275	2,416	2,416	100%	2,416		2,416	100%
Group:	10,971	12,537	15,005	33,073	33,212	100%	33,073	0	33,073	99%
Fund:	10,971	12,537	15,005	33,073	33,212	100%	33,073	0	33,073	99%
2371 GROUP HEALTH EMPLOYER CONTRIBUTION										
310000 TAXES										
311010 Real Property Tax	50,109	56,098	59,022	46,515	55,000	85%	46,515		46,515	84%
311020 Personal Property Tax	747	860	309	55	800	7%	55		55	6%
312000 Penalties and Interest on	407	352	287	228	300	76%	228		228	76%
314140 LIGHT VEHICLE OPTION TAX	10,651	11,213	10,448	11,096	11,000	101%	11,095		11,095	100%
Group:	61,914	68,523	70,066	57,894	67,100	86%	57,893	0	57,893	86%
Fund:	61,914	68,523	70,066	57,894	67,100	86%	57,893	0	57,893	86%
2400 LIGHT MAINTENANCE DISTRICT										

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	13-14	14-15	15-16	16-17	Budget 16-17	Rec. 16-17	Budget 17-18	Change 17-18	Budget 17-18	Budget 17-18
2400 LIGHT MAINTENANCE DISTRICT										
310000 TAXES										
311010 Real Property Tax	21,296	23,577	27,745	23,460	26,000	90%	23,460		23,460	90%
311020 Personal Property Tax	405	352	134	26	360	7%	26		26	7%
312000 Penalties and Interest on	186	161	138	110	190	58%	110		110	57%
314140 LIGHT VEHICLE OPTION TAX	4,863	5,119	5,014	5,325	5,300	100%	5,324		5,324	100%
Group:	26,750	29,209	33,031	28,921	31,850	91%	28,920	0	28,920	90%
Fund:	26,750	29,209	33,031	28,921	31,850	91%	28,920	0	28,920	90%
2700 PP&L PARK FUND										
360000 Miscellaneous Revenues										
365000 Contributions & Donations	8,000	8,000	8,000	8,000	8,000	100%			0	0%
Group:	8,000	8,000	8,000	8,000	8,000	100%	0	0	0	0%
Fund:	8,000	8,000	8,000	8,000	8,000	100%	0	0	0	0%
2750 FORT THOMPSON PLAYGROUND PROJECT COMMITTEE										
360000 Miscellaneous Revenues										
365000 Contributions & Donations	2,022					0%			0	0%
Group:	2,022					0%	0	0	0	0%
Fund:	2,022					0%	0	0	0	0%
2760 Main Street Committee Fund										
360000 Miscellaneous Revenues										
365000 Contributions & Donations			540	9,000	9,000	100%			0	0%
Group:			540	9,000	9,000	100%	0	0	0	0%
380000 OTHER FINANCING SOURCES										
383000 Interfund Operating			1,460			0%			0	0%
Group:			1,460			0%	0	0	0	0%
Fund:			2,000	9,000	9,000	100%	0	0	0	0%

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	13-14	14-15	15-16	16-17						
2770 Ainsworth Park Project										
330000 INTERGOVERNMENTAL REVENUES										
331050 Community Transportation			15,568			0 0%			0	0%
Group:			15,568			0 0%	0	0	0	0%
360000 Miscellaneous Revenues										
365000 Contributions & Donations		15,250	370	70,719	70,794	100%			0	0%
Group:		15,250	370	70,719	70,794	100%	0	0	0	0%
Fund:		15,250	15,938	70,719	70,794	100%	0	0	0	0%
2780 Babe Ruth Baseball Field Project										
360000 Miscellaneous Revenues										
365000 Contributions & Donations				54,085	54,085	100%			0	0%
Group:				54,085	54,085	100%	0	0	0	0%
380000 OTHER FINANCING SOURCES										
383000 Interfund Operating				28,283	28,283	100%			0	0%
Group:				28,283	28,283	100%	0	0	0	0%
Fund:				82,368	82,368	100%	0	0	0	0%
2820 GAS APPORTIONMENT TAX										
330000 INTERGOVERNMENTAL REVENUES										
335040 Fuel Tax Apportionment	36,682	36,133	35,946	38,478	38,478	100%	66,578		66,578	173%
35,518 + 31,060 = \$66,578										
Group:	36,682	36,133	35,946	38,478	38,478	100%	66,578	0	66,578	173%
Fund:	36,682	36,133	35,946	38,478	38,478	100%	66,578	0	66,578	173%
2940 C.D.B.G.										
360000 Miscellaneous Revenues										
360000 Miscellaneous Revenues		150			0	0%			0	0%
365000 Contributions & Donations			25,500		0	0%			0	0%
Group:		150	25,500		0	0%	0	0	0	0%

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	13-14	14-15	15-16	16-17						
Fund:		150	25,500		0	0%	0	0	0	0%
3300 Judgement										
310000 TAXES										
311010 Real Property Tax	149				0	0%			0	0%
311020 Personal Property Tax	11	-1,253	1		0	0%			0	0%
Group:	160	-1,253	1		0	0%	0	0	0	0%
Fund:	160	-1,253	1		0	0%	0	0	0	0%
4000 CAPITAL PROJECTS - LOCAL										
310000 TAXES										
311010 Real Property Tax				25,789	30,000	86%	30,000		30,000	100%
311020 Personal Property Tax				6	0	***%			0	0%
Group:				25,795	30,000	86%	30,000	0	30,000	100%
Fund:				25,795	30,000	86%	30,000	0	30,000	100%
5210 WATER OPERATING FUND										
330000 INTERGOVERNMENTAL REVENUES										
334120 TREASURE STATE ENDOWMENT			582,515	548,089	0	***%	360,000		360,000	*****%
334121 DEPARTMENT OF NATURAL					600,000	0%			0	0%
Group:			582,515	548,089	600,000	91%	360,000	0	360,000	60%
340000 CHARGES FOR SERVICES										
343021 Metered Water Sales	363,711	357,392	366,245	369,682	366,000	101%	369,000		369,000	100%
343026 Water Installation	3,100	3,385	2,504	1,200	2,504	48%	1,200		1,200	47%
343027 Miscellaneous Water	1,341	3,034	4,841	2,661	2,500	106%	2,661		2,661	106%
343028 Water Testing Charge -	1,627	1,390	1,419	60	1,419	4%	1,400		1,400	98%
Group:	369,779	365,201	375,009	373,603	372,423	100%	374,261	0	374,261	100%

Erica set it up incorrectly last year. We discussed it and she will do it correctly this fiscal year.



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CITY OF THOMPSON FALLS  
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	13-14	14-15	15-16	16-17	Budget 16-17	Rec. 16-17	Budget 17-18	Change 17-18	Budget 17-18	Budget 17-18
5310 SEWER OPERATING										
Group:				52,500	55,334	95%	15,000	0	15,000	27%
Fund:	144,641	116,950	102,626	179,411	182,245	98%	294,270	0	294,270	161%
7002 FIREMEN DISABILITY PENSION										
310000 TAXES										
311010 Real Property Tax	6	13,588	12,969	12,071	12,500	97%	7,500		7,500	60%
311020 Personal Property Tax	3		74	13	77	17%	50		50	64%
312000 Penalties and Interest on			60	47	0	***%	50		50	****%
314140 LIGHT VEHICLE OPTION TAX			2,168	2,303	123	***%	2,000		2,000	1626%
Group:	9	13,588	15,271	14,434	12,700	114%	9,600	0	9,600	75%
330000 INTERGOVERNMENTAL REVENUES										
335050 Insurance Premium	1,962	1,927	1,767		1,767	0%	1,700		1,700	96%
Group:	1,962	1,927	1,767		1,767	0%	1,700	0	1,700	96%
360000 Miscellaneous Revenues										
360000 Miscellaneous Revenues	160				0	0%			0	0%
Group:	160				0	0%	0	0	0	0%
370000 INVESTMENT AND ROYALTY EARNINGS										
371010 Investment Earnings	52	36	58	73	40	183%	100		100	250%
Group:	52	36	58	73	40	183%	100	0	100	250%
Fund:	2,183	15,551	17,096	14,507	14,507	100%	11,400	0	11,400	78%
7458 COURT TECHNOLOGY SURCHARGE										
350000 FINES AND FORFEITURES										
351030 City Courts	700	862	1,077	765	1,500	51%	850		850	56%
Group:	700	862	1,077	765	1,500	51%	850	0	850	56%
Fund:	700	862	1,077	765	1,500	51%	850	0	850	56%

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	13-14	14-15	15-16	16-17						
7464 DOMESTIC ABUSE FINE										
350000 FINES AND FORFEITURES										
351030 City Courts	719	658	1,062	358	1,500	24%	500		500	33%
Group:	719	658	1,062	358	1,500	24%	500	0	500	33%
Fund:	719	658	1,062	358	1,500	24%	500	0	500	33%
7467 LAW ENFORCEMENT ACADEMY SURCHARGE										
350000 FINES AND FORFEITURES										
351030 City Courts	660	887	1,043	780	1,500	52%	800		800	53%
Group:	660	887	1,043	780	1,500	52%	800	0	800	53%
Fund:	660	887	1,043	780	1,500	52%	800	0	800	53%
Grand Total:	1,692,809	1,505,081	2,159,687	2,333,673	2,421,956		2,281,928	0	2,281,928	

# F - ALTERNATIVE COST ESTIMATES AND SUPPORTING DATA

EXISTING CONTRACTOR/VENDOR QUOTES AND ESTIMATES  
ALTERNATIVE A-3 COST ESTIMATE  
ALTERNATIVE A-4 COST ESTIMATE

# MOUNTAIN HOMES DESIGN/BUILD

## PROPOSAL FOR AINSWORTH BATH & SHELTER STRUCTURES

9/6/2017

As shown on drawings titled "Ainsworth Bathrooms & Picnic Shelter" and dated today - 9/6/2017

### **BATHROOM 1 \$40,000**

### **BATHROOM 2 \$44,000**

Exterior walls to be decorative concrete block, coated inside and out with waterproof and scrubbable finish. Sinks and commodes to be commercial grade wall hung stainless units. Sinks to be Regency 17x15 or equivalent. Doors to be commercial grade insulated steel units with durable paint finish. Door hardware to be commercial grade Indicator Lever Lock 26D Satin Chrome C3FS or equivalent on the two bathroom doors.

