

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, MAY 11, 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:

Commissioner David Strohmaier

Commissioner Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office

Kyla Lehnerz, Administrative Assistant, Commissioners' Office

John Hart, Civic Attorney, County Attorney

Bailey Minnich, Planner, Planning, Development, Sustainability

1. **CALL TO ORDER** *[Time stamp – 0:03]*
2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:19]*
3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:34]*
Missoula County acknowledges that this event takes place in the aboriginal territories of the Salish and Kalispel people.
4. **PUBLIC ANNOUNCEMENTS** *[Time stamp – 0:42]*
 - a. **Closed Captioning Available** *[Time stamp – 0:43]*
 - b. **Proclamation Kids to Park Day** *[Time stamp – 1:50]*
 - c. **Bi-Annual Missoula County Heritage Roundtable** *[Time stamp – 3:23]*
 - d. **LaLonde Ranch Historical Restoration** *[Time stamp – 3:49]*
 - e. **Elemental Reimagine Wildfire Presentation** *[Time stamp – 4:41]*
5. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA** *[Time stamp-5:42]*

6. CURRENT CLAIMS LIST *[Time stamp-05:47]*

Claims received as of April 25, 2023 to May 03, 2023 by the Commissioners' Office total \$2,675,921.93

7. HEARINGS

a. O'Keefe Ranch Estates Condition Amendment and Phasing Plan Modification *[Time stamp – 06:16]*

Bailey Minnich, Planner, Planning, Development, Sustainability

Commissioner Vero made the motion to approve O'Keefe Ranch Estates Condition Amendment and Phasing Plan Modification as detailed in the staff report.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[O'Keefe Ranch Estates Condition Amendment letter sent 06/01/2023]

b. O'Keefe Ranch Estates Phase 2 Subdivision Improvements Agreement

[Time stamp – 24:10]

John Hart, Attorney County Attorney

Commissioner Vero made the motion to approve the O'Keefe Ranch Estates Phase 2 Subdivision Improvements Agreement

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[O'Keefe Condition Amendment Recorded Book: 1088 Page: 831]

8. OTHER BUSINESS

[None]

9. ADJOURN

Chair Slotnick – Called the meeting to adjourn at 3:32 p.m.

BCC Public Meeting May 11, 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.

0:44:55.590 --> 0:45:9.480

Sophie Moiese Room

OK, it is 2:00 o'clock everyone. Welcome to today's today's Thursday, May 11th Missoula Board of County Commissioners meeting. I will call this meeting to order and please join me in the Pledge of Allegiance.

0:45:12.100 --> 0:45:24.60

Sophie Moiese Room

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

0:45:26.840 --> 0:45:33.690

Sophie Moiese Room

Zula County acknowledges that this event today takes place in the Aboriginal territories of the Salish in Kalispell, people.

0:45:34.770 --> 0:45:41.40

Sophie Moiese Room

And Cheryl, do you have some announcements for us? I do. close captioning announcement. Come right up.

0:45:45.750 --> 0:46:14.220

Sophie Moiese Room

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

0:46:14.580 --> 0:46:39.420

Sophie Moiese Room

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

0:46:40.420 --> 0:46:41.0

Sophie Moiese Room

Thank you.

0:46:42.190 --> 0:46:46.360

Sophie Moiese Room

Thank you. And we do have one proclamation today, Commissioner Vero.

0:46:47.140 --> 0:46:49.750

Sophie Moiese Room

OK, this is ohh, it's May 20th.

0:46:51.970 --> 0:47:21.300

Sophie Moiese Room

So proclamation, whereas May 20th, 2023, is the 13th kids to Park Day, organize and launched by the National Park Trust, held annually on the 3rd Saturday of May. And whereas the kids who parked day empowers kids and encourages families to get outside and visit local parks, public lands and waters. And whereas we should encourage children to lead a more active lifestyle to compete, issues of childhood obesity, diabetes, hypertension and hypercholesterolemia.

