



Impact Fee Advisory Committee

Meeting Minutes

Missoula County
Planning, Development & Sustainability
(406) 258-4657

Date: January 30, 2025, 3:30 p.m.

Location: LAC Conference Room at the Missoula County Land and Communities Department, 127 E. Main St. Suite 2. (in person) or TEAMS (virtually)

Members in Attendance: Jim Bachand, Rick Hall, Sam Kulla, Josh Slotnick, and Karen Hughes

Members Absent: Jeff Birnbaum, Chris Anderson

I. CALL TO ORDER [Time stamp – 6:23]

Jim Bachand called the meeting to order at 3:36 p.m.

II. ROLL CALL [Time stamp – 6:25]

Jim Bachand called the roll. Three voting members were present. A quorum was not met.

III. APPROVAL OF AGENDA [Time stamp – 7:00]

There was no approval of the agenda.

IV. APPROVAL OF MINUTES [Time stamp – 7:14]

There were no minutes to approve.

V. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 7:14]

There were no public comments on non-agenda items.

VI. COMMUNICATIONS [Time stamp – 10:19]

Karen Hughes presented an overview of the impact fee adoption and implementation timeline. Following adoption of impact fees in 2023, Resolution 2024-024 was developed to outline procedures for calculating, collecting, monitoring and appropriating impact fees. An interlocal agreement with Frenchtown Rural Fire District was completed in June 2024. Impact fee collection began on August 1, 2024.

The resolution explains how impact fees are managed and segregated into specific accounts, and they require annual monitoring. Impact fees parks and shared use paths are divided further by service area. The resolution includes information about appropriation of impact fees and the role of the Impact Fee Advisory Committee. The resolution also provides a process for offsets and refunds. Karen explained the difference between impact fees and administration fees.

Karen explained how outreach was done prior to impact fee collection. Committee members suggested a notice be sent out to relevant departments notifying them of available funding that outlines the process to apply for it. It was recommended that when a project comes before the committee, it would be helpful to see whether impact fees have been collected by the City, and whether any additional funds are being proposed by the County.

The first comprehensive financial report for impact fees is expected in October 2025. The committee will consider whether an inflationary adjustment is necessary once the first report is reviewed. Impact fees are currently based on building use (for nonresidential) and internal square footage (for residential) and they are collected at building permit. There was a question about how the funds are held.

An estimate from impact fees being collected based on the previous year's development (with the assumption that they were being collected in the City) was \$1.5 million annually and Karen indicated she would share how much had been collected to date.

The key next steps for the program include finalizing an interlocal agreement so that the City can begin collecting impact fees on behalf of the county. The county will also provide information to Frenchtown Rural Fire about how they can access their impact fees. It was noted that impact fees are not collected for Missoula Rural Fire. The group discussed that for the next study, there should be outreach to all relevant entities that might benefit from impact fees to see if they want to participate.

Karen noted there is pending legislation that, if passed, may require pulling certain impact fees (e.g., parks, paths, and admin fees).

It was suggested that the group might want to put together a communication package, focused on understanding the impact fee appropriation process.

Members decided on quarterly meetings based around two primary timeframes (fall for annual review and spring for budget planning), with additional meetings if needed to accommodate review of impact fee appropriation projects.

VII. REPORTS FROM COMMITTEES

There were no committee reports.

VIII. OLD BUSINESS

No old business was reported.

IX. NEW BUSINESS

No new business was reported.

X. ADJOURNMENT [Time stamp – 1:06:19]

The unofficial meeting was adjourned at 4:43 p.m.

Missoula Impact Fee Advisory Committee January 30, 2025 – 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 at this link:

<https://missoulacomt.portal.civicclerk.com/event/9686/media>

□ Missoula County Impact Fee Advisory Committee Meeting- January 30, 2025-Meeting Recording

JB Jim Bachand 6:22

I'll call the meeting to order roll call who is not present, Karen.

LR LAC Conference Room 6:28

That would be Chris Anderson Jeffrey Birnbaum.

And.

Is that it's his first.

JB Jim Bachand 6:38

I think that's right.

LR LAC Conference Room 6:39

And Chris and Jeff.

Yeah. We have two vacant seats. So if you know of any friends and relatives you want to recruit.

JB Jim Bachand 6:50

Huh.

I'll ask around.