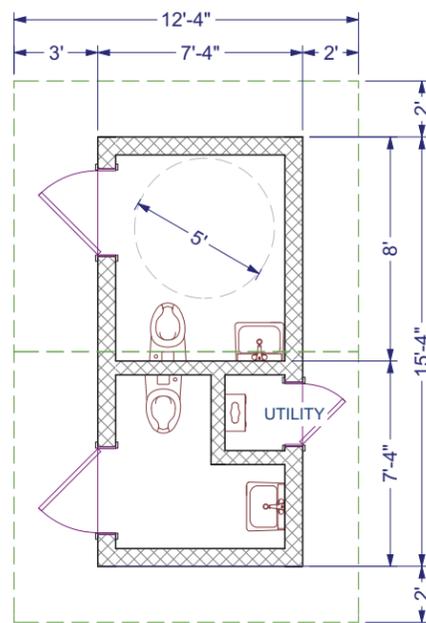
Floor to be poured concrete, including apron in front as shown. Utility room to contain water supply entry with shutoff valve. also electric demand type water heater Bosch Tronic 3000 T4 or equivalent. Includes stop and waste type underground water shutoff valve. Roof framing to be conventional wood trusses with applied plank truss on front gable as shown.

This design would require draining water system for weather below about 25 degrees. An optional upgrade to allow water service all winter would cost \$4500 and include the following:

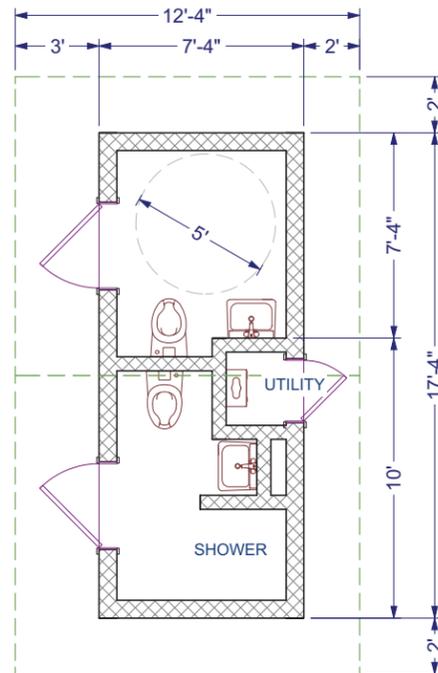
- \*Insulate walls with R-10 XPS foam panels applied to exterior & insulate ceiling with R-30 fiberglas
- \*Apply Hardie siding panels to exterior and paint
- \*Install radiant elec heat in ceiling
- \*Install self closing door hardware

### **PICNIC SHELTER \$38,000**

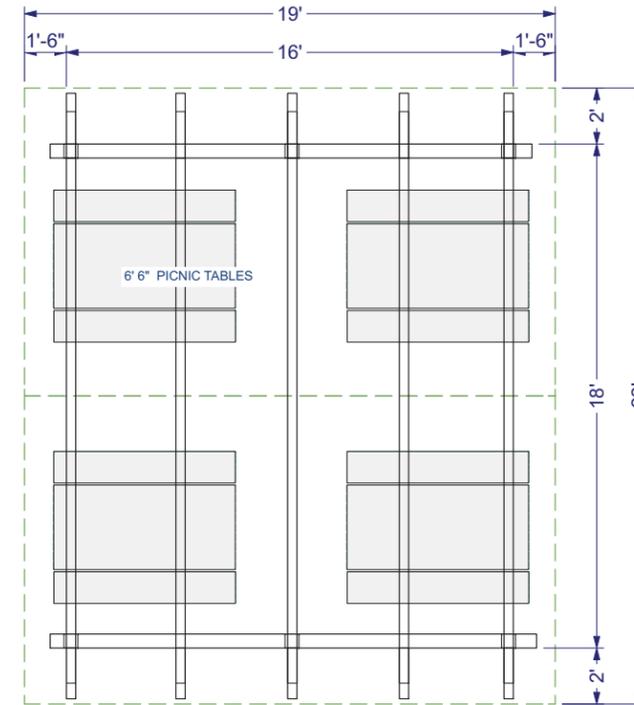
8X8 columns support 6x12 beams. All wood except roof boards to be rough sawn and stained, including roof trusses and curved braces as shown. Roof boards to be 2x8 pine T&G, unfinished. Slab floor is colored and imprinted as shown. No water or electrical service.



BATHROOM 1 \$40,000



BATHROOM 2 \$44,000



PICNIC SHELTER \$38,000



THIS DRAWING IS  
CONCEPTUAL ONLY AND  
DOES NOT INCLUDE  
STRUCTURAL ENGINEERING

**MOUNTAIN HOMES DESIGN**  
21 RIVERFRONT DRIVE SOUTH  
TROUT CREEK, MT 59874  
(406) 827-4341  
ferreldoug@gmail.com

AINSWORTH BATHROOMS & PICNIC SHELTER

9/05/2017

1/4" EQUALS 1'

1 / 1

## **ESTIMATES FOR PAVING AT AINSWORTH PARK**

The cost of asphalt on the current 4<sup>th</sup> Avenue water project is \$18.00 per square yard for a 2" mat with some prep work. If you use that number then the paving for the Ainsworth project looks like this:

Trail approximately 760 square yards @\$18.00 = \$13,650.00

Parking area in northeast corner approximately 2217 square yards @\$18.00=\$39,900.00

Parking area along east edge of the park approximately 920 square yards  
@\$18.00=\$16,560.00

September 28, 2017

Projected lighting cost for Ainsworth Field Park

Labor and materials:	\$ 35,000.00
Conduit, 4- 25' poles, 6 pathway lights 2 flag illuminating lights	
Trenching and dirtwork	\$ 14,000.00
Concrete bases	\$ 2,500.00
<hr/>	
TOTAL PROJECTED COST	\$ 51,500.00

Prepared by James Colin, licensed Montana electrician

Summit Sprinkler and Landscape  
P.O. Box 241  
Missoula MT 59806  
United States

Thoson Falls parks department  
Ainsworth Park

Estimate # 455  
Estimate Date September 6, 2016

<b>Estimate Total (USD)</b>	<b>\$63,700.00</b>
-----------------------------	--------------------

Item	Description	Unit Cost	Quantity	Line Total
	Area prep. Spreading and grading approximately 400 yards of top soil in preparation for sod.	5,100.00	1	5,100.00
	Top soil.  400 yards. Includes delivery and spreading material as needed.  Note. This is a rough estimate as I know this item may come partly from the city's dirt stock. As well, the price could come down if there was a connection with someone local who could donate or give a reduced price on delivery.	12,000.00	1	12,000.00
	Sod. 91,200 square feet. Price includes sod, delivery and all installation labor	35,250.00	1	35,250.00
	Trees and shrubs. Includes all trees (11) and grasses/shrubs (16) listed and all prep and installation labor	6,900.00	1	6,900.00
	Sprinklers.  Running drip line to all new trees and grasses/shrubs. = \$1350  Raising all heads in current system to be at proper height for top soil/sod = \$1900  Adding 10-12 heads to sprinkler system to cover areas that will have sod and are not currently covered with irrigation = \$1200	4,450.00	1	4,450.00
<b>Total (USD)</b>				<b>\$63,700.00</b>

Ainsworth Landscaping, Project information

Page 2 of 3

Plant & Tree requirements

<b>Trees:</b>	number	size
Mancana Ash	2	2 1/2" B&B
Autumn Blaze Maple	1	2" B&B
Toba Hawthorn	2	3" B&B
Maple Crimson King	2	2" B&B
Honey Locust Shademaster	2	2" B&B
Siberian Larch	1	10" pot
Scotch Pine	1	10 Ft B&B

**small shrubs/ grasses**

Canada Red Cherry-clump form	3	14"to16" B&B
Barberry Roseglow	5	2 Gallon
Grasses- Karl Forester	5	2 Gallon
Service Berry- Autumn Brilliance	3	8 ft B&B

**Plants need to be warranted for at least one year. Prefer locally grown.**

Plant placement may vary from Schematic.

**Opinion of Probable Costs**



Project Name: Ainsworth Field Park  
 Project No.: 170725  
 Prepared By: MJB/SAR  
 Approved By:  
 Date: November 10, 2017

**Preliminary:  
 Subject to Change**

Description: **Alternative A-3: Phased Construction of Ainsworth Field Park**

This alternative would use a phased approach to construct the desired amenities of a landscaped park area with a trail, a pavilion, a parking lot, and an amphitheater. By phasing the construction, the City may be able to complete the park incrementally. It is anticipated that phasing the process would cost more overall, but portions could be developed with existing available funds.

**PHASE ONE: PARK OPEN SPACE AND TRAIL**

Item Number	Description	Quantity	Unit	Unit Price	Total	Notes
1	Mobilization, Demobilization, Insurance, Permits	1	LS	\$ 10,000.00	\$ 10,000	
2	Site Preparation (clear and grub, earthwork, strip existing sod and shallow scarify surface)	1	LS	\$ 5,000.00	\$ 5,000	
3	Drill Seeding	91,200	SF	\$ 0.15	\$ 13,680	
4	Topsoil and Soil Amendments	1	LS	\$ 38,670.00	\$ 38,670	
5	3/4" Crushed Gravel (assume a 4" depth for trails)	83	CY	\$ 36.00	\$ 2,988	Based on a 6,764 s.f. area at compacted 4" depth.
13	Specialized Irrigation for Park Area	1	LS	\$ 4,450.00	\$ 4,450	Estimate from Summit Sprinkler and Landscape on 9-6-16
14	Overall Park Lighting	1	LS	\$ 51,500.00	\$ 51,500	Estimate from James Conlin, Electrician on 9-28-17
15	Kiosk and Signage	1	LS	\$ 1,000.00	\$ 1,000	
16	Trees and Shrubs Landscaping	1	LS	\$ 6,900.00	\$ 6,900	From Summit Sprinkler and Landscape Estimate on 9-6-16 for 11 trees and 16 shrubs, includes labor.
17	Fencing	1	LS	\$ 1,000.00	\$ 1,000	
18	Boulders	1	LS	\$ 800.00	\$ 800	5 ft. diameter boulders along southern boundary
<b>SUBTOTAL</b>					<b>\$ 135,988</b>	
Construction Contingency 15%					\$ 20,398	
<b>TOTAL</b>					<b>\$ 156,386</b>	
Estimated Professional Services - Administration 8%					\$ 12,510.90	
Estimated Professional Services - Design 12%					\$ 18,766.34	
Estimated Professional Services - Construction 5%					\$ 7,819.31	Assumed City Parks and Public Works Department will provide some oversight
Legal and Financial					\$ 5,000.00	
<b>PROJECT TOTAL</b>					<b>\$ 200,483</b>	<b>Spring 2018</b>