0:47:21.700 --> 0:47:51.850

Sophie Moiese Room

And whereas kids to Parks Day will broaden children's appreciation for nature and the outdoors. And whereas Missoula County manages 91 parks and more than 40 miles of shared use paths and trails that residents of all ages can enjoy for both active and passive recreation. And whereas kids to Park Day will recognize the importance of creating a responsibly of recreating responsibly while enjoying the benefits of the outdoors now, therefore we the Missoula board of County Commissioners and the state of Montana do hereby proclaim May 20th, 2023.

0:47:51.930 --> 0:47:53.200

Sophie Moiese Room

As kids to parks day.

0:47:55.640 --> 0:48:25.560

Sophie Moiese Room

Thank you. Thank you. And for those of you joining online, just so you know who is in the room here, at least up at the front of the camera, I'm Dave Strohmeyer, Mozilla County Commissioner. I'm joined by Commissioner Wanita Vero, Commissioner, slot Nick. The third Commissioner, is unable to make it today. Couple other quick announcements on Monday. If you were looking for a good time, have an interest in history and heritage in Missoula County, come on out to the library. We are having our biannual.

0:48:25.690 --> 0:48:26.180

Sophie Moiese Room

Uh.

0:48:26.900 --> 0:48:39.790

Sophie Moiese Room

Missoula County Heritage Roundtable on the 4th floor of the library come here about all the great things going on in the world of historic preservation and Missoula County. You can also join online if you would like to do so and then later in the day.

0:48:40.540 --> 0:49:10.410

Sophie Moiese Room

Come on out to the historic Lalonde Ranch for a ribbon cutting of sorts. The lawn Lalonde Ranch is owned by Missoula County and has recently gone through a restoration process. Beautiful facility

embodying the history and heritage of agriculture and Missoula County. It is off airport, way behind Dinos, truck stop or a gas station there and also.

0:49:10.720 --> 0:49:21.520

Sophie Moiese Room

Across the street from Big Sky Brewing, if you all know where that is, so that is all of our announcements today. Is there any public comment on items not on the agenda?

0:49:23.400 --> 0:49:25.290

Sophie Moiese Room

Either by folks in the room.

0:49:26.330 --> 0:49:32.810

Sophie Moiese Room

Which for folks online is standing room only. Here in the Sophie Moe's room. No, just joking. Elemental.

0:49:33.580 --> 0:49:55.330

Sophie Moiese Room

Elemental another another great announcement tonight at the Roxy Theatre in Missoula, Mt will be showing of a film called Elemental Reimagine Wildfire. So it's taking a look at mitigating risk in communities and what might be.

0:49:56.240 --> 0:49:57.80

Sophie Moiese Room

Essentially.

0:49:59.540 --> 0:50:19.810

Sophie Moiese Room

Policies in the past that maybe not may may not have mitigated risk the way that we thought they were, and what we might do in the future. Living in fire adapted landscape 7:00 PM at the Roxy. I'll be on a Q&A panel following the session. Also will be joined by notable fire scientist Jack Cohen. Carolyn.

0:50:21.570 --> 0:50:31.720

Sophie Moiese Room

Upton Upton, supervisor of the Lolo National Forest, and Gordy Hughes, the Fire Chief of the Missoula City Fire Department, again 7:00 PM. Roxy.

0:50:33.270 --> 0:50:35.530

Sophie Moiese Room

Any public comment and items not on the agenda?

0:50:36.780 --> 0:51:8.250

Sophie Moiese Room

See none our current claims list and that these would be claims received as a April 25th through May 3rd, 2023 by the Commissioner's Office. Total two million \$675,921.93 we have two public hearings today for each of these, we will begin with a staff report followed by the opportunity for the applicants representative or applicant to say a few words and we'll take public comment and then have.

0:51:8.430 --> 0:51:16.880

Sophie Moiese Room

Commissioner, discussion. So we'll begin with the O'Keefe Ranch Estates condition amendment. Bailey. Hi. Good afternoon. Give me one second to pull up my PowerPoint.

0:51:21.160 --> 0:51:23.340

Sophie Moiese Room

Yay, there we go. OK.

0:51:26.450 --> 0:51:33.920

Sophie Moiese Room

OK, so this is the O'Keefe Ranch Estates subdivision. It's a condition amendment request and a phasing plan modification.

