

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, April 27, 2023 – 2 PM

Hybrid meeting – Missoula County Courthouse Annex Sophie Moiese
Room/Microsoft Teams

[Click here to view the meeting recording](#)

Time stamps (in green) correspond to meeting recording above. Please click to
the time stamps listed to view a particular item in the meeting.

ATTENDANCE:

Commissioners Present:

Chair Josh Slotnick

Commissioner Juanita Vero

Staff Present:

Violet Plummer, Administrative Assistant, Commissioners' Office

John Hart, County Attorney, Civil Division

Tim Worley, Senior Planner, Planning, Development and Sustainability

Shane Stack, Director of Public Works, Public Works

Melissa Fisher, Strategic Initiatives Manager, Commissioners' Office

Cheryl Hartman, Administrative Assistant, Commissioners' Office

Anne Hughes, Chief Operating Officer, Commissioners' Office

Chris Lounsbury, Chief Administrative Officer, Commissioners' Office

Emmie Bristow, Communication Engagement Coordinator, Commissioners' Office

Patricia Spotted Wolf, Administrative Support Specialist, Commissioners' Office

Carey Powers, Communications Coordinator, Communications

Elisha Buchholz, Equity Coordinator, Commissioners' Office

Annie Cathey, Lead Administrative Assistant, Commissioners' Office

1. **CALL TO ORDER** [0.03]
2. **PLEDGE OF ALLEGIANCE** [Time stamp – 0:14]
3. **LAND ACKNOWLEDGEMENT** [Time stamp – 0:33]
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** [Time stamp – 0:48]

- a. **Closed Captioning Available** *[Time stamp – 2:51]*
- b. **Proclamation: Crime Victim Rights** *[Time stamp – 3:54]*

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA *[Time stamp – 6:38]*

6. CURRENT CLAIMS LIST *[Time stamp – 13:11]*

Claims received as of March 31, 2022 to April 17, 2022 by the Commissioners' Office total \$3,858,546.04

7. HEARINGS

a. **Creighton Major Subdivision** *[Time stamp – 13:26]*

Tim Worley, Senior Planner, Planning, Development, Sustainability

[Continued to June 22, 2023 Commissioners' Public Meeting]

b. **Enactment of impact fees in Missoula County** *[Time stamp – 19:32]*

Chris Lounsbury, Chief Administrative Officer, Commissioners' Office

Commissioner Vero made the motion to approve to open the hearing for Missoula County impact fees based on the findings of fact and conclusions of law in the staff report.

Commissioner Slotnick seconded.

Passed 2-0.

[Continued to May 25, 2023 Commissioners' Public Meeting]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 2:59 p.m.

BCC Public Meeting April 27, 2023 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting on the county's YouTube channel: <https://www.youtube.com/c/missoulacounty> or contact the commissioners' office to obtain a copy.

Dialogue in the transcription attributed to "Sophie Moiese Room" is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

0:0:0.0 --> 0:0:6.730

Sophie Moiese Room

OK, welcome everybody to our public meeting for Thursday, April 27th.

0:0:7.980 --> 0:0:9.440

Sophie Moiese Room

Would you please join me in the pledge?

0:0:12.660 --> 0:0:24.930

Sophie Moiese Room

Legiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

0:0:30.110 --> 0:0:36.980

Sophie Moiese Room

Missoula County acknowledges that this event takes place in the Aboriginal territories of the Salish and Kalispell people.

0:0:38.960 --> 0:0:41.390

Sophie Moiese Room

Do we have any public announcements?

0:0:49.250 --> 0:1:18.140

Sophie Moiese Room

Green means go, Travis, material 23 year Missoula resident. Just wanted to make an announcement of my successful removal of a meth den. I call it kind of shanty shack meth. Then is my colloquial term for it. And this was behind Missoula College. It's been very educational for me to get back into a level of work that really familiarizes me with the jurisdictional challenges and quite frequently the community frustration that is simmering. So on Saturday Earth Day, a few of the helpful people.

0:1:18.280 --> 0:1:48.200

Sophie Moiese Room

On one gentleman came down really looking for violence that day. He wanted to find the person involved in that encampment and run them off in a manner that they would not return. I put him to work because I don't like vigilanteism, another person that helped me that day was a homeless man. Three weeks sober. I'm trying to figure out how to keep his clothes clean, find work, and not stay at any of the scary shelters. According to him. And he helped me identify the individual that's operates this encampment, former encampment. He's no longer there. He's actually at this green tent by Russell Bridge.

0:1:49.370 --> 0:2:17.860

Sophie Moiese Room

His craftsmanship is impressive. My one day clean up turn into two and then three. I spent \$1000 of my own money for the dumpster. I'm pretty confident that we'll be content in some way, but we need to have conversations when we talk about endangered rivers, like the Clark Fork. We need to talk about why they're endangered. Not just smurfit stone. The thousands of glass tubes I cleaned up along with other volunteers, some

of whom we sent back down the river because they were wearing chacos not appropriate footwear for cleaning up a meth lab.

0:2:18.340 --> 0:2:41.660

Sophie Moiese Room

I've also communicated with law enforcement and sent them helpful pictures of the chemicals involved that I found so very excited to post some video footage later today. But Travis is impact fund is kicking some ****. I hope I can say that yeah, it's really it's \$750 right now, but I think you guys could all help it make it more by individual personal donation donations on your private time. Thank you so much. Thanks, Travis.

0:2:43.730 --> 0:2:47.670

Sophie Moiese Room

Commissioner Slotnick, if I can pop in and do the closed captioning, ohh, please do. I'm sorry.

0:2:48.990 --> 0:3:19.60

Sophie Moiese Room

Hello everyone. If you are joining us for this meeting virtually today, instructions for turning on closed captioning are on your screen. If you are joining us in person, we will have a closed captioning on all the screens here in the soapy movies room and we also have assisted living listening devices available. Please come to me if you would like an assisted listening device and we will get one for you. We asked that all speakers today. Please remember to speak slowly and clearly during the meeting. This helps with the accuracy of the closed captioning.

0:3:19.470 --> 0:3:46.0

Sophie Moiese Room

There will be multiple chances during the meeting for the public comment virtually during those times. If you would like to speak, we ask that you use the raise hand feature. If you were on Microsoft Teams, this is a little hand button. If you're calling in on the phone, you need to hit star 5 to raise your hand. Then once called on, you will need to hit star 6 to unmute. If you have any questions or concerns, please buy me during the meeting and let me know. Thank you.

0:3:46.760 --> 0:3:47.530

Sophie Moiese Room

Thanks, Sacha.

0:3:48.750 --> 0:3:50.260

Sophie Moiese Room

We have a proclamation.

0:3:54.20 --> 0:3:56.130

Sophie Moiese Room

It's made orange eating.

0:3:57.150 --> 0:3:57.610

Sophie Moiese Room

OK.

0:4:0.720 --> 0:4:30.370

Sophie Moiese Room

So this is our proclamation, Missoula County, Montana. Whereas the term victim is more than just label and has legal standing and protections and whereas the crime Victims Rights Act passed here in Montana and at the federal level guarantees victims the right to meaningfully participate and use their voice in the kernel justice process and whereas victim services, excuse me, victim service providers, advocates, law enforcement officers, prosecutors and other allied professionals help survivors.

0:4:30.440 --> 0:4:50.680

Sophie Moiese Room

Find their justice by holding up, upholding these rights, and whereas including an elevating the voices of survivors ensures that they are heard and seen, while Ford forging and sustaining Community Trust. And whereas engaging survivors creates responses and services that are meaningful, empowering, and centered on individual needs. And whereas survivors experience.

