

## Environmental Review Checklist

<b>Name of Project:</b>	City of Deer Lodge City Hall Exterior Stabilization and PAR
<b>Proposed Action:</b>	Stabilization, repair, and improvement of Deer Lodge City Hall exterior elements and preparation of a Preliminary Architectural Report to plan for future renovations that will restore the building to its historical significance while renovating the space for improved access and usability for City departmental staff and the public.
<b>Location:</b>	City of Deer Lodge, Montana

**Key Letter:** **N** – No Impact/Not Applicable    **B** – Potentially Beneficial    **A** – Potentially Adverse  
**P** – Approval/Permits Required    **M** – Mitigation Required

<b>PHYSICAL ENVIRONMENT</b>	
KEY _____ N _____	<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> All proposed work will take place on or in the existing structure. No site work is anticipated, so soil suitability is of no significance.</p>
KEY _____ N _____	<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 &amp; propane storage tanks)</b></p> <p><i>Comments and Source of Information:</i> No power lines or other hazardous facilities are present on the existing property.</p>
KEY _____ N _____	<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><i>Comments and Source of Information:</i> Temporary dust associated with the construction; however, there will be no long-term impacts in regard to the surrounding air quality as a result of the project.</p>
KEY _____ N _____	<p><b>4. Groundwater Resources &amp; Aquifers (e.g., quantity, quality, distribution, depth to ground water, sole source aquifers)</b></p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to impact the groundwater resources and/or aquifers.</p>
KEY _____ N _____	<p><b>5. Surface Water/Water Quality, Quantity &amp; Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)</b></p> <p><i>Comments and Source of Information:</i> The proposed project does not include any site work; therefore, no impacts to storm runoff is anticipated.</p>
KEY _____ N _____	<p><b>6. Floodplains &amp; Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)</b></p> <p><i>Comments and Source of Information:</i> Restoration of existing facility. No impact. City Hall is beyond any designated floodplains but is within one mile of mapped flood zones for Cottonwood Creek and the Clark Fork River.</p>

KEY _____ N _____	<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> No wetlands are present in the project vicinity.</p>
KEY _____ N _____	<p><b>8. Agricultural Lands, Production, &amp; 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> The proposed project is located within the City limits and is confined to the existing City Hall building.</p>
KEY _____ N _____	<p><b>9. Vegetation &amp; Wildlife Species &amp; Habitats, Including Fish (e.g., terrestrial, avian and aquatic life and habitats)</b></p> <p><i>Comments and Source of Information:</i> The proposed project is located within the City limits and is confined to the existing City Hall building.</p>
KEY _____ N _____	<p><b>10. Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish, sage grouse or other wildlife)</b></p> <p><i>Comments and Source of Information:</i> The proposed project is located within the City limits and is confined to the existing City Hall building.</p>
KEY _____ N _____	<p><b>11. Unique Natural Features (e.g., geologic features)</b></p> <p><i>Comments and Source of Information:</i> The proposed project is located within the City limits and is confined to the existing City Hall building.</p>
KEY _____ N _____	<p><b>12. Access to, and Quality of, Recreational &amp; Wilderness Activities, Public Lands and Waterways (including Federally Designated Wild &amp; Scenic Rivers), and Public Open Space</b></p> <p><i>Comments and Source of Information:</i> The proposed project is located within the City limits and is confined to the existing City Hall building.</p>
<b>HUMAN POPULATION</b>	
KEY _____ B _____	<p><b>1. Visual Quality – Coherence, Diversity, Compatibility of Use and Scale, Aesthetics</b></p> <p><i>Comments and Source of Information:</i> The proposed project will repair the exterior façade of City Hall, restoring the historic significance and improving the aesthetics.</p>
KEY _____ N _____	<p><b>2. Nuisances (e.g., glare, fumes)</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated nuisances associated with the proposed project as it is restoring the original building.</p>
KEY _____ N _____	<p><b>3. Noise – suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways &amp; railroads)</b></p> <p><i>Comments and Source of Information:</i> There may be some temporary noise during construction of the proposed project. However, construction operation hours will be limited to 7:00 AM to 7:00 PM. No other long-term impacts to noise are anticipated upon completion of the project.</p>