0:51:35.610 --> 0:51:51.210

Sophie Moiese Room

The subject property and turn on my laser pointer here. So the subject property is up here in this corner. So this is the the why interchange down here and Waldo Rd. comes down here. And so we're talking about the subdivision that's up here in the corner.

0:51:53.990 --> 0:52:23.750

Sophie Moiese Room

So just some background, the O'Keefe Francis States subdivision was originally approved in October of 2005. It was subject to 27 conditions of approval. It was approved for 197 lots on 80 acres originally consisting of nine phases, but there was a phasing plan modification approved in 2021 that reduced those total number of phases down to 8. So they combined a combined one overall or sorry, the phase one has been.

0:52:23.830 --> 0:52:26.720

Sophie Moiese Room

Final platted that was done in March of 2022.

0:52:27.470 --> 0:52:38.50

Sophie Moiese Room

And overall, the project has received multiple plate adjustments, condition amendments and some phasing modifications. The most recent was March of 2021 and October of 2021.

0:52:39.850 --> 0:53:10.500

Sophie Moiese Room

Uh, so this request as I mentioned, two things. There's a condition amendment to amend condition 15 removing A5 foot wide walkway at the end of Palmdale Court and amending condition #16 which is fixing some renumbering of lots. And then there's also a phasing plan modification and it's to reorder the phases. Amend a boundary for phase six and then phase four it's showing an amended boundary, but that was actually a condition of approval from the previous phasing plan. So it is showing that change.

0:53:10.720 --> 0:53:16.400

Sophie Moiese Room

And I'm going to talk about each one. I'll talk about the condition amendment 1st and then the phasing plan to kind of break it up.

0:53:18.560 --> 0:53:48.930

Sophie Moiese Room

So the condition amendment, the original subdivision proposed walkways extending from the end of three cul de sacs located in phase two, and that's the picture I have on the screen here and they were proposed to come off of these common areas and connecting to a combined path that would lead to the Parkland area and part of the Parkland is dedicated in phases 2 through 4. However, between the original preliminary plat approval and filing a phase one.

0:53:49.100 --> 0:54:13.220

Sophie Moiese Room

The stormwater plan the stormwater was designed and approved by the Montana Department of Environmental Quality and the final engineered plans demonstrated the need for greater size drainage system. We've seen this over the last couple of years that the why area has been changing as far as groundwater wells in this in this location. So it does make sense that obviously it's been a lot of change since 2005.

0:54:13.860 --> 0:54:44.790

Sophie Moiese Room

Umm, but this change included a stormwater drainage ditch that was installed with the filing of phase one along the property line adjacent to phase two, the drainage ditch. It's quite large and it is very steep and due to its location, this required trail if it was to be installed, it would not meet the slope guidelines for public paths and would require extensive greening which could destabilize this existing ditch. As I said, they're proposing to maintain this 20 foot wide.

0:54:44.890 --> 0:55:3.940

Sophie Moiese Room

Strip at the end of Palmdale, but install landscaping in that area instead of the trail, so it's actually removing approximately 450 feet of trail location and it's if you can kind of see it. I put these Red Arrows roughly where it would be, where it was proposed to go.

0:55:5.240 --> 0:55:34.150

Sophie Moiese Room

And I do have some pictures. So this is the that drainage ditch that I was explaining. I put it in here for scale. It was it. These are the pictures that were attached to my staff report. Just so this right here, this picture kind of this bend right here is this location right here at this corner. So you can see kind of. And I know my pictures are really small on the screen but just the topography kind of change right here in that area and how steep that area is.

0:55:36.640 --> 0:55:37.90

Sophie Moiese Room

Ooh.

0:55:38.930 --> 0:55:40.400

Sophie Moiese Room

Yes, yes.

0:55:41.80 --> 0:55:42.930

Sophie Moiese Room

I think my directions are correct.

0:55:44.990 --> 0:55:47.30

Sophie Moiese Room

Umm, so the proposed condition.

0:55:47.950 --> 0:56:17.280

Sophie Moiese Room

Umm would strike the language seed. It would put install landscaping per their approved plan with my no would remove Palmdale. There's also a typo that we noticed and and that PC I noticed. So the language between lots 68 and 69 that was actually proposed for removal during a previous condition amendment from 2020. But it was missed during the update to like the master set of conditions. So we are it's.