0:4:51.670 --> 0:5:23.380

Sophie Moiese Room

Experiences can serve as a catalyst for implementing innovative programs, shifting existing programs and new

directions, and changing policies or practices that prevent survivors from accessing services or pursuing justice. And whereas National Crime victims Rights Week provides an opportunity to recommit to listening to survivors of violence in every space where decisions are made, that could impact them. And whereas the Missoula County Community Justice Department crime Victim Advocate Division and why WCA of Missoula, the University of Montana Student.

0:5:23.630 --> 0:5:38.340

Sophie Moiese Room

Advocacy Resource Center project beacon of All Nations, Health Center and first step are hereby dedicated to amplifying the voices of survivors and creating an environment where survivors have the confidence that they will be heard, believed and supported.

0:5:39.160 --> 0:5:51.450

Sophie Moiese Room

Now, therefore, we the Board of Missoula County Commissioners do hereby proclaim the week of April 23rd to 29th, 2023, as Crime Victims Rights Week, reaffirming Missoula's commitments to.

0:5:52.770 --> 0:6:23.200

Sophie Moiese Room

Creating a victim service and criminal justice response to assist all victims of crime during crime victims Rights week and throughout the year and expressing our sincere gratitude and appreciation for those Community members, victim service providers and criminal justice professionals who are committed to improving our response to all victims of crime so that they may find relevant assistance, support, justice, safety and peace. We ask that you volunteer, donate or otherwise support the aforementioned agencies dated this day 27th of April 2023. You're Missoula County.

0:6:23.880 --> 0:6:28.530

Sophie Moiese Room

Commissioners Josh Slotnick, destroyer Whitesboro. Thanks alot man. Thanks.

0:6:31.60 --> 0:6:34.90

Sophie Moiese Room

Any public comment on items not on the agenda?

0:6:39.620 --> 0:6:41.120

Sophie Moiese Room

Hi, my name is Dave Evernham.

0:6:41.910 --> 0:6:46.220

Sophie Moiese Room

Appreciate you guys serving on the Commission. I got great respect for what you do.

0:6:46.980 --> 0:6:53.390

Sophie Moiese Room

Skins over so I have time to come in. You can listen to me chirp now. It was a good year anyway.

0:6:55.140 --> 0:6:56.850

Sophie Moiese Room

You love them as Julian, so do I.

0:6:59.310 --> 0:7:1.880

Sophie Moiese Room

I wrote this in December 2022.

0:7:2.590 --> 0:7:6.860

Sophie Moiese Room

Finding solutions to the tax system I like. I I love your little writings in here.

0:7:8.740 --> 0:7:21.100

Sophie Moiese Room

Montana's tax system is outdated. This is you guys quoting what you guys wrote. Montana's tax system is outdated and local government can no longer rely on tax revenue from lumber mills and under other industries with.

0:7:21.840 --> 0:7:26.310

Sophie Moiese Room

Large property footprints are economy has shifted and with it.

0:7:27.220 --> 0:7:28.140

Sophie Moiese Room

The tax burden.

0:7:30.680 --> 0:7:38.250

Sophie Moiese Room

Mayor Hass quoted in the paper our property tax system, was built on an economy that just doesn't exist anymore.

0:7:42.870 --> 0:7:50.770

Sophie Moiese Room

85% of lumber mills closed 40 years ago. Now massive commercial businesses occupy the space, except for white pine.

0:7:52.70 --> 0:7:53.30

Sophie Moiese Room

Missoula City has.

0:7:53.780 --> 0:8:13.410

Sophie Moiese Room

Missoula City is occupying that space now. Missoula City has grown from 33,000 to 75. Five thousand people in that time. The county is 110,000. Tech businesses are a much bigger industry in Missoula than lumber mills.

Reserve, St. Brooks and Broadway have an Expressway have grown to massive proportions.

0:8:14.30 --> 0:8:22.370

Sophie Moiese Room

There are three times the houses in Missoula City and county since the 1980 lumber mill, our economy is more robust and bigger than ever.

0:8:23.860 --> 0:8:40.250

Sophie Moiese Room

There are many times more motels in Missoula, Missoula than ever before. Our tax basis has grown five times larger than 40 years ago. We should have plenty of money and then some Missoula redevelopment agency, land Banking, Land Trust and some nonprofits have eroded our tax basis.

0:8:41.40 --> 0:8:50.850

Sophie Moiese Room

Every time the city or county buys land, we lose tax revenue, Missoula redevelopment agency total assets from 2020 to 2021 increased 2.8 million.

0:8:51.590 --> 0:8:54.440

Sophie Moiese Room

Total liabilities increased from 7.8 million.

0:8:55.460 --> 0:9:9.910

Sophie Moiese Room

Total revenues in 2021 were 11.4 million. Expenses were 16.3 million, a four point \$4.8 million loss June 2021. In 2021, MRA paid 1.95.

0:9:10.740 --> 0:9:11.350

Sophie Moiese Room

Million.

0:9:13.40 --> 0:9:14.750

Sophie Moiese Room

In interest on their loans.

0:9:15.620 --> 0:9:17.50

Sophie Moiese Room

That's almost \$2,000,000.

0:9:21.920 --> 0:9:51.290

Sophie Moiese Room

Money given away to projects needs to stop a few of their their projects include E front St. Student housing 3.2 million giving away the Mark Motel 3.6 million Stockman, Bank 1.5 million, Scott St. 6.6 million AC Motel 1.8

million first Interstate Bank 1.3 million Mary Ave. Southgate, 7,000,000 brett's RV like Brett's needs some money, Consumer Direct 1.3 million reserve St. Footbridge 5,000,000, which I think was a great project money well.

0:9:51.370 --> 0:9:51.630

Sophie Moiese Room

Found.

0:9:52.380 --> 0:9:59.970

Sophie Moiese Room

Five point 5.4 million Oats Sawmill District 4.8 million MRL property, which sits empty, not generating any tax revenue.

0:10:0.700 --> 0:10:4.810

Sophie Moiese Room

This is all lost tax revenue that will only be realized in 25 years.

0:10:5.570 --> 0:10:12.740

Sophie Moiese Room

In the meantime, my taxes have gone up from 2006 at \$3700 to \$6700 and 2020.

0:10:13.430 --> 0:10:16.780

Sophie Moiese Room

Special assessments were \$17.00 in 2006.

0:10:17.420 --> 0:10:19.420

Sophie Moiese Room

2006 we only had two.

0:10:20.190 --> 0:10:33.780

Sophie Moiese Room

Now there is eight of them at \$742, MRA receives 11.4 million from city taxes every year. We are handing out money to rich developers and giant banks.

0:10:34.550 --> 0:10:36.630

Sophie Moiese Room

We need to slow this down or stop it.

0:10:37.710 --> 0:10:45.390

Sophie Moiese Room

It does mean no good Land Trust are not fair to people paying full price on property taxes. We all need to to pay our fair share.

0:10:47.460 --> 0:11:4.950

Sophie Moiese Room

Property taxes for city went from 1067 and 2006 to 1700 and 2020. County taxes went from 696 to 1400 in the same period. That's double, but there's no money to fix bridges. School taxes have gone from 2000 to 2700. I like schools.

0:11:5.700 --> 0:11:21.220

Sophie Moiese Room

In the same period last year, City Council cut all funding for parks and REC, so they're special assessment went from \$142 to 305 in one year. It more than doubled City Rd. Restrict Rd. district was nonexistent in 2006.

0:11:22.0 --> 0:11:27.230

Sophie Moiese Room

In 2022, it's assessment was 247,000 dollar 247 a year.