**PHASE TWO: SOUTH HALF OF PARKING LOT AND PAVILION**

Item Number	Description	Quantity	Unit	Unit Price	Total	Notes
1	Mobilization, Demobilization, Insurance, Permits	1	LS	\$ 10,000.00	\$ 10,000	
2	Site Preparation (clear and grub, earthwork)	1	LS	\$ 5,000.00	\$ 5,000	Based on a 1 acre disturbed area (does not include amphitheater or interior lawn area included in the topsoil estimate)
3	3/4" Crushed Gravel (assume a 6" depth beneath concrete pad/pavilion and as subbase for parking lot)	271	CY	\$ 36.00	\$ 9,767	Based on a 14,650 s.f. area at 6" compacted depth.
4	3/8" Crushed Gravel (assume 2" deep overlay in parking lot for ADA)	68	CY	\$ 40.00	\$ 2,703	Based on a 10,949 s.f. area at 2" depth.
5	3/4" HDPE Water Line Connection for Pavilion	50	LF	\$ 20.00	\$ 1,000	3/4" service connection to 2" main in Lincoln Street is existing, no meter assumed.
6	4" SDR 35 PVC Sewer Service Line to Pavilion Restrooms	100	LF	\$ 25.00	\$ 2,500	
7	4" Sewer Service Connection at Main	1	EA	\$ 1,200.00	\$ 1,200	Includes connection at main and asphalt patch
8	Concrete Wheel Stops (within designated stalls in parking lot)	20	EA	\$ 90.00	\$ 1,800	
9	Pavilion (Estimate from Mountain Homes Design/Build on 9-6-17)	1	LS	\$82,000.00	\$ 82,000	Estimate from Mountain Homes Design/Build on 9-6-17 (includes shower and concrete foundation and patio)
<b>SUBTOTAL</b>					<b>\$ 115,970</b>	
				Construction Contingency 15%	\$ 17,396	
<b>TOTAL</b>					<b>\$ 133,366</b>	
				Estimated Professional Services - Administration 8%	\$ 10,669.25	
				Estimated Professional Services - Design 12%	\$ 16,003.88	
				Estimated Professional Services - Construction 5%	\$ 6,668.28	Assumed City Parks and Public Works Department will provide some oversight
				Legal and Financial	\$ 5,000.00	
<b>PROJECT TOTAL</b>					<b>\$ 171,707</b>	<b>Spring 2021</b>

**PHASE THREE: NORTH HALF OF PARKING LOT AND AMPHITHEATER**

Item Number	Description	Quantity	Unit	Unit Price	Total	Notes
1	Mobilization, Demobilization, Insurance, Permits	1	LS	\$ 10,000.00	\$ 10,000	
2	Site Preparation (clear and grub, earthwork)	1	LS	\$ 5,000.00	\$ 5,000	Based on a 1 acre disturbed area (does not include amphitheater or interior lawn area included in the topsoil estimate)
6	3/4" Crushed Gravel (assume a 6" depth beneath concrete pad/pavilion and as subbase for parking lot)	334	CY	\$ 36.00	\$ 12,013	Based on a 18,019 s.f. area at 6" compacted depth.
7	3/8" Crushed Gravel (assume 2" deep overlay in parking lot for ADA)	111	CY	\$ 40.00	\$ 4,457	Based on a 18,019 s.f. area at 2" depth.
9	Concrete Wheel Stops (within designated stalls in parking lot)	10	EA	\$ 90.00	\$ 900	
19	Amphitheater (Estimate from WGM Group on 8-24-17)	1	LS	\$69,050.00	\$ 69,050	Estimate from WGM Group on 8-24-17
<b>SUBTOTAL</b>					<b>\$ 101,419</b>	
				Construction Contingency 15%	\$ 15,213	
<b>TOTAL</b>					<b>\$ 116,632</b>	
				Estimated Professional Services - Administration 8%	\$ 9,330.57	
				Estimated Professional Services - Design 12%	\$ 13,995.85	
				Estimated Professional Services - Construction 5%	\$ 5,831.60	Assumed City Parks and Public Works Department will provide some oversight
				Legal and Financial	\$ 5,000.00	
<b>PROJECT TOTAL</b>					<b>\$ 150,790</b>	
<b>PROJECT TOTAL (ALL PHASES)</b>					<b>\$ 522,980</b>	<b>Spring 2024</b>

**Ainsworth Field Park - Alternative A-3  
O & M**

**Preliminary:  
Subject to Change**



<b>Operation and Maintenance Procedures/Costs</b>						
	<b>Description</b>	<b>Freq. (years)</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
1	Weekly Landscaping Maintenance	1	144	HR	\$ 20.00	\$ 2,880
2	Repair Labor (Gravel Paths and Parking)	1	5	HR	\$ 20.00	\$ 100
3	Material Cost (Gravel)	1	25	CY	\$ 36.00	\$ 900
<b>Total Annual O&amp;M Costs =</b>						<b>\$ 3,880</b>

**Opinion of Probable Costs**



Project Name: Ainsworth Field Park  
 Project No.: 170725  
 Prepared By: MJB/SAR  
 Approved By:  
 Date: November 10, 2017

**Preliminary:  
 Subject to Change**

Description: **Alternative A-4: Fully Construct Ainsworth Field Park**

This alternative would construct a park including an amphitheater, a pavilion with restrooms, a parking lot, and a path system. Additionally, this would include lighting, landscaping, and irrigation throughout the park. This park would serve the City of Thompson falls as a central gathering location for community events.

Item Number	Description	Quantity	Unit	Unit Price	Total	Notes
1	Mobilization, Demobilization, Insurance, Permits	1	LS	\$ 15,000.00	\$ 15,000	
2	Site Preparation (clear and grub, earthwork, strip existing sod and shallow scarify surface)	1	LS	\$ 10,000.00	\$ 10,000	Based on a 1 acre disturbed area (does not include amphitheater or interior lawn area included in the topsoil estimate)
3	Drill Seeding	91,200	SF	\$ 0.15	\$ 13,680	
4	Topsoil and Soil Amendments	1	LS	\$ 38,670.00	\$ 38,670	
5	3/4" Crushed Gravel (assume a 4" depth for trails)	83	CY	\$ 36.00	\$ 2,988	Based on a 6,764 s.f. area at compacted 4" depth.
6	3/4" Crushed Gravel (assume a 6" depth beneath concrete pad/pavilion and as subbase for parking lot)	605	CY	\$ 36.00	\$ 21,780	Based on a 32,669 s.f. area at 6" compacted depth.
7	3/8" Crushed Gravel (assume 2" deep overlay in parking lot for ADA)	179	CY	\$ 40.00	\$ 7,160	Based on a 28,968 s.f. area at 2" depth.
9	Concrete Wheel Stops (within designated stalls in parking lot)	30	EA	\$ 90.00	\$ 2,700	
10	3/4" HDPE Water Line Connection for Pavilion	50	LF	\$ 20.00	\$ 1,000	3/4" service connection to 2" main in Lincoln Street is existing, no meter assumed.
11	4" SDR 35 PVC Sewer Service Line to Pavilion Restrooms	100	LF	\$ 25.00	\$ 2,500	
12	4" Sewer Service Connection at Main	1	EA	\$ 1,200.00	\$ 1,200	Includes connection at main and asphalt patch
13	Specialized Irrigation for Park Area	1	LS	\$ 4,450.00	\$ 4,450	Estimate from Summit Sprinkler and Landscape on 9-6-16
14	Overall Park Lighting	1	LS	\$ 51,500.00	\$ 51,500	Estimate from James Conlin, Electrician on 9-28-17
15	Kiosk and Signage	1	LS	\$ 1,000.00	\$ 1,000	
16	Trees and Shrubs Landscaping	1	LS	\$ 6,900.00	\$ 6,900	From Summit Sprinkler and Landscape Estimate on 9-6-16 for 11 trees and 16 shrubs, includes labor.
17	Fencing	1	LS	\$ 1,000.00	\$ 1,000	
18	Boulders	1	LS	\$ 800.00	\$ 800	5 ft. diameter boulders along southern boundary
19	Amphitheater (Estimate from WGM Group on 8-24-17)	1	LS	\$69,050.00	\$ 69,050	Estimate from WGM Group on 8-24-17
20	Pavilion (Estimate from Mountain Homes Design/Build on 9-6-17)	1	LS	\$82,000.00	\$ 82,000	Estimate from Mountain Homes Design/Build on 9-6-17 (includes shower and concrete foundation and patio)
<b>SUBTOTAL</b>					<b>\$ 333,378</b>	
Construction Contingency 15%					\$ 50,007	
<b>TOTAL</b>					<b>\$ 383,384</b>	
Estimated Professional Services - Administration 8%					\$ 30,670.74	
Estimated Professional Services - Design 12%					\$ 46,006.11	
Estimated Professional Services - Construction 5%					\$ 19,169.21	Assumed City Parks and Public Works Department will provide some oversight
Legal and Financial					\$ 5,000.00	
<b>PROJECT TOTAL</b>					<b>\$ 484,230</b>	

**Ainsworth Park Alternative A-4  
O & M**

**Preliminary:  
Subject to Change**



Operation and Maintenance Procedures/Costs						
	Description	Freq. (years)	Quantity	Unit	Unit Cost	Total Cost
1	Weekly Landscaping Maintenance	1	144	HR	\$ 20.00	\$ 2,880
2	Repair Labor (Gravel Paths and Parking)	1	5	HR	\$ 20.00	\$ 100
3	Material Cost (Gravel)	1	25	CY	\$ 36.00	\$ 900
Total Annual O&M Costs = \$						3,880

**PRESENT WORTH ANALYSIS**

**Project:** Ainsworth Field Park  
**Project No.:** 170725  
**Prepared By:** MJB/SAR  
**Approved By:**  
**Date:** November 10, 2017  
**Revised:**



**Preliminary:  
Subject to Change**

**Description:** This spreadsheet calculates the Net Present Worth (NPW) of the capital costs of new infrastructure for each alternative. The period of interest is 20 years. Sunk costs are shown positive, salvage is shown as negative.