0:56:17.640 --> 0:56:44.290

Sophie Moiese Room

Shouldn't be in there and it's just we're going to make sure we really get at this time and and remove it and then condition as I mentioned condition 16 is more of a housekeeping housekeeping amendment due to renumbering of some of the lots. So it's just the numbering situation and so it's not, it's not removing any easements or anything within that, it's just the lot numbers changed. And so to make it clear in the record we were just fixing that so that it's all compliant.

0:56:47.260 --> 0:57:18.650

Sophie Moiese Room

So condition amendments, we review them in accordance with criteria in our subdivision regulations.

This request is minor nature when compared to the entire subdivision and the remaining pedestrian improvements. There are sidewalks along all of the streets, so we're not with this removal of that walkway, that one section, we're not losing any pedestrian function of the subdivision. It won't reduce any safeguards. It's not creating any new impacts or previously or increasing any previous impacts.

0:57:19.200 --> 0:57:32.730

Sophie Moiese Room

It's consistent with the findings of fact and conclusions of the original subdivision, and, as I said, it's related to the installation of the stormwater drainage facilities which were engineered to meet the current demand of that current environment.

0:57:35.450 --> 0:57:52.520

Sophie Moiese Room

So now the phasing plan. So as I mentioned there, amending the boundaries and reordering the completion schedule of multiple phases, no changes are being proposed to the phasing expiration deadlines. Just making that clear.

0:57:53.780 --> 0:58:11.820

Sophie Moiese Room

As I mentioned, so as a condition of approval from 2021, this intersection here there's about 6 lots that were proposed to go into phase four as a condition of approval and that they are showing that I just wanted to bring that up because it looks like it's a change, but it's a change that we already approved.

0:58:13.180 --> 0:58:43.770

Sophie Moiese Room

And then there are in phase six, the new phase like it's the same phase six these three lots here as well as this intersection is proposed to be in phase six versus in the original was phase five and then the proposed phasing plan, the phases would kind of develop more in a clockwise motion. So instead of here it was 3456788 would have been the last phase on this side.

0:58:43.940 --> 0:58:57.710

Sophie Moiese Room

Instead, they're moving it so that it kind of develops in this way of motion. So this last phase, the furthest one from Waldo Rd. adjacent to the highway, would be the final phase. So kind of going down in the plan.

0:58:59.220 --> 0:59:8.590

Sophie Moiese Room

Is that what I say? Counterclockwise. Oops. Sorry. You're right. Counterclockwise. Not clockwise. Those are those typos in my staff report. I'm like, whoop. Whoops. There's, there's one I missed.

0:59:10.930 --> 0:59:40.540

Sophie Moiese Room

So again phasing, plan modifications, we have a review criteria in our subdivision regulations. It meets these criteria, complies with the subdivision regulations, all the original approval, recent condition amendments are still valid if the phasing plan modification has changed, the phases are fully have contained fully functional infrastructure. So they're not reliant on another phase for an improvement to be done. There were no significant changes expected before the.

0:59:40.630 --> 1:0:3.20

Sophie Moiese Room

Final filing date of that last phase, which is 2031 and public services would not be disrupted with them. So staff is recommending approval of the condition amendment and the proposed phasing plan modification and I included a draft motion for you guys as well. Question Bailey Mr. Ewer, is there anything that you would like to add?

1:0:8.180 --> 1:0:14.180

Sophie Moiese Room

Hi, my name is Ron Ewart with PCI and 1st I'd like to thank Bailey and and Tim for all their work on this.

1:0:15.880 --> 1:0:34.850

Sophie Moiese Room

You know, I I'm sorry. We keep having to come back to you, but we're finding ways to do things better or react to situations and so on. So it's best to to go through this process, you know, and and make sure that everything's understood in regards to that one cul-de-sac where we didn't want to do the the trail.