0:11:27.970 --> 0:11:32.360

Sophie Moiese Room

Our local government is a money eating monster with an uncontrollable appetite.

0:11:34.180 --> 0:11:37.500

Sophie Moiese Room

Our city and county is and has grown exponentially.

0:11:38.230 --> 0:11:44.140

Sophie Moiese Room

The new growth should pay for all the extra taxes, but instead our tax money is diverted and special assessments are added.

0:11:45.0 --> 0:11:51.250

Sophie Moiese Room

Can't blame the state's broken tax system for that. Or the lumber mills not going. Bonner mills.

0:11:52.650 --> 0:11:54.420

Sophie Moiese Room

Is as big as ever, but.

0:11:55.230 --> 0:12:0.710

Sophie Moiese Room

The owners of that mill, that property got \$2,000,000 of tax increment funding from the county.

0:12:1.440 --> 0:12:4.960

Sophie Moiese Room

For toxic waste cleanup and that had been there for 100 years.

0:12:5.760 --> 0:12:9.150

Sophie Moiese Room

So the rich owners got \$2,000,000 and I got a bigger tax bill.

0:12:10.150 --> 0:12:14.780

Sophie Moiese Room

Our local government needs to look in the mirror and quit blaming the state for our local tax hikes.

0:12:15.870 --> 0:12:39.760

Sophie Moiese Room

There's a little bit of blame there. MRI just spent \$350,000 to research a 126 year old piece of junk bridge to see if it is feasible to spend 4,000,000 on it for an unneeded foot bridge. So I was wondering if I could get \$12,000 of TIF money to paint my house and maybe spend \$1500 on it to do a feasibility study.

0:12:40.690 --> 0:12:46.200

Sophie Moiese Room

MRI Board of trustees is handing out money like it grows on trees. Handsome my way.

0:12:49.250 --> 0:12:56.860

Sophie Moiese Room

Our local governments are in debt beyond belief. Someone needs to act like a businessman and manage the city like a business. Thanks.

0:12:58.10 --> 0:12:58.630

Sophie Moiese Room

Thanks Dave.

0:13:3.110 --> 0:13:10.200

Sophie Moiese Room

Alright, our current claims list claims received as of March 31st 2023 to April 17th.

0:13:10.890 --> 0:13:17.990

Sophie Moiese Room

2023 by the Commissioner's Office total three million \$858,546.04.

0:13:18.860 --> 0:13:34.200

Sophie Moiese Room

Today we have two hearings. We are going to switch the schedule because one of them is short and one long, and we're gonna do the short one first on get it out of the way. This is the crate and major subdivision and Tim Worley, a senior planner, will present.

0:13:41.340 --> 0:13:45.610

Sophie Moiese Room

Thank you, Tim Worley, senior planner with the planning, development and sustainability.

0:13:49.510 --> 0:13:56.200

Sophie Moiese Room

I'll be really short this afternoon. This is creating subdivision which originally came you all in August of 2022.

0:13:57.290 --> 0:14:19.860

Sophie Moiese Room

The applicant requested more time to do a geotechnical analysis regarding channel migration and the erosion hazard risk at this particular location. Just some basics of the subdivision. It is a proposal for eight residential lots and one utility lot in the target range neighborhood near Clements and 3rd St.

0:14:23.230 --> 0:14:41.160

Sophie Moiese Room

The applicant is requesting another extension to June 22nd 2023 to allow for more time to do geotechnical analysis regarding the erosion hazard issue and I've talked with the admin folks about.

0:14:42.280 --> 0:15:1.690

Sophie Moiese Room

Keying her, getting things scheduled for that date, and moving all the information to that date. So I believe that's a date certain when there will be a quorum of the board of County Commissioners. So that is the request of Montana Northwest Company that we move this to the 22nd of June.

0:15:3.860 --> 0:15:6.450

Sophie Moiese Room

And do we need to do a motion vote on such a thing?

0:15:10.940 --> 0:15:22.230

Sophie Moiese Room

And I guess, Commissioners, I would have, yeah, I would take public comment if there's. I know there's some folks here. Thank you. Any public comment on keeping the crate and subdivision open?

0:15:23.520 --> 0:15:25.920

Sophie Moiese Room

Or any aspect of it. Thank you.

0:15:32.590 --> 0:15:37.600

Sophie Moiese Room

Sure. My name is Ann Rupp kelvis. I'm a target range president.

0:15:38.780 --> 0:15:43.650

Sophie Moiese Room

I just would say using that stretch of Rd.

0:15:44.560 --> 0:15:45.910

Sophie Moiese Room

Many many days.

0:15:48.130 --> 0:15:52.470

Sophie Moiese Room

I'm not sure what the final plan is, and I don't have my glasses on, but.

0:15:53.870 --> 0:16:0.130

Sophie Moiese Room

I would hope that there wouldn't be ingress and egress off of Clements Rd.

0:16:0.780 --> 0:16:7.310

Sophie Moiese Room

Because that is, that's a difficult area to have people screaming around that corner.

0:16:8.290 --> 0:16:9.880

Sophie Moiese Room

Particularly in the winter.

0:16:10.580 --> 0:16:18.720

Sophie Moiese Room

Uh, and then approaching a car. In fact, just last night coming from school to home on Clements, somebody was.

0:16:19.370 --> 0:16:29.160

Sophie Moiese Room

Somebody had come out of a driveway on Clements two cars and they each had their flashers on because they said and they were from Oregon.

0:16:30.340 --> 0:16:41.900

Sophie Moiese Room

They said this is a difficult place to get aunt. It's a hard driveway to come out on to Clements on and I thought, well, not as hard as this would be. So I just would ask that.

0:16:42.560 --> 0:16:49.670

Sophie Moiese Room

You consider the reality of coming in and out of anything. Should it be developed?

0:16:51.470 --> 0:16:52.270

Sophie Moiese Room

Entitlements.

0:16:53.800 --> 0:16:54.450

Sophie Moiese Room

Thanks.

0:16:57.910 --> 0:17:0.610

Sophie Moiese Room

Alright. Any other comment on create and subdivision?

0:17:10.0 --> 0:17:10.780

Sophie Moiese Room

Every guest.

0:17:13.380 --> 0:17:16.940

Sophie Moiese Room

Just a couple days ago I talked with a a woman who was.

0:17:17.940 --> 0:17:26.70

Sophie Moiese Room

Raised further West on 7th, her parents still have property that adjoins the river.

0:17:28.710 --> 0:17:31.160

Sophie Moiese Room

In a recent.

0:17:32.650 --> 0:17:45.30

Sophie Moiese Room

Flood event. Those people. Her folks lost an acre and 1/2 of ground to the river from the backside of their property.

0:17:46.990 --> 0:17:51.390

Sophie Moiese Room

They are on 7th not as far as humble so.

0:17:52.510 --> 0:17:54.120

Sophie Moiese Room

Kind of near this.

0:17:55.800 --> 0:17:59.890

Sophie Moiese Room

I don't get out and walk it, so I'm not quite sure what the river does where.

0:18:0.520 --> 0:18:4.80

Sophie Moiese Room

But anyway, that's so I'm glad they're studying.

0:18:5.160 --> 0:18:6.110

Sophie Moiese Room

A little more.

0:18:7.220 --> 0:18:7.600

Sophie Moiese Room

Thanks.

0:18:8.610 --> 0:18:13.420

Sophie Moiese Room

We have a raised hand. Yeah. So I was just gonna let you know, Kim from the public. She liked to speak.

0:18:22.240 --> 0:18:23.130

Sophie Moiese Room

Go ahead, Kim.

0:18:34.220 --> 0:18:36.40

Sophie Moiese Room

To unmute, you have to hit stars.