**Interest & Inflation Rates**

Nominal Interest Rate (g) = 6%  
 Inflation Rate (h) = 3%  
 Real Interest Rate (r) = 3%

$$r = \frac{(1+g)}{(1+h)} - 1$$

**Present Worth Analysis**

Year	Alternative A-3	Alternative A-4				
0	\$ 200,483	\$ 484,230				
1	3,880	3,880				
2	3,880	3,880				
3	175,587	3,880				
4	3,880	3,880				
5	3,880	3,880				
6	154,670	3,880				
7	3,880	3,880				
8	3,880	3,880				
9	3,880	3,880				
10	3,880	3,880				
11	3,880	3,880				
12	3,880	3,880				
13	3,880	3,880				
14	3,880	3,880				
15	3,880	3,880				
16	3,880	3,880				
17	3,880	3,880				
18	3,880	3,880				
19	3,880	3,880				
20	3,880	3,880				
<b>NPW =</b>	<b>\$ 543,142</b>	<b>\$ 542,424</b>				

# APPENDIX G – PUBLIC MEETING DOCUMENTS

POWERPOINT PRESENTATION FROM JULY 2017  
ADVERTISED NOTICE  
MEETING MINUTES  
ADVERTISED NOTICE FOR PER REVIEW

# PUBLIC HEARING NOTICE

## CITY OF THOMPSON FALL

**DATE: JULY 6<sup>TH</sup>, 2017, 6 PM**

**CITY COUNCIL CHAMBERS  
108 FULTON STREET  
THOMPSON FALLS, MT**

**AINSWORTH FIELD COMMUNITY PARK - DO WE CONTINUE COMPLETION OF ALL PARK GOALS?**

In cooperation with the City of Thompson Falls, Montana, the Thompson Falls Main Street group (TFMS) will hold a public hearing on July 6th, 2017 at City Hall (108 Fulton Street) at 6:00pm in the Council Chambers; ADA accessible. The hearing will be conducted by the City's Technical Assistant Consultant, Tracy McIntyre of Rural Economic Designs, LLC.

The purpose of this hearing is to gather public comments regarding a proposed application to the Montana Dept. of Commerce's Community Development Block Grant (CDBG) Program for the Ainsworth Field Community Park. This project is specifically set to complete the complete park with sodded field, restrooms with picnic shelter and showers for bicycle tours, plus a natural amphitheater.

TFMS is hosting this public hearing to review the purpose and proposed goals of the project, the project activities, the proposed budget and City's efforts to obtain funding including an application to the CDBG program, and the potential impacts to all City residents.

All interested persons will be given the opportunity to ask questions and to express their opinions regarding this proposed project. The City is specifically requesting that landowners/homeowners within the Thompson Falls area participate in either this meeting or by providing written comments to the

Thompson Falls Main Street, Inc.  
PO Box 333  
Thompson Falls, MT 59873

Comments may be given orally at the hearing or submitted in writing prior to July 10<sup>th</sup>, 2017 where the Council will make their final decision to apply for the CDBG funds at their Council meeting at July 10th 7:00pm.

Copies of the presentation from the public hearing will be made available via the City's website at [www.cityofthompsonfalls.com](http://www.cityofthompsonfalls.com) directly after the meeting thru the Council meeting date.



# Ainsworth Field Community Park

Montana CDBG- Public Hearing  
City of Thompson Falls, Montana  
July 6<sup>th</sup>, 2017  
6:00pm  
City Hall

# Goal of Ainsworth Field Community Park Project

Thompson Falls Downtown Plan identified the Ainsworth Community Park as the key infrastructure project for Main Street. The Overall goal of the project is to create an attractive, healthful, and vibrant core to our Main Street for all of our residents and visitors. It will give a positive place to come together for recreation and community building. It will provide a venue for events and tourism. We are aiming to fulfill these goals in the following ways:

- ▶ Attractive area to gather for private and public events (car shows, bicycle tours, farmers markets, etc) with a natural amphitheater for cultural experiences and tourist attractions
- ▶ Practice/Play area for sports
- ▶ Play area for youth
- ▶ Parking
- ▶ Perimeter Trail that is ADA accessible and that connects to Highway 200 Trail and Power Park Riverfront Trail
- ▶ Base area of Veterans Memorial
- ▶ Picnic Shelter with Restrooms, history boards, wayfinding, picnic tables and patio
- ▶ Bicyclists' amenities (showers, outside basin and cooking surfaces)
- ▶ Connectivity to trail systems and downtown/residential/river access

# The Concept:



# Site and Trail



# Picnic Shelter Area

- ▶ Build a bathroom and picnic shelter
- ▶ Incorporate historic information/displays and wayfinding signage
- ▶ Shower and basin areas for bicycle tours
- ▶ Cooking area



# Amphitheater

- ▶ Build a natural amphitheater in Northwest Corner of the Park
  - ▶ Hillside will be formed into steps and provide audience seating for outdoor shows such as Shakespeare in the Park, local theater and outdoor movie nights, concerts, etc.



# Projected Costs For Project:

Site and Trail: \$165,540

Picnic Shelter: \$90,000 for Shelter with \$15,000 Architecture

Kiosk and Signage: \$16,000

Amphitheater: Budget in process (est. \$50,000 with \$20,000 engineering)

Will add a 15% contingency and 8 to 9% for administration

The Thompson Falls Mainstreet, through the generosity of the community has raised 53.5% of site and trail component (\$89,130) to date.

Impacts to the Community: This is a WIN-WIN

Local fundraising efforts are in play but there is no expectation of any bonds or taxes being raised for this project.

# Applying for the Montana Community Development Block Grant (CDBG)

- ▶ Montana's CDBG Public and Community Facilities grants help local governments fund construction or rehabilitation of infrastructure and facilities that primarily benefit low- to moderate-income (LMI) Montanans, i.e. individuals earning less than 80% of the area median income.
- ▶ Eligible applicants are limited to counties, incorporated cities and towns, and consolidated city-county governments except Billings, Great Falls, and Missoula.
- ▶ Applicants may elect to partner with another local government or other entity to prepare an application, complete the project, and document compliance with CDBG requirements.
- ▶ Depending on the applicant's capacity, staff experience, and available resources, applicants may choose to actively complete every task or limit its involvement to tasks such as approving expenditures and signing certain documents. In any case, applicants should work closely with partner organizations and ensure work done on its behalf is accurate and complete.
- ▶ Community engagement and planning through Needs Assessment Process (completed by the Sanders County Community Development Corp in January 2017) and other comprehensive community planning.

# CDBG 2017 Community and Public Facility



<http://comdev.mt.gov/Programs/CDBG/Facilities/Overview>

- ▶ Grant Amount: Up to \$450,000
- ▶ 25% Match required (with option of waiver)
- ▶ Applications Opens on July 14, 2017, will be received on an open cycle until November 3, 2017 or until exhausted.

# How is CDBG Scored:

	<u>Maximum Possible Points</u>
Ranking Criterion # 1 (Community Planning)	175 Points
Ranking Criterion # 2 (Need for Project)	175 Points
Ranking Criterion # 3 (Project Concept and Technical Design)	150 Points
Ranking Criterion # 4 (Community Efforts and Citizen Participation)	100 Points
Ranking Criterion # 5 (Need for Financial Assistance)	200 Points
Ranking Criterion # 6 (Benefit to Low and Moderate Income Persons)	150 Points
Ranking Criterion # 7 (Implementation and Management)	175 Points
<b>TOTAL MAXIMUM POSSIBLE POINTS</b>	<b>1,125 Points</b>

# CDBG-PF and Ainsworth Park

City of Thompson Falls is considering applying in July/August 2017

- ▶ Asking for \$450,000 grant
- ▶ Matching with funds already raised and asking for a waiver so we can use the full \$450,000 grant.



**QUESTION?**  
**COMMENT?**  
**CONCERN?**

## Public Hearing Minutes

**Agenda: Ainsworth Field Community Park Montana Department of  
Commerce's Community Development Block Grant  
(CDBG) Program Grant Application  
Monday, July 6, 2017**

Mayor, Mark Sheets opened the Public Hearing at 6:01 p.m.

Council Members Present: No City Council Members were present.

City Officials Present: City Mayor, Mark Sheets and Assistant City Clerk, Erica Franck.

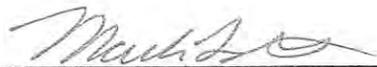
Others signed in: Carla Park, Tracy McIntyre, Jeri Anderson, Mary Taylor, Mike Baxter, Jen Kreiner, Gigi Comer, Carol Brooker and Mr. & Mrs. Bob Kunch

The Application is on file and open for inspection at the City Hall.

There was public comment.

There were people that spoke in favor and no one in opposition.

The Mayor adjourned the hearing without objection at 6:26 p.m.



\_\_\_\_\_  
Mark Sheets, Mayor

ATTEST:



\_\_\_\_\_  
Chelsea Peterson, City Clerk Treasurer



**CITY OF THOMPSON FALLS**  
**CITY COUNCIL MEETING MINUTES**  
Monday, June 12, 2017

Council Members Present: Tom Eggensperger, City Council President, Linda McKahan, Dennis Newman and Raoul Ribeiro. Jim Haughton and Earlene Powell were not present.

City Officials Present: City Mayor, Mark Sheets, City Clerk/Treasurer, Chelsea Peterson and City Attorney, Kathryn McEnery

Others signed in: Carla Parks, Cody Mosher, Annie Wooden, Jen Kreiner, Shawni Vaught, John Mosher, Barb Mosher and Mike Baxter

Mayor, Mark Sheets opened the meeting at 6:00 p.m. with the pledge of allegiance.

Chelsea Peterson, City Clerk/Treasurer made note of who was present.

Unscheduled Public Comment: Carla Parks asked the Council to look into creating a plug-in for the Christmas Tree Lighting Event. Raoul Ribeiro told the Council that Main Street looks beautiful, the pool looks great and had a great had a great first day.

The Council passed a motion 6-0 to set the Agenda. (Eggensperger, Ribeiro)

Standing Committee Reports:

Parks Planning – The Committee met in regards to the Ainsworth Field Park Project..

Recreation/Public Properties Committee –

Community and Public Relations –

Budget Committee – The Budget Committee met to look over the Preliminary Budget. After we receive the final numbers from the Department of Revenue the Committee will meet to finalize the FY2018 Budget.

Police Chief Hiring Committee – Taking a new approach to hiring the Police Chief position. Tom Eggensperger, Earlene Powell, Raoul Ribeiro and a City resident Paula Nelson will review and rate the 6 applications and pick a few for the interview process. The interview process will be a few questions and each applicant picked for interview will answer questions on a laptop downstairs in the interview room. Erica Franck will be the only person knowing who filled out what questionnaire and will save them accordingly. She will print and give to the committee for review and rating. After scoring the application and interview questionnaire references will be called and another face to face interview will take place before recommending to Council for hire.