1:0:35.950 --> 1:0:58.180

Sophie Moiese Room

So the original drawing, which we kind of called the the 2005 Kent Watson schematic showed like dashed lines for a pathway coming off of all three and within that same drawing he also showed 22 fields to sports fields, a gazebo, a basketball court and a tot lot.

1:0:59.110 --> 1:1:5.610

Sophie Moiese Room

And So what we've done with that and he showed the the irrigation, the the drainage easement that goes through the middle of it.

1:1:6.910 --> 1:1:36.400

Sophie Moiese Room

And So what we've done with that very simple sketch was turned it into sort of a a gold standard design for a park that developers hired a landscape architect. And we've been working with them and we we've been working on the civil side there on the landscape architecture side. So we've been trying to mesh those plans together and we turned in our our final draft proposal yesterday because we're working with parks and with planning on this.

1:1:36.500 --> 1:1:57.100

Sophie Moiese Room

Everybody's been working all you know, very, very closely together. So we just wanna, you know, let you understand that that process is still ongoing and that's the part that's probably 95% in Phases 3 and four. So definitely by the time we file phase three, we will have.

1:1:58.800 --> 1:2:4.750

Sophie Moiese Room

Gotten the approval of the plans and it which I expect in the next few weeks or so.

1:2:5.770 --> 1:2:36.100

Sophie Moiese Room

And it's been very good working with parks and planning. I mean, people are coming up with some good ideas. Sometimes we don't always agree, but we've done pretty much everything that's been asked for now because of the drainage through there, you know it's gonna, it's gonna have some, a little bit of relief to it. But I think it's gonna be a a very nice park that again this paid for the by the developer and will be maintained by the Rsid which encompasses those 197 lots. So it I think it will be a great place to.

1:2:36.200 --> 1:2:47.340

Sophie Moiese Room

The the fields are actual turf fields. I mean as an example. So. So we'll be pretty nice spot, but I did wanna just state that we would like to file phase two like.

1:2:48.0 --> 1:2:53.730

Sophie Moiese Room

Today or tomorrow, if possible, I think we met every every condition without going into any details.

1:2:54.470 --> 1:2:58.930

Sophie Moiese Room

And and and again, we just want to make sure that this part discussion.

1:2:59.370 --> 1:3:25.410

Sophie Moiese Room

Alright, is a condition of phase three. Like I said, it might take a couple weeks or who knows how long, and John's been working with us very closely. Has has Bailey. So anyway, thanks again, Bailey. And we're we're in agreement with the recommendations. Thank you very much. Thank you, Ron. Ron, before you sit down, I want one question I have for you and then we'll take public comment here in a second. So Bailey, could you go back to the?

1:3:26.120 --> 1:3:27.970

Sophie Moiese Room

Plat layout there the.

1:3:29.190 --> 1:3:33.130

Sophie Moiese Room

Uh, the condition condition. This one, yeah.

1:3:34.140 --> 1:3:45.90

Sophie Moiese Room

So Ron, Lots 9 and 10. So the the the walkway that we're basically eliminating that's going to be replaced by landscaping.

1:3:47.350 --> 1:4:16.40

Sophie Moiese Room

Is there a reason why that's being retained rather than it just if it's not going to be used as a walkway, why not just go back? Just split that between lots and tan lots 9 and 10? Yeah, well, it'll still be maintained by the homeowner association. It's just kind of a nice little separation between yards. You know, you can still talk to each other, but there's a 20 foot strip in there. Then somebody wants a neutral zone there. And look at the look at Waldo Road or.

1:4:16.580 --> 1:4:47.770

Sophie Moiese Room

Metals are bearing O'Keefe you know they can do that. I mean, it's just something we thought we'd leave. OK. Yeah. May Bailey and I can add one thing too. So part of it that is counted as all of their Parkland. So a subdivision has to have a certain amount of Parkland dedication for the subdivision. This subdivision ultimately exceeds that requirement under state law. But definitely each phase is supposed to have their own percentage of it. And so by keeping it as common area, we aren't having to deal with any change of.

1:4:47.900 --> 1:5:1.80

Sophie Moiese Room

Is there a loss of Parkland in this section? You know, I mean it. It's one of those where it's just keeping the status quo. So. OK, very good. Thanks. I knew. I knew there must be a reason, some sort. So sometimes you just don't know.