0:19:0.800 --> 0:19:4.350

Sophie Moiese Room

There we go. Can you can either e-mail us or you can.

0:19:5.950 --> 0:19:9.510

Sophie Moiese Room

The meeting will be on June 22nd. If you like to attend.

0:19:14.460 --> 0:19:16.480

Sophie Moiese Room

So in terms of action we take right now.

0:19:18.750 --> 0:19:24.610

Sophie Moiese Room

OK. We'll we will just table crate and subdivision till June 22nd. Alright. Thanks.

0:19:25.910 --> 0:19:31.420

Sophie Moiese Room

OK. The next one is on impact fees and our own Chris Lounsbury will present.

0:19:32.720 --> 0:19:49.170

Sophie Moiese Room

So Commissioners, actually we have a guest with us today, Colin from Tischler BISE is here to do the first part of it and then I will finish up. So I'm going to allow Colin to come up and walk you through the report that their company has done after completing their study and I'm.

0:19:50.240 --> 0:19:51.820

Sophie Moiese Room

Going to get that up on the screen here.

0:19:54.990 --> 0:19:56.90

Sophie Moiese Room

Thanks Chris and.

0:19:56.970 --> 0:20:16.630

Sophie Moiese Room

Should I? I'll just sort of direct you to go through slides. OK, good afternoon, commissioners. Again, Colin Mcweeney with Tischler buys. We have quite a bit of information in front of you, but I'm trying to keep it short. So keeping it high level, we will open it up for questions. Though if there's any next slide.

0:20:19.650 --> 0:20:49.350

Sophie Moiese Room

OK. Yeah, yeah. So here's the agenda quite a bit to get through. So I'll try and do my best. I'm sort of long winded sometimes, so I apologize ahead of time. Next slide. So impact fees, these are one time payments that new construction pays to offset their new demand on infrastructure. So this is the fee new subdivisions, new commercial development, not on a remodel of a home or if a business.

0:20:49.580 --> 0:21:22.670

Sophie Moiese Room

Where to move into an existing structure? This is on uh, new development. Uh to help mitigate their new demand on your facilities. I'm really not a tax. It's more of a contractual agreement between the county and the fee payer in this case. If they pay the fee, the county is agreeing to provide new infrastructure. Expanding your parks, let's say or public safety facilities to accommodate that growth through this study. And it's it's a lengthy 1. The report, I think it's some.

0:21:22.820 --> 0:21:53.960

Sophie Moiese Room

90 pages but we show A3 prong Nexus. So there has to be a need showing that your facilities are at capacity and

any new folks that come in are gonna necessitate expansion of those facilities to keep up with your levels of service. We have to show benefit and we do that both through sort of the administering of the program. So we want to ensure that you're collecting the dollars and using them in a timely fashion and then in some cases and in this case when we have a large geography.

0:21:54.100 --> 0:22:10.850

Sophie Moiese Room

We sometimes slice it into different service areas to ensure that when there's a new construction of infrastructure that's benefiting uh, those in the area. And then lastly, the fee has to be proportionate. So we're only looking at growth related costs, capital costs. And I should mention there's no.

0:22:12.10 --> 0:22:31.290

Sophie Moiese Room

Personnel costs here. There's no maintenance costs, there's no replacement of infrastructure. This is cost for new infrastructure, that's growth related. And then you'll also see in the fee schedule itself, there's different land uses to ensure that retail is paying his fair share of compared to single family development compared to multifamily development.

0:22:32.180 --> 0:22:32.750

Sophie Moiese Room

Next slide.

0:22:34.70 --> 0:23:2.450

Sophie Moiese Room

Yeah. So touched on this a little bit. So again, we're only honing in on the cost for facilities, new facilities or expansion of facilities. If you've oversized a facility to accommodate growth, growth can pay into that extra capacity. A common occurrence is like a wastewater treatment plant. You might have a 40 year horizon and you can peg that impact fee for growth share of that new facility.

0:23:3.40 --> 0:23:8.30

Sophie Moiese Room

We can't use this for maintenance repairs and we can't use this for operating costs. Next slide.

0:23:9.550 --> 0:23:40.380

Sophie Moiese Room

So in Montana, there's a couple requirements here to ensure that you're using impact fees properly. So we need to have a capital improvement plan and you're gonna see that in the study. These studies have to be updated every five years. So if this gets approved, you'll see me again in five years to do a comprehensive update. We're only looking at improvements that have a 10 year useful life or longer. We also have to have a development impact fee Advisory Committee.

0:23:40.800 --> 0:24:11.330

Sophie Moiese Room

So that's a group of at least five folks in the community at at least two from the development industry to supervise the study. But they're also meet at least once a year to review the financials of the special revenue funds, which these dollars will go into. In Montana, we can collect these for utilities, transportation, stormwater and public safety. And we can collect for other infrastructure types as long as we have a unanimous vote by the county commissioners. And lastly, we can collect a 5%.

0:24:11.630 --> 0:24:17.880

Sophie Moiese Room

I'm administration fee uh to ensure we're keeping the program whole and that we're supporting the personnel to to support it.

0:24:18.580 --> 0:24:51.30

Sophie Moiese Room

Next slide, uh, here's uh, just sort of general outline of the impact fee study process, umm, so it's sort of been a lengthy study. We've talked with your department staff a handful of times to understand their their current demand, but also their plans to accommodate future growth. We've looked at different methodologies what's best in these cases. Also credits to ensure that we're not double dipping growth that they're only paying their fair share. We calculate the fee, we've reviewed that and got input by the advisory committee.

0:24:51.260 --> 0:24:54.100

Sophie Moiese Room

And now we're at the last step here for the adoption process.

0:24:55.460 --> 0:25:0.210

Sophie Moiese Room

Uh, demographics. I'll just run through this real quickly. Next slide.

0:25:0.910 --> 0:25:19.770

Sophie Moiese Room

Umm, so, uh, you're gonna see two sort of sections. First county wide in the unincorporated, just so you get a sense of where the growth is happening. So this is the 10 year projection for countywide Missoula County wide over the next 10 years, we're projecting 12,000 new residents or 4500 new homes.

0:25:21.330 --> 0:25:31.850

Sophie Moiese Room

I think in the unincorporated side, uh, that's 4400 new residents of that 12,040 four, 4400 will be an unincorporated area, and that's 1600 new homes.

0:25:33.430 --> 0:25:51.260

Sophie Moiese Room

On the job side, uh, county wide, we're projecting about 15,000 new jobs over the next 10 years and that gets US 6.4 million square feet of new non residential floor area. So that's retail, industrial, institutional, like healthcare or schools in office buildings as well.

0:25:52.930 --> 0:26:5.0

Sophie Moiese Room

On the next slide, on the unincorporated, so just looking at those areas outside of the city, that's 4000 new jobs and 2,000,000 new square feet of non residential floor area.

0:26:6.680 --> 0:26:31.720

Sophie Moiese Room

OK, so we have a handful of categories to go through. Luckily, we've sort of using the same methodology for a lot of these. So I'll sort of explain what you're seeing for general government and then I'll help sort of flow through the other categories next slide. So we're using what's called an incremental expansion approach and that essentially just encapsulates what you're providing today to your current residence. If we adopt the fee, you're essentially.

0:26:33.400 --> 0:26:55.230

Sophie Moiese Room

Committed to providing what you are providing today to future residents tomorrow. This is looking at county wide demand so those that live in unincorporated area, but also those that live in within the city because they're also using county general government facilities and it's an assessed on both non residential and residential development.