<p>KEY</p> <hr/> <p>B</p> <hr/>	<p><b>4. Historic Properties, Cultural, and Archaeological Resources</b></p> <p><i>Comments and Source of Information:</i> Deer Lodge City Hall was added to the National Register of Historic Places in 2008. The proposed project will restore the historic significance of the building and enhance the historic features of the building.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>5. Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)</b></p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to impact demographic characteristics.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<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> This project does not contribute to the location of any lower income households into unacceptable areas.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>7. General Housing Conditions – Quality, Quantity, Affordability</b></p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to impact general housing conditions.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>8. Displacement or Relocation of Businesses or Residents</b></p> <p><i>Comments and Source of Information:</i> The proposed project will not require displacement or relocation of businesses and/or residents.</p>
<p>KEY</p> <hr/> <p>B</p> <hr/>	<p><b>9. Public Health and Safety</b></p> <p><i>Comments and Source of Information:</i> Phase 1 of the project evaluated by this Environmental Checklist will not affect public health and safety. The Preliminary Engineering Report will address future plans for interior restoration of City Hall, which incorporates ADA accessibility.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>10. Lead Based Paint and/or Asbestos</b></p> <p><i>Comments and Source of Information:</i> The proposed project is not anticipated to involve the handling of any lead-based paint and/or asbestos. Past repair and renovation to the building has addressed those issues. However, the contractor for the project will be made aware of the need to inspect the property for lead-based paint and asbestos prior to performing work.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>11. Local Employment &amp; Income Patterns – Quantity and Distribution of Employment, Economic Impact</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated long-term impacts to local employment or income patterns directly attributed to the proposed project. Temporary beneficial impacts could be seen from construction labor employment.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>12. Local &amp; State Tax Base &amp; Revenues</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to the local and state tax base and revenues directly attributed as a result of the proposed project.</p>
<p>KEY</p> <hr/> <p>N</p> <hr/>	<p><b>13. Educational Facilities - Schools, Colleges, Universities</b></p> <p><i>Comments and Source of Information:</i> There is no anticipated impact to educational facilities as a direct result of the proposed project.</p>

KEY _____ B	<p><b>14. Commercial and Industrial Facilities – Production &amp; Activity, Growth or Decline</b></p> <p><i>Comments and Source of Information:</i> The PAR will address phase 2 of the proposed project that includes interior restoration of City Hall, which incorporates usable space for the City to host meetings where local businesses will benefit from visitors.</p>
KEY _____ N	<p><b>15. Health Care – Medical Services</b></p> <p><i>Comments and Source of Information:</i> There is no anticipated impact to health care facilities as a direct result of the proposed project.</p>
KEY _____ B	<p><b>16. Social Services – Governmental Services (e.g., demand on)</b></p> <p><i>Comments and Source of Information:</i> The PAR will address ADA accessibility upgrades and interior renovation, benefits to social services are anticipated as City Hall houses the treasurer’s office, utility billing offices, council chambers, and numerous other public services.</p>
KEY _____ N	<p><b>17. Social Structures &amp; Mores (Standards of Social Conduct/Social Conventions)</b></p> <p><i>Comments and Source of Information:</i> There is no anticipated impact to social structures as a direct result of the proposed project.</p>
KEY _____ N	<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> There is no anticipated impact to land use compatibility as a direct result of the proposed project.</p>
KEY _____ N	<p><b>19. Energy Resources – Consumption and Conservation</b></p> <p><i>Comments and Source of Information:</i> There is no anticipated change in energy resources as a direct result of the proposed project.</p>
KEY _____ N	<p><b>20. Solid Waste Management</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to solid waste management as a result of the proposed project.</p>
KEY _____ N	<p><b>21. Wastewater Treatment – Sewage System</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to wastewater treatment as a result of the proposed project.</p>
KEY _____ N	<p><b>22. Storm Water – Surface Drainage</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to storm water as a result of the proposed project.</p>
KEY _____ N	<p><b>23. Community Water Supply</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to the public water supply as a result of the proposed project.</p>
KEY _____ B	<p><b>24. Public Safety – Police</b></p> <p><i>Comments and Source of Information:</i> The PAR will address ADA accessibility upgrades and interior renovation, benefits to public safety are anticipated as the Police Department currently resides in City Hall.</p>