**ACTION TAKEN**

1. The Council passed a motion 6-0 to accept the Consent Agenda. (Ribeiro, Eggensperger)
2. The Council passed a motion 6-0 to approve allowing the HighLead Restaurant and Bar to serve food and alcohol on the sidewalk leaving a minimum of 8 feet from the curb to the fence and suspending the Open Container Ordinance temporarily until September City Council meeting to review this request again.

3. The Council passed a motion 6-0 to move forward with the CDBG Grant Application for Ainsworth Field Park Project. (Ribeiro, Eggensperger)
4. The Council passed a motion 6-0 to approve signing a contract with Tracy McIntyre for the Grant Administration for the CDBG grant for the Ainsworth Field Park Project. (Eggensperger, Ribeiro)
5. The Council passed a motion 6-0 to declare the Ainsworth Field Park Project starting now and going forward. (Ribeiro, Eggensperger)
6. The Council passed a motion 6-0 to table the Thompson Falls Main Street program agreement with the City regarding the CDBG grant administration for the Ainsworth Field Park Project until after City Attorney Kathryn McEnery prepares it and it is presented to the Council for approval. (Eggensperger, Newman)
7. The Council passed a motion 6-0 to allow Jen Kreiner with the Sanders County Community Development to start a Feasibility Study on forming a Recreational District and the Council will write a letter of support. (Eggensperger, Ribeiro)
8. The Council passed a motion 6-0 to approve the Water Project Pay Request. (Eggensperger, McKahan)
9. The Council passed a motion 6-0 to approve purchasing a hanging flower basket on Main Street from the Chamber of Commerce. (McKahan, Eggensperger)
10. The Council passed a motion 6-0 to suspend the Fireworks Ordinance on the 4<sup>th</sup> of July from 7 p.m. to 12 a.m. (Eggensperger, McKahan)
11. The Council passed a motion 6-0 to approve the Janitorial Service Agreement with Lydia LaFriniere for two years starting July 1, 2017 ending June 30, 2019. (Eggensperger, Ribeiro)
12. The Council passed a motion 6-0 to approve combining the Water/Sewer Regulations, changing the billing/payment dates to bills being due on the 1<sup>st</sup> and readings done on or around the 1<sup>st</sup> of every month, bills send out a day after readings and water shut off letters to be sent with a \$10.00 late fee when two months late. (Eggensperger, McKahan)

#### Mayor's Report –

1. Will be paving 4<sup>th</sup> Avenue from Grove Street, West – where water project has happened. To pay for it will use funds from streets not spent this year, Shari is in contact with funding Agency to use leftover funds from project, some of the new Gas Tax Funds from next year, some from water reserves and if needed will take out an InterCap Loan for the rest needed. Example of what may be used to pave the street: \$20,000 left over SRF Water Project funds, \$30,000 current Street budget, \$25,000 Water T&D expenditure account and \$10,000 out of water reserves.
2. In talks with the County to possible move court to the Justice of the Peace. Sounds like a MOU would be needed. They seem interested but some issues on how it will work need to be looked into. Also looking into how other City-Counties work this out. Meeting again this week Thursday at 10:30 a.m. They are looking into the Justice of the Peace salary.
3. Have interview 2 candidates for Temporary Permanent Police Officer and will hire this week. Mathew Kultgen from Shelby is currently working at the prison. Have interviews for the Permanent Part-time position and will hire this week also. Roy Scott will be hired for this position.
4. Water project is wrapping up and going fine just was a little longer than days allowed. They did some extra work and rocks slowed this down.

5. Having problems with vandalism at the Wild Goose Park bathrooms. Stuff is being flushed down the toilet causing grinder pump problems. This is costing extra maintenance.
6. NorthWestern Energy and SCCDC and City are looking at possible improvements to the Wild Goose Landing Dock and ADA accessibility.

The meeting was adjourned at 8:00 p.m.



Mark Sheets, Mayor

ATTEST:



City Clerk/Treasurer, Chelsea Peterson



**CITY OF THOMPSON FALLS**  
**CITY COUNCIL MEETING MINUTES**  
Monday, April 10, 2017

Council Members Present: Tom Eggensperger, City Council President, Linda McKahan, Dennis Newman, Earlene Powell, Raoul Ribeiro and Jim Haughton.

City Officials Present: City Mayor, Mark Sheets ~ City Clerk/Treasurer, Chelsea Peterson  
Others signed in: Joseph Bower

Mayor, Mark Sheets opened the meeting at 6:00 p.m. with the pledge of allegiance.

City Clerk/Treasurer made note of who was present.

Unscheduled Public Comment: Beautification Day was another success!

The Council passed a motion 6-0 to set the Agenda. (Ribeiro, Powell)

Standing Committee Reports:

Parks Planning – The Committee met regarding Ainsworth Field Park Project regarding fundraising. They are advertising for bids from contractors.

Budget Committee – The Committee met regarding the Police Chief salary. They set the salary and added it to the Job Service advertisement.

Babe Ruth Baseball Committee – They are getting close to ordering the sod. As soon as the sod is laid the kids can start playing on the field!!

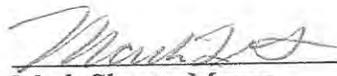
**ACTION TAKEN**

1. The Council passed a motion 6-0 to accept the Consent Agenda with the change to the water shut off list/arrangement with Jerry Lai paying \$100.00 plus current water/sewer bill per month until current. (Ribeiro, Powel)
2. The Council passed a motion 5-0 to approve the Contract with Elks Lodge for Ainsworth Fundraiser. (Eggensperger, Ribeiro) Linda McKahan voted No.
3. The Council passed a motion 6-0 to refer the agenda request of the permits and applications fee changes back to the Committee. (Newman, McKahan)
4. The Council passed a motion 6-0 to offer the Police Chief position to Bruce Barstad. (McKahan, Ribeiro)
5. The Council Member Raoul Ribeiro and Linda McKahan both cancelled their 1<sup>st</sup> motion and created a new motion that was passed 6-0 regarding paying claims the week of May 15<sup>th</sup>. The City Clerk/Treasurer, Chelsea Peterson will prepare claims after she returns from her training and email or have ready for approval at the City Hall. After approval the claims will be printed, signed and sent. (Ribeiro, McKahan)
6. Mayor's Report –
  1. Pre-work for 4<sup>th</sup> Avenue Water Project was earlier in the day. The project will start April 17, 2017.
  2. Flow meters were installed in current wastewater system. Meet with Great West Engineering and Jerry Lacy about the wastewater PER. Things are progressing and will want to meet with water & sewer committee in some future meetings.
  3. April 20<sup>th</sup> is the opening of filing for Municipal Offices – filing period closes June 19<sup>th</sup>.
  4. Infrastructure Bill are being broken up and reassigned to other bills – not sure of what all is happening. Probably nothing until last days.

5. New sewer lift pump not working and was pulled apart and looks like a bearing. Waiting to see about what to do with warranty. Can use it some if emergency.
6. Load limits lifted today.
7. Public Properties Committee needs to meet about the Community Center. Jim Hantz would like to know a little more due to looking at other options.
8. Would like to thank everyone involved with Beautification Days and the Beautification Committee. Great Job!
9. Main Street having a Public meeting to determine sign color – they are going with the Premium sign design and want to know if the City would be interested in contributing \$1,000 toward the sign will be on next month's agenda.

Department Head Reports – None

The meeting was adjourned at 6:56 p.m.

  
\_\_\_\_\_  
Mark Sheets, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk/Treasurer, Chelsea Peterson



# CITY OF THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, January 10, 2017

Council Members Present: Tom Eggensperger, City Council President, Linda McKahan, Dennis Newman, Earlene Powell, Raoul Ribeiro and Jim Haughton.

City Officials Present: City Mayor, Mark Sheets ~ City Clerk/Treasurer, Chelsea Peterson ~ City Attorney, Kathryn McEnery

Others signed in: Angelo Alderete

Mayor, Mark Sheets opened the meeting at 6:00 p.m. with the pledge of allegiance.

City Clerk/Treasurer made note of who was present.

Unscheduled Public Comment: None

The Council passed a motion 6-0 to set the Agenda. (Ribeiro, McKahan)

Standing Committee Reports:

Budget Committee –

Recreation/Public Properties Committee –

Police Commission & Planning Committee–

Streets and Alleys/Board of Adjustments –

Water/Sewer Committee –

Community & Public Relations- The Committee met before the January 9, 2017 City Council meeting. The Committee listened to Police Chief Hammett's and a few citizen concerns regarding cats & dogs within the City limits. They looked at examples of other cities animal ordinances. Discussed changes and planned to meet again next month at 5:00 p.m. prior to the February City Council meeting.

Ainsworth Field Park Project Committee-

Babe Ruth Baseball Field Committee –

Parks Planning Committee –

Tree City USA Committee –

Committee of the Whole –

Downtown Committee –

911-

## ACTION TAKEN

1. The Council passed a motion 6-0 to accept the Consent Agenda. (Ribeiro, Powell)
2. The Council passed a motion 6-0 to accept the Ainsworth Field Park Project Grant Application. (Eggensperger, McKahan)
3. The Council passed a motion 6-0 to accept Award the 4<sup>th</sup> Avenue & Clay Street Water Improvements Project to Muster Construction for Schedules 1 thru 3 for \$254,123 once concurrence is received from the State Revolving Fund. (Ribeiro, Powell)
4. The Council passed a motion 6-0 to approve Engineering Task #7 - 4<sup>th</sup> Avenue & Clay Street Water Improvements Project. (Eggensperger, McKahan)

5. The Council passed a motion 6-0 to table the agenda request Animal Control Ordinance changes needed for feral cats, number of dogs and fee changes. (Ribeiro, Eggensperger)
6. The Council passed a motion 6-0 to approve the Thompson Falls Recruitment and Selection Policy. (Eggensperger, Powell)
7. The Council passed a motion 6-0 to approve the Resolution regarding fixing incorrect wording in the City Code. (Ribeiro, Newman)
8. The Council passed a motion 6-0 to approve signing the Municode proposal and to start moving forward with the republication of the City Code. The Council approved the maximum amount of \$600.00. (Eggensperger, McKahan)

Mayor's Report –

1. Had a meeting with Jen Kreiner with SCCDC regarding The Trust for Public Land which is a group that is offering assistance for collaboration for identifying natural assets. This includes the City, County, trails & recreation. 6 applicants will be chosen. The information was very vague at this point but they are moving forward and I will continue to report what happens. Tom also attended and is representing the Trails Committee.
2. We hired a new temporary full-time police officer but he turned down the position to fill in for Chris Nichols while he is away on Military Duty. Working with Police Chief Hammett by looking at the applications again. Hope to fill soon.
3. Talked to Ann Coffit – Planning Bureau Chief for CTAP program. They have very little money and are trying to set up parameters for who to assist. They will let us know more when they know. She thought we would have a good chance because they want to show results and with the lack of planning in County. They were mostly put together originally to help in the Bakken.
4. Donna Denison our Temporary Assistant Clerk has started training to help at the front desk while Erica Franck takes her Maternity Leave. Erica is doing a great job training her.
5. Talked to Travis Fitchett with the State Highway Department regarding the snow removal of the North side sidewalk along Highway 200. He said they do not have the Funds nor equipment to remove the snow. The City does not have the money or equipment for snow removal either.
6. The RRGL hearing is January 17, 2017 for our Wastewater Project Application. TSEP will be having their hearing around that date. Plan on attending.
7. Talked with Jason Slater regarding moving the bus load and unload along Haley Avenue and closing off Haley Avenue during those times. Discussed removing the two maple trees in front of the Elementary School.