0:26:57.180 --> 0:27:18.770

Sophie Moiese Room

So here's sort of a laundry list of your general government facilities. So we have, you know, the courthouse building, some storage buildings, health department risk management buildings. And that total is 116,000 square feet. Looking at your insurance valuation report, those buildings are valued at about \$27 million.

0:27:19.370 --> 0:27:33.160

Sophie Moiese Room

Uh, in the middle of that figure is a level of service calculation, so we portion out that facility space is square footage to 69% residential and 31% nonresidential demand.

0:27:33.990 --> 0:28:0.900

Sophie Moiese Room

We compare that to the current population in jobs to get the current level of service in the first green line. So that's .53 square feet. Thank you per person and .44 square feet per job. Those levels of service are then multiplied by the average cost of these facilities of \$234.00 per square foot to get the capital cost per person in job at the bottom there.

0:28:2.120 --> 0:28:33.880

Sophie Moiese Room

And you'll see that show up right here and your fee schedule. So, uh, we only have sort of 1 component of the general government fee net total there is \$124.00 per person or \$103.00 per job and that is then multiplied by our demand factors for different land use types. So on the left is the non residential fee schedule. You're seeing industrial, institutional, retail and office using the density factors. You can see there's about.

0:28:34.10 --> 0:29:3.910

Sophie Moiese Room

1.6 jobs per 1000 square feet for industrial that goes up to what 2.97 for office. So those job factors are then multiplied by that net cost to get the maximum supportable fee amounts in the green. And that's per 1000 square feet. Then on the right hand side is the residential fee schedule and that is based on the size of the home, the square footage of the dwelling unit and we're using local census data here to understand as the home grows in size.

0:29:4.360 --> 0:29:33.250

Sophie Moiese Room

So does the number of people in that home and, uh, proportionately there demand on your facilities grows as well. So you're seeing an increase in the maximum support fee amounts there. Smallest of homes is that \$138 per square or sorry per unit and then average home about what \$340 per unit and your largest for homes which is 4000 square feet or higher would be \$456 per unit.

0:29:35.710 --> 0:29:36.850

Sophie Moiese Room

Importantly.

0:29:37.910 --> 0:29:46.910

Sophie Moiese Room

We again, we were looking at your county wide demand because even those that live in the city are still using county facilities.

0:29:48.170 --> 0:30:4.940

Sophie Moiese Room

To ensure that you maximize your impact fee program, you'll need to collect your county impact fees within the city. The the impact fees are paid during the building permit when that's issued, and so you're seeing here figure that shows.

0:30:6.380 --> 0:30:32.840

Sophie Moiese Room

Comparison, if we were only to collect an unincorporated areas, that would get us just about 1,000,000 bucks over 10 years. Based on your current levels of service today and that projected growth to keep up with that pace, there's \$10 million in need to expand your general government facilities. So there would be a \$2,000,000 gap here if we would just collecting in the unincorporated, unincorporated areas.

0:30:33.230 --> 0:30:58.50

Sophie Moiese Room

Uh, if we're able to come together with the city and collect county impact fees within the city, you'd be able to collect about 3,000,000 bucks. We have about \$3 million in need, so we're able to offset our growth related capital costs here and you're going to see this figure shows up in every single chapter just to sort of drive home the point that to ensure you're collecting as much as you can.

0:30:59.270 --> 0:31:2.760

Sophie Moiese Room

The the county and the city will have to come together to put together an IGA.

0:31:4.580 --> 0:31:5.300

Sophie Moiese Room

Next slide.

0:31:6.190 --> 0:31:21.400

Sophie Moiese Room

OK. So sheriff uh, this is going to be very similar. We are looking at incremental expansion approach. So just sort of looking at current facilities comparing that to current demand. And we also have calls for service data to proportion out that demand.

0:31:22.820 --> 0:31:53.790

Sophie Moiese Room

Uh, and you're seeing that show up here, so we were looking. We're working with the Sheriff's Office to get calls for service, annual calls for service and you can see that breakdown where there's about 44% to residential, 34% to non residential land uses in 22 to traffic. We then portion out the traffic calls based on your vehicle trips within town there. Sorry within the county. And so finally at the bottom there, we got 60% of the demand coming from residential land uses and 40% coming from.

0:31:53.870 --> 0:31:54.680

Sophie Moiese Room

Non residential.

0:31:56.340 --> 0:32:20.190

Sophie Moiese Room

Here's the level of service calculations. So we have 3 facilities or 54,000 square feet, \$10 million in value that is then using that 6040 split to get the level of service in the first Green line. That level of service is then multiplied by the average cost per square foot to get \$39.00 per person or \$22.00 per non residential vehicle trip.

0:32:21.880 --> 0:32:42.560

Sophie Moiese Room

Uh, we're including detention centers here in the study. That's 129,000 square feet or twenty \$829,000,000 in value level of service calculation here. That's 50.51 square feet per person. That's then multiplied by that cost to get \$115 per person or \$65 per trip.

0:32:44.450 --> 0:33:13.380

Sophie Moiese Room

Here is the fee schedule for the sheriff. Looks very similar to what we just saw in the general government. So we have the net total Yep, in that first figure there nonresidential fee schedule below that. Again, these are the maximum supportable amounts that the study has resulted in retail generating the highest demand in public safety. So you're going to see the highest fee there for retail and that goes down to industrial.

0:33:13.760 --> 0:33:32.410

Sophie Moiese Room

\$216.00 per 1000 square feet. Same structure here on the residential side. So the smallest homes \$171.00 per unit, about 400 bucks for an average single family home and \$560.00 for the largest homes over 4000 square feet.

0:33:34.60 --> 0:34:3.700

Sophie Moiese Room

Again, importantly, the sheriff is providing service not just to an incorporated areas but within the city as well. So you're seeing the funding gap if we're only able to collect within the unincorporated areas, that's \$1.6 million. There's 5.6 million in need. So about a \$4 million gap there in the case that we're able to come together with the city, there's about 5 1/2 collected, about 5 1/2 / 10 years. So we're able to offset our capital costs.

0:34:3.760 --> 0:34:4.790

Sophie Moiese Room

Over the next 10 years.

0:34:6.900 --> 0:34:8.140

Sophie Moiese Room

Emergency Management.

0:34:9.440 --> 0:34:25.610

Sophie Moiese Room

A little bit different here but but but very similar. Next slide, we have the calls for service here. So we're looking at the whole, not just the sheriff but also all the different fire departments as well. And actually the police as well because dispatch.

0:34:26.750 --> 0:34:33.420

Sophie Moiese Room

Takes those calls, so you're seeing a total split here of 53% residential and 43% nonresidential.

0:34:36.240 --> 0:34:48.470

Sophie Moiese Room

Slide. Now we have OEMs share at the courthouse about 16,000 square feet. So you're seeing current levels of service being calculated. Capital cost at the bottom there.

0:34:49.880 --> 0:35:20.520

Sophie Moiese Room

And then this sort of this is going to look new. This is a different methodology. It's called a plan based approach. And at the time that we started the study, they had a feasibility report of the digital communication system upgrades that are necessary. That's \$15 million in cost and you're seeing the portion out on the right hand side. Importantly, this communication system is going to be serving growth, but also folks within this within the county today.

0:35:21.10 --> 0:35:36.560

Sophie Moiese Room

So you were only able to get 7% of growth share on the residential side in 20% growth share on the non residential side. So this project won't be fully funded by impact fees, only the growth share, which is a small portion of it.

0:35:38.580 --> 0:35:54.420

Sophie Moiese Room

Here's the fee schedule. So we have what retail at \$660.00 per 1000 square feet, industrial 114 average home about 200 bucks or less than \$200.00 and largest of homes \$250.