KEY _____ B	<p><b>25. Fire Protection – Hazards</b></p> <p><i>Comments and Source of Information:</i> Replacing non-functioning windows within the facility will improve fire safety.</p>
KEY _____ N	<p><b>26. Emergency Medical Services</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts to emergency medical services as a result of the proposed project.</p>
KEY _____ N	<p><b>27. Parks, Playgrounds, &amp; Open Space</b></p> <p><i>Comments and Source of Information:</i> There are no anticipated impacts as a result of the proposed project.</p>
KEY _____ B	<p><b>28. Cultural Facilities, Cultural Uniqueness &amp; Diversity</b></p> <p><i>Comments and Source of Information:</i> As the proposed project is to restore the historical significance of City Hall, which is currently listed on the National Register of Historic Places, there is an overall benefit as the result of the project.</p>
KEY _____ N	<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> There are no anticipated impacts as a result of the proposed project. There may be short-term annoyances to pedestrian and vehicular traffic adjacent to City Hall during the delivery and staging of project materials</p>
KEY _____ B	<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> The proposed project is consistent with all local ordinances, resolutions, and plans, including the City's Growth Policy and Main Street Master Plan. The underlying zoning district permits civic uses by right in the B-1 District.</p>
KEY _____ N	<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> There will be no regulatory action on private property as a result of the proposed project.</p>

## **ENVIRONMENTAL QUESTIONS**

**On a separate piece of paper, please answer the following as they apply to your proposed project:**

1. **Alternatives:** Describe reasonable alternatives to the project.
2. **Mitigation:** Identify any enforceable measures necessary to reduce any impacts to an insignificant level.
3. **Is an EA or Environmental Impact Statement (EIS) required?** Describe whether or not an EA or EIS is required and explain in detail why or why not.
4. **Public Involvement:** Describe the process followed to involve the public in the proposed project and its potential environmental impacts. Identify the public meetings -- where and when -- the project was considered and discussed, and when the district approved the final environmental assessment.
5. **Person(s) Responsible for Preparing:** Identify the person(s) responsible for preparation of this checklist.
6. **Other Agencies:** List any state, local, or federal agencies that have over-lapping or additional jurisdiction or environmental review responsibility for the proposed action and the permits, licenses, and other authorizations required; and list any agencies or groups that were contacted or contributed information to this Environmental Assessment (EA).

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date

City of Deer Lodge

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

1. Alternatives

The City of Deer Lodge Growth Policy, Downtown Master Plan and Comprehensive Capital Improvements Plan (CCIP) all address the desire for downtown revitalization, and the CCIP specifically lists building improvements to City Hall as a Capital Need.

The only alternative to the proposed building renovation is taking no action, which will result in continued deterioration and disrepair of this historic structure. Postponing planning efforts to upgrade City Hall will limit the ability to serve individuals with disabilities. In addition, deferred maintenance of safety issues, such as freezing rain gutters, may be costly in the event of an accident.

Therefore, the “no action” alternative is not a viable option for this historic property.

2. Mitigation

Anticipated impacts as a result of the proposed project are both minimal and temporary. Noise impacts will be contained by allowing construction activities only during specified hours of the day. Contractors will take all precautions to provide a safe work environment for the general public. If lead-based paint and/or asbestos is observed, mitigation measures will be taken for removal per EPA guidelines.

3. Is an EA or Environmental Impact Statement (EIS) required?

The Montana Environmental Policy Act requires that an environmental review be performed whenever a state agency takes an action; whenever that action is not exempt or excluded from MEPA; and whenever the action may impact the human environment. As the proposed project is to rehabilitate an existing building, this project qualifies for a categorical exemption, and no Environmental Assessment or EIS is required.

4. Public Involvement

A draft Environmental Assessment was made available via the City of Deer Lodge web site and at the City Clerk’s office in City Hall for public review on May 20, 2020. Notice of availability of the document for review was advertised on the web site beginning on May 20 and will be published in the Silver State Post May 27. Comments are encouraged via email or regular mail to the attention of the City Clerk by June 1<sup>st</sup> prior to the public hearing on the subject and the subsequent Council meeting on June 1, 2020 to approve the final environmental assessment. The City Council will meet on June 1, 2020 at the Community Center, 416 Cottonwood Avenue, Deer Lodge, Montana with COVID-19 restrictions in place at the Center.

5. Person(s) Responsible for Preparing

Kathy Thompson, Project Engineer, Stahly Engineering

6. Other Agencies

As the proposed project may involve state funding for renovation of a property listed on the National Register of Historic Places, the Montana State Historic Preservation Office (SHPO) must be consulted as part of the Montana State Antiquities Act. Montana SHPO was contacted to comment on the proposed action, and supplied the following comments: “The Montana State Historic Preservation Office would review and comment on proposed plans for the Deer Lodge City Hall under Section 106 of the National Historic Preservation Act if any federal funds would help pay for the project. Outside of federal funding scenarios, Section 106 does not apply. We are available to comment on plans at the City’s request.”