Department Head Reports – None

The meeting was adjourned at 6:55 p.m.

  
 Mark Sheets, Mayor

ATTEST:

  
 City Clerk/Treasurer, Chelsea Peterson



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, March 14, 2016

Council Members Present: Tom Eggensperger, City Council President, Linda McKahan, Raoul Ribeiro, Dennis Newman, Jim Haughton and Earlene Powell.

City Officials Present: City Mayor, Mark Sheets ~ Public Works Director, Jerry Lacy ~ City Clerk/Treasurer  
Chelsea Peterson ~ City Attorney, Kathryn McEnery  
Others signed in: Luke Russell and Carla Parks

Mayor, Mark Sheets opened the meeting at 6:00 p.m. with the pledge of allegiance.

City Clerk/Treasurer, Chelsea Peterson made note of who was present.

The Council passed a motion to set the Agenda as presented. (Riberio, Newman)

Unscheduled Public Comment: Tom Eggensperger congratulated Mark Sheets for running for State Senate office.

Standing Committee Reports:

Water/Sewer Committee – Tom Eggensperger reported to the Council the Water and Sewer Committee met and attached is his notes to the meeting to discuss sewer issues and funding sources to repair the system and meet upcoming regulations.

Streets and Alleys/Board of Adjustments – None

Budget Committee – None

Babe Ruth Baseball Field Committee – None

Public Properties Committee – None

Parks Planning Committee – None

Committee of the Whole – None

Downtown Committee – Mark Sheets reported to the Council the Committee met and chose a consultant for the City Marketing and Branding.

## ACTION TAKEN

1. The Council passed a motion 6-0 to accept the Consent Agenda as presented. (Eggensperger, McKahan)
2. The Council passed a motion 6-0 to award contract to Windfall, Inc for City Marketing and Branding. (Newman, McKahan)
3. The Council passed a motion 6-0 to approve the Main Street Committee to apply for grants for Ainsworth Field Park Phase I project. (Eggensperger, Ribeiro)
4. The Council passed a motion 6-0 to refer developing a policy for Community Development Committees to the Public Properties/Recreation Committee. (Riberio, McKahan)
5. The Council passed a motion 6-0 to support the requests from the Beautification Committee for Beautification Days April 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup>.
6. The Council passed a motion 6-0 to approve the Addendum to Sanders County Community Development Corporation for Water Projects Grant Administration. (Riberio, Powell)
7. The Council passed a motion 6-0 to award to Taylor Services in the amount of \$537,852.26 contingent upon funding agency approval. (Eggensperger, Newman)

8. The Council passed a motion 6-0 approved Terry McDonald as the Engineering Services Inspector for the Waterline Project and Water Meter Project. (Eggenesperger, Riberio)
9. The Council passed a motion 6-0 to allow the Mayor to authorize contract for Asbestos removal for chlorine building as part of the waterline project. (Riberio, McKahan)
10. The Council passed a motion 5-0 to approve the use of the Water Project contingency funds schedule #1 Construction - SCADA, #2 Construction – Jefferson Street Tank Pumps & #3 Construction – Haley Avenue Emergency. (Eggenesperger, Riberio) Linda McKahan did not vote.
11. The Council passed a motion 6-0 to refer creating Parade Policies to the Public Properties/Recreation Committee and gave permission to the Mayor to present to the committee. (Riberio, Eggenesperger)
12. The Council passed a motion 6-0 to approve the first reading of Ordinance #337 Revision of Ordinance #303 – Street Numbering on Buildings. (Riberio, Haughton)
13. The Council passed a motion 6-0 to approve the sewer task order. (Eggenesperger, Ribeiro)
14. The previous motion was resented. (Ribeiro, Eggenesperger)
15. There was not a motion made pertaining to the Agenda Item.
16. The Council passed a motion 6-0 to table Resolution for approving city match expenditures for wastewater system planning grants, wastewater system preliminary engineering report and engineering services. (Eggenesperger, McKahan)
17. The Council passed a motion 6-0 to give authority to City Engineer, City Public Works Director and the Mayor to handle the Waterline project & Water meter project change orders and set the maximum limit to \$10,000. (Eggenesperger, Riberio)
18. The Council passed a motion 6-0 to approve the water shut-off agreements and process the water shut-off list as normal. (Riberio, McKahan)

Mayor's Report – Mayor Sheets informed the Council he attended the Regional MMIA Elected Officials Training and will be attending the Mayor's Forum next month.

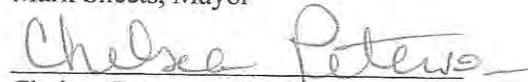
Sanders County Coalition for Families is interested in renting/leasing the Community Center for up to 3 years. They are discussing it at their next meeting and will let us know next month if they are interested. Neil Harnett our Fire Chief is looking into purchasing a used fire truck and would like to look into funding options as our 1968 Fire Truck is in need of replacement.

Department Head Reports – None

The meeting was adjourned at 9:28 p.m.

  
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 Mark Sheets, Mayor

ATTEST:

  
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 Chelsea Peterson, City Clerk/Treasurer



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, February 8, 2016

Council Members Present: Tom Eggensperger, City Council President, Linda McKahan, Raoul Ribeiro, Dennis Newman, Jim Haughton and Earlene Powell.

City Officials Present: City Mayor, Mark Sheets ~ Public Works Director, Jerry Lacy ~ City Clerk/Treasurer  
Chelsea Peterson ~ City Attorney, Kathryn McEnery

Others signed in: City Engineer, Shari Johnson, Jen Kreiner, Carla Parks, David Schilling and Rita Lundgren

Mayor, Mark Sheets opened the meeting at 6:00 p.m. with the pledge of allegiance.

City Clerk/Treasurer, Chelsea Peterson made note of who was present.

The Council passed a motion to move Agenda Item #3 and #4 up to #1 and #2 (Riberio, Eggensperger)

Unscheduled Public Comment: None

Standing Committee Reports:

Water/Sewer Committee – Tom Eggensperger reported to the Council the Sewer Committee met to discuss sewer issues and funding sources to repair the system and meet upcoming regulations.

Streets and Alleys/Board of Adjustments – None

Budget Committee – None

Babe Ruth Baseball Field Committee – None

Public Properties Committee – None

Parks Planning Committee – None

Committee of the Whole – None

Downtown Committee – Mark Sheets reported to the Council the Committee met and chose a consultant for the City Marketing and Branding.

## ACTION TAKEN

1. The Council passed a motion 6-0 to accept the Consent Agenda as presented. (Eggensperger, McKahan)
2. The Council passed a motion 6-0 to award contract to Windfall, Inc for City Marketing and Branding. (Newman, McKahan)
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4. The Council passed a motion 6-0 to refer developing a policy for Community Development Committees to the Public Properties/Recreation Committee. (Riberio, McKahan)
5. The Council passed a motion 6-0 to support the requests from the Beautification Committee for Beautification Days April 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup>.
6. The Council passed a motion 6-0 to approve the Addendum to Sanders County Community Development Corporation for Water Projects Grant Administration. (Riberio, Powell)
7. The Council passed a motion 6-0 to award to Taylor Services in the amount of \$537,852.26 contingent upon funding agency approval. (Eggensperger, Newman)
8. The Council passed a motion 6-0 approved Terry McDonald as the Engineering Services Inspector for the Waterline Project and Water Meter Project. (Eggensperger, Riberio)

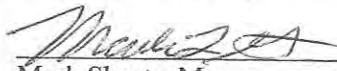
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Mayor's Report – Mayor Sheets informed the Council he attended the Regional MMIA Elected Officials Training and will be attending the Mayor's Forum next month.

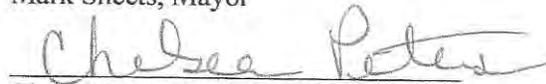
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Department Head Reports – None

The meeting was adjourned at 9:28 p.m.

  
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 Mark Sheets, Mayor

ATTEST:

  
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 Chelsea Peterson, City Clerk/Treasurer



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, May 11, 2015

Council Members Present: Tom Eggensperger, President, Linda McKahan, Raoul Ribeiro, Dennis Newman, Earlene Powell and Jim Haughton.

City Officials Present: City Mayor, Carla Parks, City Attorney Kathryn McEnery, City Clerk/Treasurer Chelsea Peterson and Public Works Director Jerry Lacy

Others signed in: Jake Susic & Deedee Susic

Mayor, Carla Parks opened the meeting at 6:00 p.m. with the pledge of allegiance, followed by roll call.

1. The Council passed a motion 6-0 to move Business Agenda Item #4 (Farmers Market Memorandum of Agreement) to Item #1 (Ribeiro, McKahan) and Item #6 (Proposal to Consider Finding a New Engineer) up to Item #2 (McKahan, Ribeiro). Set the Agenda as Amended. (Eggensperger, Ribeiro)

Unscheduled Public Comment: None

## Standing Committee Reports:

Downtown Committee – Planning under way. First Town meeting will be June 9<sup>th</sup>, 6:00 p.m., at the Community Center. Land Solutions is introducing their firm and the planning process to the stakeholders in the community. It would be great to see you there as the City is certainly the major stakeholder in the process.