0:35:56.750 --> 0:36:12.470

Sophie Moiese Room

Again, sort of being dead horse here. But if we're not able to collect within the city, there's about \$2,000,000 in growth related costs that we're not able to recover through the impact fees. If we are able to collect, we're we're breaking even there.

0:36:14.750 --> 0:36:25.700

Sophie Moiese Room

OK, so shared use path. Another wrinkle is we're looking at service areas next slide. So we're looking at your shared use pass, but.

0:36:26.890 --> 0:36:38.730

Sophie Moiese Room

In this case, you know development, let's say in Seeley Lake, we wanna ensure that they receive a benefit from their if the impact fee is paid and if we only were to construct.

0:36:40.270 --> 0:36:59.640

Sophie Moiese Room

Shared use path, let's say in low low area. Then you know folks aren't driving from Sealy like down to Lolo to use those paths. So we have to separate that out because there's more of a localized benefit zone for this infrastructure type. So you're seeing 5 zones here really trying to hone in on that benefit and proportionality of our Nexus.

0:37:00.900 --> 0:37:30.620

Sophie Moiese Room

So just to give you an example, so we've done the level of service calculation for all five of those zones, don't need to go through all of them. So I'm just showing one example here and this is the East Missoula, Bonner area where there's about four miles there today. The current population right now or in 2021 was 6300 residents. So you have the level of service there. Current cost, we're \$475,000 per mile.

0:37:30.740 --> 0:37:32.750

Sophie Moiese Room

So you got a capital cost of 304?

0:37:34.50 --> 0:37:58.970

Sophie Moiese Room

Uh. And so the results are showing up here. Uh, so different levels of service in each area. Uh, just based on the population in the miles within that zone. So you're seeing that show up in the green for the cost per person. So we're hovering about \$300.00 per person, except in the central area where the city of Missoula is. And that's essentially, you can see that the highest population center. So that level of service is slightly lower there.

0:38:00.740 --> 0:38:27.170

Sophie Moiese Room

Uh, and then trying to make it simple here, but there's a lot of numbers. This is all 5 zones and the maximum portal fee amounts still using the same persons per household. But then that's multiplied by those different cost factors. What it was it sensual is the lowest of about, oh, let's say \$250 for an average size home. And that goes up to about 1000 bucks for development and low low.

0:38:30.200 --> 0:38:31.10

Sophie Moiese Room

Again.

0:38:31.220 --> 0:38:46.460

Sophie Moiese Room

Uh, we're able to collect about 900,000 uh. Outside of town, there's about \$1.5 million in need, so there would be a funding gap here for not able to collect within the city and breaking even if we are.

0:38:48.390 --> 0:39:5.230

Sophie Moiese Room

Uh Parks and Recreation very similar to shared use paths. Uh, where we're looking at the level of service within those different service areas. We also are looking at regional parks as well. So there's sort of a couple, yeah, just go to that slide.

0:39:7.900 --> 0:39:37.810

Sophie Moiese Room

Trying to whip through here so there's two regional types of parts which are providing countywide benefits. So we can look at the county wide and assess this countywide. So you're looking at Park Acres here. Sorry, park improvements and the current cost to replace those level of service county wide in the first green last green is the capital cost. I should mention that the county does have the Parkland dedication program where developments are turning over land.

0:39:38.910 --> 0:39:48.240

Sophie Moiese Room

According to that, that policy, so we're not including park land in this fee program. So this is only for park improvements which are swing sets, ball fields.

0:39:49.480 --> 0:39:52.350

Sophie Moiese Room

You know, gazebos, picnic tables, those those items.

0:39:54.230 --> 0:39:57.840

Sophie Moiese Room

So here's a level or, sorry, the service areas for your neighborhood community parks.

0:39:59.900 --> 0:40:13.650

Sophie Moiese Room

Then just an example of the level of service, this is Bonner E Missoula so you're seeing 26 improvements there.

Again, the 6363 hundred residents. So you have a level of service and capital cost.

0:40:15.560 --> 0:40:23.710

Sophie Moiese Room

Uh. Then we break that down for the five service areas and then you're regional, county wide parks. So you're seeing that in the green.

0:40:24.880 --> 0:40:50.530

Sophie Moiese Room

Uh, importantly, we need to include a credit when there's other revenues coming in for these capital projects or infrastructure that we've included. And in this case, counties issued debt for the Fort Missoula project that goes out to what 2037. So we portion that out, the residential non residential tax base. And so the residential credit is \$124.00 per person.

0:40:51.700 --> 0:41:1.800

Sophie Moiese Room

And that shows up in the fee schedule. Uh, again. So driving home the Bonner E Missoula example, that's total of \$545 per person.

0:41:2.980 --> 0:41:10.370

Sophie Moiese Room

I think the next slide will give us a comparison. Yep, so very similar to the the shared use path. So we have the different cost factors.

0:41:11.630 --> 0:41:22.780

Sophie Moiese Room

Lowest amount being in French town, that's about \$500.00 per unit for an average sized home, up to about \$1500 for those inbound or East Missoula.

0:41:24.940 --> 0:41:44.740

Sophie Moiese Room

Again, there's about \$3.5 million in 10 year need able to collect 1.3 if we just collect outside of the city, we're able to collect 2.7 in this case, if we collect in town and that gap there is from the credit that we include because you have the other property tax coming in.

0:41:46.530 --> 0:41:54.680

Sophie Moiese Room

OK. And then the last item here is for Frenchtown Fire District, so to.

0:41:55.960 --> 0:42:25.210

Sophie Moiese Room

That the process for fire districts to collect impact fees is they have to go through the city or county that they serve. So in this case, that's why we're presenting the French town Fire district impact fees to the county commissioners because we will need an agreement in place where you will collect on their behalf when that building permit is issued and then transfer those funds quarterly or monthly to ensure that they're completing their programs. So in French town, we're projecting an increase of.

0:42:25.330 --> 0:42:29.550

Sophie Moiese Room

16% population in the next 10 years and 19% in jobs.

0:42:31.370 --> 0:42:34.820

Sophie Moiese Room

Very similar methodologies that we're gonna show here.

0:42:35.80 --> 0:42:47.0

Sophie Moiese Room

Uh, next slide. So we got call data. So 76% of their demand is coming from residential locations in 24% from non residential locations.

0:42:49.760 --> 0:43:3.820

Sophie Moiese Room

You're seeing there how many stations that eight stations, 36,000 square feet, level of service showing in that first screen capital cost found by combining the level of service and construction costs.

0:43:6.820 --> 0:43:7.810

Sophie Moiese Room

Next slide.

0:43:8.900 --> 0:43:10.200

Sophie Moiese Room

Ohh I did sorry.

0:43:11.260 --> 0:43:22.550

Sophie Moiese Room

Losing it so we can also collect for apparatuses in this case because they have a useful life for 10 years or longer, so they have a fleet about 20 units, levels of service shown here in the capital cost.

0:43:24.330 --> 0:43:38.510

Sophie Moiese Room

Here's the maximum supported fee amounts, again for just the French town district. Uh. So this would only be applicable to new construction in French town. Seeing the cost for the non residential or the maximum portal fee amounts, I should say.

0:43:39.690 --> 0:43:51.220

Sophie Moiese Room

Showing up \$4000 per 1000 square feet for retail about \$600.00 for industrial development and then average size home there about \$2200 per unit.

0:43:53.80 --> 0:43:58.210

Sophie Moiese Room

Uh, nicely. In this case, you know if, uh, they're able to collect the maximum amounts.

0:43:59.440 --> 0:44:6.660

Sophie Moiese Room

We get a nice zero showing that the projected revenue at the maximum levels are able to offset those 10 year capital cost needs.