1:5:1.840 --> 1:5:3.180

Sophie Moiese Room

Yeah, yeah.

1:5:4.700 --> 1:5:8.110

Sophie Moiese Room

OK. Is there any public comment on this proposal?

1:5:11.820 --> 1:5:14.310

Sophie Moiese Room

Anyone online like to comment?

1:5:15.650 --> 1:5:18.740

Sophie Moiese Room

How about security in the back of the room? Nothing. OK.

1:5:23.110 --> 1:5:23.440

Sophie Moiese Room

OK.

1:5:24.600 --> 1:5:29.860

Sophie Moiese Room

Approve the O'Keefe Ranch estates condition amendment and phasing plan modification, as detailed in the staff report.

1:5:31.360 --> 1:5:33.610

Sophie Moiese Room

Second, any further discuss?

1:5:35.100 --> 1:5:44.420

Sophie Moiese Room

Seeing none. All in favor. Aye. OK, thank you. John Hart, similar subdivision, but different topic.

1:5:47.460 --> 1:6:11.770

Sophie Moiese Room

And thanks, Commissioners, this is a subdivision improvement agreement and guarantee for the O'Keefe Ranch Estates phase two, the the same development that you handled in the last agenda item normally well almost exclusively, you see me bring these improvements agreement to you at the your administrative public meetings. I'm bringing it to you at this meeting here.

1:6:13.360 --> 1:6:41.390

Sophie Moiese Room

It to help facilitate the request of Mr. Edward and the developer to try to get this phase two into position that they can file the final plat just as soon as possible. So rather than wait for a week or two to do this, I told them that I would bring this to your your public meeting today. So again, as is common in a in a larger subdivision, we have some public improvements that have yet to be completed.

1:6:42.350 --> 1:6:47.640

Sophie Moiese Room

But the developer, like you've heard is is very eager to file the final plat.

1:6:48.390 --> 1:6:53.800

Sophie Moiese Room

Uh, the the developments are the improvements that have yet to be completed are.

1:6:55.180 --> 1:7:15.690

Sophie Moiese Room

Some stormwater improvements, some sidewalks, curb and gutter and and then some other landscaping features and and actually some asphalt work on on some of the trails off the cul de sacs that you just heard about too the the engineer's estimate.

1:7:16.450 --> 1:7:26.310

Sophie Moiese Room

Which has been approved by our Public Works Department, is for, along with the 20% contingency, 25% contingency. Excuse me.

1:7:27.250 --> 1:7:37.610

Sophie Moiese Room

Is an estimate of \$182,072 to complete those remaining improvements, the developer is.

1:7:38.910 --> 1:7:54.170

Sophie Moiese Room

Submitted to Missoula County and irrevocable standby letter of credit from Mountain West Bank in that very amount of \$182,072. I've reviewed that letter of credit. It's appropriate.

1:7:55.110 --> 1:8:11.510

Sophie Moiese Room

I've reviewed the improvements agreement and guarantee I've signed it and I would recommend that Missoula County enter into it at this time. Let me put, say, one more thing, the the developer is agreeing to complete all the improvements.

1:8:13.60 --> 1:8:16.150

Sophie Moiese Room

Honor before March 20th of 2024.

1:8:17.560 --> 1:8:22.120

Sophie Moiese Room

And do you have any questions for me about this particular improvements agreement?

1:8:22.980 --> 1:8:33.940

Sophie Moiese Room

No questions we needed. Nope. I'd ohh sorry. Did I? No. Is there any public comment on this proposed improvements agreement and guarantee?

1:8:35.790 --> 1:8:47.990

Sophie Moiese Room

OK, see you none. Juanita, I'd move that. We approve and sign. We'll keep branch estates. Phase two subdivision improvements agreement and guarantee. I'll second that. Any further discussion or public comment on the item?

1:8:48.950 --> 1:9:0.320

Sophie Moiese Room

Seeing none. All in favor. Aye, aye. Alright. Thank you, Mr. Hart. Thank you. Is there any other business to come before the Commission today? Seeing none. We will be adjourned. Thank you everyone.