The group is talking about becoming a 501 (c) (3) corporation and standing on its own, which I think would be a good idea as their area of service extends beyond the city limits. That can't happen until after the Planning Process and the grants came through the City for that.

Members of the group are still interested in a visitor's center. They are still interested in Turk's. But the old Puphal house has been offered as an office and that would maintain WRCU ownership and they would let us have it rent free and utility free. There is some interest in that also.

Parks Planning Committee – Ainsworth is progressing well. We pared down the parking area and moved it closer to Lincoln Street. Jerry has put in the water connections that only had to extend from the line that ran on the park side of Lincoln Street and the power is getting installed to the area also. This will enable Kohler to move on the irrigation. Hagedorn Land Surveyors (Rick Hagedorn) traded his valuable surveys for the old fence and also donated much more than the fence was worth. The 2015 NEW Community Works publication came out with the Thompson Falls picture of the gift check on page one. Would have like to have seen a bigger check for that much recognition. But seriously am very grateful for what we got.

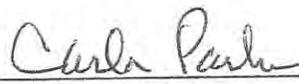
ACTION TAKEN

1. The Council passed a motion 6-0 to accept the Consent Agenda as presented. (Eggensperger, Ribeiro)
2. The Council passed a motion 6-0 to approve the Mayor to sign the agreement for the Farmers Market MOA. (Eggensperger, Haughton)
3. The Council passed a motion 6-0 to move forward to go out for RFQ's for Engineering Services. (Eggensperger, McKahan)
4. The Council passed a motion 6-0 to give the public notice that we are intending on selling the Community Center. (Eggensperger, Newman)
5. The Council passed a motion 6-0 to approve the Volunteer Fire Assistance (VFA) Program Grant application. (Haughton, McKahan)
6. The Council passed a motion 6-0 to approve the Babe Ruth Baseball Field project fund start up with funds transfer of \$5,000. (Ribeiro, Powell)
7. The Council passed a motion 6-0 to table the agenda item Schedule a Budget Committee Meeting. (Ribeiro, McKahan)
8. The Council passed a motion 6-0 to approve the Committee Member Roster: BB Field (McKahan, Powell)
9. The Council passed a motion 6-0 to approve the Committee Member Roster: Parks Planning (Ribeiro, McKahan)
10. The Council passed a motion 6-0 to approve the Committee Member Roster: Downtown Committee (Ribeiro, McKahan)
11. The Council passed a motion 6-0 to authorize the Mayor to take care of any water shut-off agreements and process the list as normal. (Ribeiro, Eggensperger)

Mayor's Report – None

Department Head Reports – None

The meeting was adjourned at 7:30 p.m.

  
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Carla Parks, Mayor

ATTEST:

  
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Chelsea Peterson, City Clerk/Treasurer



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, March 9, 2015

Council Members Present: Tom Eggensperger, President, Linda McKahan, Raoul Ribeiro, Dennis Newman and Earlene Powell. Jim Haughton was not present.

City Officials Present: City Mayor, Carla Parks, City Attorney Kathryn McEnery and City Clerk/Treasurer Chelsea Peterson

Others signed in: Karin Hanson, Ruth Cheney, Jan Manning, Chris Mackey, Debb McNary, Carole Jensen, Gene Darby, Carlene Bachmann, Carol Searl, Floyd Searl, Christa Cobb, Rita Lundgren and Gordon Wood

Mayor, Carla Parks opened the meeting at 6:00 p.m. with the pledge of allegiance, followed by roll call.

The Council passed a motion 5-0 to set the Agenda as presented. (Eggensperger, Ribeiro)

Unscheduled Public Comment: None

Standing Committee Reports: Tom Eggensperger will be attending a meeting scheduled on Thursday, March 12, 2015 at 11 a.m. with our City Engineer to discuss Water/Sewer issues. Earlene Powell has not met with the Council on Aging Committee yet and plans to soon. Raoul Ribeiro told the Council the Babe Ruth Baseball Committee met to discuss how to get started on the ball field and pick Committee members.

Old Business: None

## ACTION TAKEN

1. The Council passed a motion 5-0 to approve the Consent Agenda. (Ribeiro, McKahan)
2. The Council passed a motion 5-0 to give the Sanders County Dog Training Club preliminary approval to start improvements on the Dog Park in the fenced in area in front of the Community Center per the Memorandum of Understanding. (Eggensperger, Ribeiro)
3. The Council passed a motion 5-0 to approve the Main Street Master Plan Project Grant Contract. (Ribeiro, Newman)
4. The Council passed a motion 5-0 to approve the Susic Construction proposal for fixing the steps at City Hall. (McKahan, Powell)
5. The Council passed a motion 5-0 to approve the Kohler's Sprinkler and Backflow LLC for the Ainsworth Park Sprinkler system. (McKahan, Ribeiro)
6. The Council passed a motion 5-0 to approve the Kohler's Sprinkler and Backflow LLC for the Pool Park Playground Sprinkler system. (Ribeiro, Eggensperger)
7. The Council passed a motion 5-0 to approve the Water Shut-off list. (Ribeiro, McKahan)

Mayor's Report – The Main Street Committee sent out the Request for Proposals for the Main Street Master Plan. The deadline is March 16, 2015. The Committee is taking a field trip to the Bitterroot to look at Stevensville's downtown and then Hamilton's.

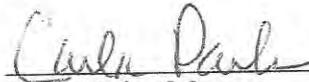
The Parks Planning Committee is having a Ground Breaking Ceremony - March 16, 2015 at 4:00 p.m. at the Ainsworth Field Park.

Attended many great classes at the Mayors Forum.

Went to the Legislature in Helena. It was an awesome thing to see. Legislatures are working hard for us.

Department Head Reports – None

The meeting was adjourned at 7:01 p.m.

  
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Carla Parks, Mayor

ATTEST:   
Chelsea Peterson, City Clerk/Treasurer



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, August 11, 2014

Council Members Present: Tom Eggensperger, Linda McKahan, Jim Haughton, Dennis Newman and Earlene Powell. Raoul Ribeiro attended the meeting by telephone.

Present: Mayor, Carla Parks, City Attorney, Kathryn McEnery and City Clerk/Treasurer, Chelsea Peterson

Others signed in: Billie Haughton, Tony Banovich, Mary Taylor, Jeri Andersen, Michael Gross, Noel Jacobson, Douglas L. Willhite, Sherry Weckowski, Jerry Lentz, Chris Gross, Sandy Burlingame, Marshanna (I can't read the last name as they did not print), Marjorie Christian, Jennifer Summar, Kim Keller, Tyler Vanek, Brad Gunn, Talan Grounds (I can not read the name as they did not print so I am not sure on spelling), Christine Leischner, Emily Schilling, Laura P. Shaefer, Courtney Cork, Ned Posey, Brian Cole, Chace Johnson, Dawn Davis, Robert Frank, Laurie P., Vickie Beitz, Abel Gunn, (I can not read this persons name as they did not print their name), Wade Nichols, Cody Best, Haylie Baird, Dan Lord and Jeff Wollaston

Mayor, Carla Parks opened the meeting at 6:07 p.m. with the pledge of allegiance, followed by roll call.

Agenda was set as presented. (Eggensperger, Haughton)

Unscheduled Public Comment: Tony Banovich informed the Council he will have the TSEP Grant Application response done by Thursday and nothing is concerning him regarding the response and how he feels the grant process is going.

Standing Committee Reports: None

## ACTION TAKEN

1. The Council passed a motion 6-0 to approve the Consent Agenda. (McKahan, Powell)
2. The Council passed a motion 5-1 to approve Table Indefinitely keeping Ainsworth Field as an open sports field. (Ribeiro, Haughton) Earlene Powell opposed the motion.
3. The Council passed a motion 6-0 to approve ordering a sign that will be placed along Hwy. 200 in appreciation of the firefighters. (Newman, Powell)
4. The Council passed a motion 6-0 to adopt Resolution #655 RESOLUTION TO INCREASE RATES for residential rental units of the City's Wastewater system. (Eggensperger, McKahan)
5. The Council passed a motion 6-0 to approve the amended Child Start Lease Agreement. (Eggensperger, McKahan)
6. The Council passed a motion 6-0 to adopt the Fiscal Year 2015 Budget and approve Resolution #656 Mill Levy. (McKahan, Eggensperger)

7. The Council passed a motion 6-0 to approve the monthly process for delinquent water payers according to the policy. (Ribeiro, Haughton)

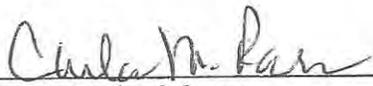
**OLD BUSINESS:**

8. The Council passed a motion 5-1 to approve sending out the amended Summer Watering Use Survey. (Eggensperger, Powell) Linda McKahan opposed the motion.
9. The Council passed a motion 6-0 to approve the MT Main Street Grant Application. (Eggensperger, Ribeiro)

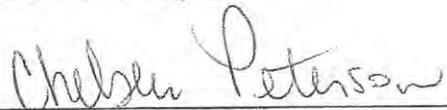
Mayor's Report – None

Department Head Reports – None

The meeting was adjourned at 8:07 p.m.

  
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Carla Parks, Mayor

ATTEST:

  
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Chelsea Peterson, City Clerk/Treasurer



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

Monday, May 12, 2014

Council Members Present: Tom Eggensperger, Linda McKahan, Raoul Ribeiro, Jim Haughton, Dennis Newman and Earlene Powell.

Present: Mayor, Carla Parks; City Attorney, Claude Burlingame; Public Works Director, Jerry Lacy; Pool Manager, Sandra Kazmierczak; City Engineer, Tony Banovich; and Asst. City Clerk, Nadean Nelson

Others signed in: Jerry Pauli, Brian Burky, Noel Jacobsen, Jeri Andersen, Deanne Susic, and Jake Susic

Mayor Parks opened the meeting at 6:02 p.m. with the pledge of allegiance, followed by roll call.