0:44:9.440 --> 0:44:24.80

Sophie Moiese Room

This is uh, breakdown of those those needs. So in 10 years they would need to expand their facilities by about 6000 square feet and add 3.4 new unit, so not replacement but new units to their fleet.

0:44:26.60 --> 0:44:34.210

Sophie Moiese Room

OK, summary pages. Uh, so, uh, because we had those different service areas. You're gonna see a sort of a complicated figure because.

0:44:34.330 --> 0:44:37.250

Sophie Moiese Room

Uh, we have those county wide.

0:44:38.550 --> 0:45:4.260

Sophie Moiese Room

Impact fees like general government and sheriff in an office of Emergency Management, but then it has to be broken down because of the parks and trails. So you're seeing that show up. What in the central area would be the lowest fee of 100 and beside \$1779 per unit. And that goes up to about \$3200 in Bonner.

0:45:5.820 --> 0:45:17.970

Sophie Moiese Room

You're seeing the nonresidential, uh, here. What about 22121 hundred per 1000 square feet of retail development and \$500.00 for industrial development.

0:45:20.650 --> 0:45:41.410

Sophie Moiese Room

So this then combines your county fees with the French town fire just to give you a sense of where that would lie. For those in French town. So in total, on average across the board that would be 2600 for an average sized home. If that were to occur in French town, that would be \$4800 per unit.

0:45:43.610 --> 0:45:48.330

Sophie Moiese Room

Importantly, if you if you follow impact fees, there was some.

0:45:48.750 --> 0:45:53.50

Sophie Moiese Room

Uh, bills. You know, that sort of. We're working its way through the capital here.

0:45:54.390 --> 0:46:21.570

Sophie Moiese Room

SB142 would have thrown a lot of wrenches as it was originally written, would have shown a lot of wrenches in our impact fee studies, but it's been amended and so really what's left is just added language for procedures on accounting for the revenues and the special funds, how to credit back in case you don't use these funds in appropriate time and credit and just further language of land dedication and facility construction.

0:46:22.990 --> 0:46:33.480

Sophie Moiese Room

So from our perspective this this really just ensures you know it's sort of best practices for impact fees and doesn't throw any real curveballs for the study itself.

0:46:35.810 --> 0:47:5.100

Sophie Moiese Room

So some discussion points what I presented was the 100% maximums portal fees from the study, you can adopt A

lower amount, but it would be have to be across the board. So we can't just sort of cherry pick a certain development type to do the reduction and have to be for for all development you can include a grace period or phasing of these fees, you're allowed to affordable housing exemption as well. So you'd have to put together a policy that states would affordable housing is and if.

0:47:5.460 --> 0:47:20.490

Sophie Moiese Room

Folks build, you know, to that standard they could get those impact fees waived. Importantly, is the program the impact fee program still has to be made whole, so any exemption is made. Those dollars would have to come from another revenue source.

0:47:21.630 --> 0:47:42.240

Sophie Moiese Room

You can include a 5% administration fee, which I haven't shown here are up to 5%, I should say. You can also include an annual adjustment for inflation. That's a good way to sort of keep up the fee rates between the five year updates, so you're at least trying to stay at pace with construction costs.

0:47:43.880 --> 0:47:53.650

Sophie Moiese Room

Drove home the point about the IGA between the county and the city, the importance there, and also there's gonna have to be an IGA between the county and French town. Fire to ensure that those fees are being collected.

0:47:55.490 --> 0:48:3.520

Sophie Moiese Room

The study has been recommended by the Advisory committee. I haven't noted that here and I think they there's a letter there in your packet that states the recommendations.

0:48:4.630 --> 0:48:8.320

Sophie Moiese Room

And so that is it for my slides. Thanks, con. Yes.

0:48:11.980 --> 0:48:28.550

Sophie Moiese Room

So, Commissioners, I would say if you have questions for Colin, this would be a great time for those. And then I will walk you through the recommendations that came from the citizen Impact Fee Advisory Board and then at that point, I would normally ask you to open the public comment period. Great. Thanks. I just had a go ahead.

0:48:29.800 --> 0:48:58.500

Sophie Moiese Room

Definition question and it was one of your earlier slides about infrastructure. So just does broadband or electrical electricity electrical like how does that fit into the definition? That's a good question. So again the legislation says you can add any other category as long as you have a unanimous vote by County Commissioners. So I don't think you would be limited there if you wanted to put in fiber or or something along those lines.

0:48:59.480 --> 0:49:26.510

Sophie Moiese Room

Importantly's uh, you know, impact fees tend to not be a magic wand, because in that case there would probably be a portion of those projects that wouldn't be growth related. So you'd have to, you could fund the growth related portion of new fiber or something like that, but there would be probably a significant portion that would be non growth related from your current residents that you would have to pay through other revenue. OK.

Thanks.

0:49:27.480 --> 0:49:55.900

Sophie Moiese Room

Could you describe the nature of the intergovernmental agreement? We'd have to go through with the city. Yeah. So come together. You know, they they are able to include their own sort of admin fee as well to this to sort of sweeten the pot, I would say. But it's really straightforward. I mean, this would the county fees would just fit within the bill that you get during building permit time. It would line up just with the city impact fees as well.

0:49:57.620 --> 0:50:21.70

Sophie Moiese Room

So I I haven't been in the room during those discussions, but but you know the the the attorneys get involved there to get that, that agreement put together. Is there a standard percentage for admin that's generally accepted would

typically it's a flat fee. So it might be like 20 bucks per permit that that the city would be able to get that that's sort of the Max I've seen yeah. OK.

0:50:22.350 --> 0:50:25.140

Sophie Moiese Room

Alright, great. Thanks. OK, thank you.

0:50:30.270 --> 0:50:33.490

Sophie Moiese Room

Thank you, Colin. So while this pulls up here really quick, commissioners.

0:50:34.790 --> 0:50:35.360

Sophie Moiese Room

There we go.

0:50:36.40 --> 0:50:52.120

Sophie Moiese Room

So as you know, Commissioners, you formed an impact the Advisory Board to look at this, that's part of the processes column laid out. So we engage Tischler BISE back in 2021 and that is also when we first put together the impact Fee Advisory Board.

0:50:53.90 --> 0:50:56.560

Sophie Moiese Room

As part of that process, we included.

0:50:57.920 --> 0:51:15.710

Sophie Moiese Room

Hiring a firm to do some outreach around impact fees and gather some information, talk to community stakeholders about this and also help us to conduct some public engagement sessions. And those all happened during 2021 and 2022 and culminated in a public event at the Missoula Library.

0:51:17.820 --> 0:51:41.650

Sophie Moiese Room

And so your impact fee Advisory Board after getting that information from the public outreach going through the studies with Colin from Tesla, Bice came up with a series of recommendations for the Commissioners to consider as part of impact fee adoption. And so I will walk you through those those recommendations. The first was that you should hold a public hearing and comment period where the rates were proposed in the study was presented. So that's occurring today.

0:51:42.510 --> 0:51:51.580

Sophie Moiese Room

They recommended that you include the 5% administrative fee as part of the impact fee program to help support the administrative duties and costs that come with an impact fee program.

0:51:52.740 --> 0:52:23.810

Sophie Moiese Room

They recommended that you pursue an intergovernmental agreement with the City of Missoula to allow the collection of fees inside the city limits, and as you show, sorry, as you saw from Colin, that does make a significant difference in the ability to afford those capital costs that will come from the growth that's occurring in Missoula County. They also recommended that you provide clear communication and education for several months prior to impact fees going into effect and their proposal was to hold off on the impact fees being collected until the end of this calendar year. So that would give.

0:52:23.950 --> 0:52:38.360

Sophie Moiese Room

Uh businesses and folks who are in the middle of a sub development process or other project time to get through that and also for our development community to plan for these to be part of the costs as they cost out new sub developments or other building projects that might occur.

0:52:40.660 --> 0:53:8.950

Sophie Moiese Room

They recommended that you consider using the and I have gotten this wrong several times, but I think I have it right now. The engineering news record as how you determine the inflationary factor that would be used for that and the specific recommendation came because that the consumer price index includes lots of goods and services

that are not really related to construction costs, where the engineering news record is focused on construction and development costs and the so they felt that was a more accurate reflective tool.

0:53:9.410 --> 0:53:36.40

Sophie Moiese Room

When considering what inflationary factor should be used, they did recommend that you include a waiver and policy to set aside funding to allow for fees related to affordable housing, and specifically they wanted you to look at permanently affordable, which should be defined consistently and broadly to include deed restricted dwellings that serve individuals or families earning less than 60% of the area median income, and for projects that meet the definitions to make them eligible to apply for federal low income.

0:53:36.860 --> 0:53:45.200

Sophie Moiese Room

Tax credits and or projects that contain a component of affordable housing. But those should be considered on a case by case basis.

0:53:46.600 --> 0:54:0.900

Sophie Moiese Room

They also recommended at the time Frenchtown Fire Board was still meeting, but the French town Fire Board has now recommended to you and we do have a letter to that effect that impact fees for the fire district should be recommended when that board made their decision.

0:54:2.300 --> 0:54:31.500

Sophie Moiese Room

So the process going forward from here, so if approved by the Commissioners, you will adopt A resolution which will create the impact fee ordinance as required by the Montana Code Annotated. The resolution includes both the requirements of the law and then also adopts the impact fee report as drafted by Tischler buys into it and the resolution as a draft because it does not yet reflect public comment that you'll collect over this next period is available for folks to look at online as well on the Commissioners website and the Missoula County Voice page for it.

0:54:32.410 --> 0:54:41.800

Sophie Moiese Room

I'm. I'll be asking you today to formally open a public comment period that will run until your meeting on May. I believe it's May 22nd, the last Thursday of the month of May.

0:54:43.60 --> 0:55:15.230

Sophie Moiese Room

And you, uh 25th. I'm sorry. Yes. Sorry. May 25th should have looked at my own slide there. And there are three ways that folks can provide comment. Obviously they can provide it here at a public meeting. They can provide it electronically via e-mail at BCC at missoulacounty dot US or through the Missoula County Voice page that's dedicated to impact fees or by calling the Commissioner's Office at 406-258-4877. And so commissioners, that's my last slide. And with that, I would ask you to formally open the public comment.

0:55:15.320 --> 0:55:25.180

Sophie Moiese Room

Period. For impact fees we have Colin and myself here to answer questions and then any comments that come from the public and then we'd ask you to hold that open for four weeks.

0:55:26.890 --> 0:55:29.970

Sophie Moiese Room

I moved to open the public hearing on impact fees.

0:55:32.500 --> 0:55:33.610

Sophie Moiese Room

The public comment.

0:55:36.500 --> 0:55:40.730

Sophie Moiese Room

I would second that motion. All in favor. Aye, aye.

0:55:42.480 --> 0:55:46.950

Sophie Moiese Room

Thanks Colin for all your work. Wow. Birthday. Thank you.

0:55:48.690 --> 0:55:51.60

Sophie Moiese Room

Gonna just say some other things here off.

0:55:52.290 --> 0:55:58.480

Sophie Moiese Room

Someone may be listening to this later at all the folks in this room know what they know. Roughly what I'm about to say.

0:56:0.290 --> 0:56:7.480

Sophie Moiese Room

The cost of providing services to new construction is not are not entirely met by the property taxes of that new construction.

0:56:9.150 --> 0:56:12.210

Sophie Moiese Room

New developments are built that require new infrastructure.

0:56:13.30 --> 0:56:36.30

Sophie Moiese Room

A cost that aren't covered by the property taxes that come from those homes, land on the backs of other residents. This is actually a property tax reduction measure for people who live in Missoula County, so that new development pays for itself. That's the essence of impact. These new development covers its own costs in terms of new infrastructure, as opposed to those costs landing on the backs of taxpayers.

0:56:37.270 --> 0:56:49.300

Sophie Moiese Room

We had a really, really highly skilled and smart impact advisory committee to folks are here today that I'd love to call out Jim and Chris and Rick, last name ran out of my head.

0:56:51.60 --> 0:57:21.680

Sophie Moiese Room

OK, Rick, who lives in East Missoula, who's on multiple boards hall. Thank you. And these guys studied this hung in through a really dense and technical process and I think came up with some numbers that hit a certain sweet spot. That sweet spot is the cost to the buyer of a new home that has an impact fee on it is such that it doesn't really matter. It's not felt over 30 years and that cost is still high enough to be felt in the form of property tax reduction on the behalf of folks who live in Missoula County.

0:57:22.600 --> 0:57:23.370

Sophie Moiese Room

So that makes sense.

0:57:26.250 --> 0:57:39.180

Sophie Moiese Room

So thank you for that. I was expecting more people here, so I asked these guys to come and and talk and then no one here. So I feel bad for wasting your absolutely valuable time. I I owe you lunch. I recognize that so.

0:57:41.40 --> 0:57:41.590

Sophie Moiese Room

Thank you.

0:57:42.530 --> 0:57:44.100

Sophie Moiese Room

Would you want to speak to this at all?

0:57:46.710 --> 0:57:46.980

Sophie Moiese Room

Yeah.

0:57:47.940 --> 0:57:48.490

Sophie Moiese Room

No.

0:57:50.850 --> 0:57:52.840

Sophie Moiese Room

I was thinking about what comments Jim Buchan.

0:57:54.540 --> 0:58:25.250

Sophie Moiese Room

I think what's important, especially as a person lives in the county public comment period, we are open for public comment period and I think it's really important that people express their voices and not only not goes for people who live in the city and the county, it goes for anybody in the industry, any association and the Chamber, they should speak up and this is the opportunity to do it. We did, I think as an advisory committee throughout last year created many opportunities for voices to be heard.

0:58:25.420 --> 0:58:44.990

Sophie Moiese Room

And now there's another 30 day window for voices to be heard, so it encourage everyone not to wait till the very last minute on what May 25th and bring comment Forward Advisory Committee is open for feedback and if we have it ways to make it better we can. So thank you. Thank you. Thank you.

0:58:51.870 --> 0:58:52.400

Sophie Moiese Room

We good?

0:58:53.380 --> 0:59:18.700

Sophie Moiese Room

Ohh so just doesn't remember reminder for the members of the public so this will be open through May 25th. They can again e-mail at BC at Missoulacounty dot US or go to the Missoula County Voice page and they will see impact fees as one of the tiles and they can ask questions or provide comment there and that will be incorporated at the May 25th meeting and or they can call your office the Commissioner's Office at 406-258-4877.

0:59:19.620 --> 0:59:23.830

Sophie Moiese Room

Thanks, Chris, and thanks again guys for coming out and thanks for your good work, con.

0:59:25.670 --> 0:59:28.340

Sophie Moiese Room

Alright. With that we are done. We both.

0:59:29.690 --> 0:59:34.170

Sophie Moiese Room

Was just opening. OK. Yeah. Thank you. Thanks a lot. Travel safely. Thank you. Yeah.

0:59:35.670 --> 0:59:36.60

Sophie Moiese Room

I go.