Unscheduled Public Comment: None

Standing Committee Reports: None

## ACTION TAKEN

1. The Council passed a motion unanimously to set the Agenda by moving Item #3 Ainsworth Field Phase 1 Plan to Public Input to the #1 Agenda Item. (Ribeiro, Eggensperger)
2. The Council passed a motion unanimously to approve the Consent Agenda. (Ribeiro, Powell)
3. The Council made a motion to Table the Ainsworth Field Project until the next City Council Meeting to put another advertisement in the newspaper and hold another public meeting to get more input. (Newman, Haughton). Then Tom Eggensperger called for the Question. (Ribeiro Powell) Passed unanimously. Then they voted on whether to table or not, ~~passed~~ (Newman, Haughton) this failed. 4-2
4. The Council passed a motion after discussing the previous Ainsworth Field Project Motion, Mayor Parks asked for a vote to bring the motion forward. (Ribeiro, Powell) 4-2
5. The Council passed a motion to adopt Phase I of the Ainsworth Field Project. (Eggensperger, Ribeiro) McKahan, Powell, Eggensperger, Ribeiro voted Yea; Newman, Haughton voted No.
6. The Council passed a motion unanimously to Table the Thompson Falls Farmers Market Memorandum of Agreement until the next City Council meeting with the first market on June 7, 2014 being covered by current Special Park Use Permit. (Eggensperger, Ribeiro)
7. The Council passed a motion unanimously to Tabling starting work on a new baseball field because Brandon Fisher was not able to attend meeting. (Eggensperger, Ribeiro)
8. The Council passed a motion unanimously to increase the Pool rates to match what the Plains Pool rates were from last year. (Ribeiro, Haughton)
9. The Council passed a motion unanimously to adopt the Sewer Regulations Resolution #645. (Eggensperger, McKahan)

10. The Council passed a motion unanimously to Table the 1<sup>st</sup> reading of the Sewer Regulations Ordinance #336 to the June City Council meeting. (Eggenesperger, McKahan)
11. The Council passed a motion unanimously to adopt Resolution #649 regarding applying for the remaining CTEP funds for the Irrigation in Phase I Ainsworth Field Project. (Ribeiro, Eggenesperger)
12. The Council passed a motion unanimously to approve the process for Water Shut-off List. (Ribeiro, McKahan)

OLD BUSINESS: None

Mayor's Report – There will be no swim team.

Jim Rexhouse is looking at the feasibility of the Community Center for a Community Development Technology Project. He will get back with the City. Kathryn McEnery was hired as City Attorney.

Department Head Reports – None

The meeting was adjourned at 7:33 p.m.

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Carla Parks, Mayor

ATTEST:

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Nadean Nelson, Asst. City Clerk



# THOMPSON FALLS CITY COUNCIL MEETING

Monday, July 9, 2012

**City Council Meeting**  
**July 9, 2012 – Thompson Falls City Hall**

**Present:** Mayor Carla Parks; Council Members – Tom Eggensperger (acting clerk), Linda McKahan, Louis LaRock, Jim Robinson, Raoul Ribeiro, Mark Sheets

**Audience Members:** Mike Baxter, Thompson Falls Golf Club; City Attorney Claude Burlingame; City Engineer Tony Banovich; Linda Rocheleau, IOOF Hall; Noel Jacobson, PPL Montana.

6 P.M. Welcome

No Public Comments

Agenda set by unanimous approval, Tom Eggensperger moved, Mark Sheets seconded.

1. Councilors inquired as to certain elements and facts in the consent agenda. It was approved unanimously, Mark Sheets moved, Linda McKahan seconded.

No Committee Reports

## **New Business:**

2. Noel Jacobson inquired about the park planning committee and the lack of members and interest. The group discussed the possible demolition of the bleachers at Ainsworth Field with Mayor Carla Parks suggesting it be put on the agenda for a future meeting. Attorney Claude Burlingame stated the bleachers could be a liability to the city.  
Mark Sheets moved, Louie LaRock seconded, with unanimous approval of a motion to put removal of the condemned bleachers on the August Meeting agenda.
3. Tom Eggensperger offered motion, Raoul Ribeiro second, to support recreation planning committee and authorizing Mayor Carla Parks to repopulate committee with members. Passed unanimously. Mayor Carla Parks will write letters of invitation to prospective committee members.
4. Attorney Claude Burlingame and Mike Baxter discussed the return of the golf course property from the city to the golf club. Property was originally deeded to the city to accommodate a grant application for a water system for the course. That obligation has been satisfied and the club feels it is appropriate for the property to be returned. Attorney Claude Burlingame offered that the transfer agreement would protect the city's interest and guarantee the property would remain open to the public. Tom Eggensperger moved, Louie LaRock seconded, to execute the deed transfer. Unanimous approval.
5. Raoul Ribeiro offered a motion, with Louie LaRock second, to process water shutoff list according to city ordinance policy. Passed unanimously.

## **Old Business:**

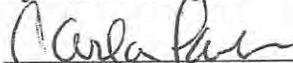
6. Linda Rocheleau requested a variance for an awning on the IOOF Hall building on east Main. Awning would be 7'6" from sidewalk at lowest point and protrude from building 2'6". Tom Eggensperger moved, Raoul Ribeiro second to grant variance for the awning. Passed unanimously.

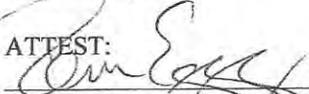
Being no further business to come before the Council, Mayor Carla Parks adjourned the meeting.

## Reports

Mayor – None

The meeting was adjourned at 6:45 p.m.

  
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Carla Parks, Mayor

ATTEST:  
  
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Tom Eggensperger, Acting City Clerk Treasurer



# THOMPSON FALLS CITY COUNCIL MEETING MINUTES

## Monday, March 11, 2013

Council Members Present: Tom Eggensperger, Linda McKahan, Mark Sheets, Louis LaRock and Raoul Ribeiro. Ward 2 City Council was vacant because James Robinson resigned January 31, 2013. Dennis Newman was appointed at the end of this meeting to fill the Ward 2 City Council position.

City Officials Present: Mayor Carla Parks, Attorney Claude Burlingame and Clerk/Treasurer Chelsea Peterson

Others signed in: Tony Banovich, Albert L. Creekmore, Katrina Campbell, Linsey Davis, Jeff Davis, Jen Kreiner, Donna Curry, Charlotte Rowe, Lonna Derenburger, Cathy Schilling, Bonnie Haun, Shawna Chenoweth and Dennis Newman.

Mayor Carla Parks opened the meeting at 6:00 p.m.

Mayor Carla Parks had the City Clerk/Treasurer make note of who was present.

Mayor Carla Parks led those present in the Pledge of Allegiance.

The Council set the Agenda (LaRock, Ribeiro).

UNSCHEDULED PUBLIC COMMENT: Albert Creekmore spoke regarding a letter he received from the City stating that he needed to clean-up his property at 511 Haley because of a fire in the mobile home in November. He was upset that this was the first letter he had received and it stated that he had only 10 days to clean it up or he could be fined up to \$300.00. He was not aware of the mobile home Ordinance and how it states people have 90 days to clean-up their property after a fire. He expressed to the Council how difficult these last few months have been personally and it has been very difficult to find the time to finish cleaning his property.

Mayor Carla Parks told Mr. Creekmore that not only is this a violation to the City Ordinance but also a Community Decay Ordinance violation because of many complaints from local citizens. She also expressed her concerns about the property being an unsafe situation and needed to be dealt with.

STANDING COMMITTEE REPORTS: None.

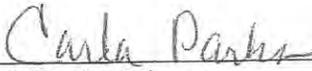
### ACTION TAKEN

1. The Council passed a motion unanimously to approve the Consent Agenda. (Eggensperger, LaRock)
2. The Council voted Dennis Newman 3, Shawna Chenoweth 2 and Tamera Raiche 0. Louis LaRock reminded the Council our City Council Procedures states the affirmative vote of four council members is necessary at a lawful meeting of the Council to adopt or reject any motion, resolution, or ordinance or pass any measure unless a greater number is required by law. The Council voted again and ended up with the same result. Mayor Carla Parks recommended moving this item to the bottom of the Agenda to try and resolve this issue after dealing with the other items on the Agenda. The Council passed a motion unanimously to move Acting on appointing Ward 2 City Council position. (LaRock, Ribeiro)

3. The Council passed a motion unanimously to approve the Easter Egg Hunt on March 31, 2013 at 2:00 p.m. to take place outside the Pool area and outside the Community Center. (Eggensperger, LaRock)
4. The Council passed a motion unanimously to Table Indefinitely the ideas for Ainsworth Park. (LaRock, Eggensperger)
5. The Council passed a motion to approve the use of the Rose Garden Park for the Thompson Falls Farmers Market. (LaRock, Ribeiro) Mark Sheets opposed the motion.
6. The Council passed a motion unanimously to approve Mail in Ballot Elections. (Sheets, LaRock)
7. The Council passed a motion unanimously to refer the Water/Sewer Regulations to the Water/Sewer Committee for review. (Eggensperger, Ribeiro)
8. The Council passed a motion unanimously to Table until next month the City employees joining the Bear Muscle Fitness Center and give incentives to the employees to participate. (Eggensperger, Sheets)
9. The Council passed a motion unanimously to approve and support Dave Jones from DNRC to host a Tree Pruning Presentation at the City Community Center Saturday, March 30, 2013. (Sheets, LaRock)
10. The Council passed a motion unanimously to approve starting the CDBG Planning Grant application process. (Ribeiro, LaRock)
11. The Council passed a motion unanimously to approve the Water Shut-off List. (LaRock, Ribeiro)
12. The Council voted and awarded the Ward 2 City Council vacancy to Dennis Newman. (McKahan, Ribeiro, LaRock and Eggensperger) Mark Sheets did not vote.

Mayors Reports – The Mayors Forum in Helena was very informative and a report will be emailed out this week to all City Council Members.

The meeting was adjourned at 7:31 p.m.

  
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Carla Parks, Mayor

ATTEST:

  
\_\_\_\_\_  
Chelsea Peterson, City Clerk Treasurer



**PUBLIC COMMENT NOTICE**

**CITY OF THOMPSON FALLS- AINSWORTH FIELD PARK PER REVIEW**

**PUBLISHED DATE: Thursday, November 16, 2017**

**COMMENT PERIOD: November 16-November 30, 2017**

In cooperation with the City of Thompson Falls, Montana, a preliminary engineering report has been prepared for the Ainsworth Field Park Project in support of a CDBG grant funding application. A hard copy of the report is available for review at City Hall in the City Clerk's office located at 108 Fulton Street, Thompson Falls, Montana, and an electronic copy of the report is available through the Sanders County Community Development Corporation's website at [sanderscounty.org/main-street-montana-thompson-falls/](http://sanderscounty.org/main-street-montana-thompson-falls/) Written comments from the public regarding this project can be submitted to the City Clerk at PO Box 99, Thompson Falls, MT 59873 for inclusion in an addendum to the report. The two-week open comment period will conclude on Thursday, November 30, 2017 at 5pm. Written comments received during this public comment period will be submitted to CDBG.