LR LAC Conference Room 6:55

Good.

JB Jim Bachand 6:59

No minutes from previous meeting 'cause. This is our first official meeting, correct.

LR LAC Conference Room 7:03

That's first official meeting in.

JB Jim Bachand 7:07
OK.

LR LAC Conference Room 7:07
Officially a long time.
My first meeting.
Yeah. First impact meeting, yeah.

JB Jim Bachand 7:12
Yeah, I would entertain a motion to approve the agenda with moving item number.
Nine under new business, unless we just wanna leave it the way it is, I guess.
Umm.
Up to, I guess we still have to do public comment first, so.
Just leave agenda. I'll entertain a motion to approve agenda as presented.

RH Richard Hall 7:40
I move that we accept the agendas presented.

LR LAC Conference Room 7:40
Motion.

JB Jim Bachand 7:43
Right.
Got a second?

LR LAC Conference Room 7:47
I will second that.

JB Jim Bachand 7:49
OK. Those in favor of the agenda say aye.

LR LAC Conference Room 7:50

I can't.

I can't vote is why I'm remaining.

RH **Richard Hall** 7:53

Aye.

LR **LAC Conference Room** 7:54

I don't think I could.

JB **Jim Bachand** 7:56

No, you can't, Josh.

LR **LAC Conference Room** 7:57

Bye.

We don't have four Members, no.

Actually No2.

Well, yes, you can't really remember then.

I don't know that you are.

Yeah. Are the other boards that I sit on.

I'm not voting members, yes.

JB **Jim Bachand** 8:14

I think Josh should explicitly states that you can't.

LR **LAC Conference Room** 8:18

That would be my.

That would be my hunch.

JB **Jim Bachand** 8:22

Hang on a SEC.

LR **LAC Conference Room** 8:27

7 voting members.

County commissioners will serve as ex officio ex officio. That's standard.

JB Jim Bachand 8:36

OK, reverse all what we just said.

We do not have quorum.

Can we humiliate? Are we recorded?

LR LAC Conference Room 8:47

Yes, send him an. Send him an angry text right now, please.

Is he on vacation?

He's brought me somewhere.

That he should be doing.

Yes, it's coral.

RH Richard Hall 8:58

Hey, I'm in Mexico and I'm here.

JB Jim Bachand 9:00

Hey, Chris, we don't have forum for impact.

Please can you jump on?

LR LAC Conference Room 9:03

Well done.

JB Jim Bachand 9:06

All right, text to send to Chris.

LR LAC Conference Room 9:06

Where next door? Are you ready?

JB Jim Bachand 9:10

Let's give Chris a minute.

LR LAC Conference Room 9:10

Rick. Rick, where are you in Mexico?

RH **Richard Hall** 9:14
I'm mazel to Mexico.

LR **LAC Conference Room** 9:16
Nice job.
Nice job. How is it?

RH **Richard Hall** 9:18
We're having a cold, cold snap.
It's 74° outside so.

LR **LAC Conference Room** 9:22
Yeah.

JB **Jim Bachand** 9:25
We feel sorry for you.

LR **LAC Conference Room** 9:27
Yeah.
Did Chris responded and said he was available?
That he won't be able to.
Yeah, OK. Yeah.

JB **Jim Bachand** 9:48
Oh, he did.
And how about Jeff?
I don't have Jeff's Jeff's.

LR **LAC Conference Room** 9:53
He's he's out of town.
He's a vacation, he said that.
He told me twice he couldn't attend, so I guess we should have figured this out
ahead. Sorry guys.

We can still.
I'm still happy to go through and do the update.
Let's talk through this stuff.
You good with that?
You got the time. We're here.
Yeah, I showed up.

JB **Jim Bachand** 10:11
Yep.

LR **LAC Conference Room** 10:12
Yeah. OK.
So you wanna just move straight to the program overview, update stuff and we'll just go through that?

JB **Jim Bachand** 10:22
Fabulous.

LR **LAC Conference Room** 10:26
All right, here my screen.
Sadly, you have to watch PowerPoint presentation.
I'll try not to be too power pointy about it.
Just to remind me.
At the beginning of it, I promise not to go through all the slides.
All right.
All right. So first of all, I wanted to just get everyone up to date. What the heck?
Nope, sorry.
Stop sharing that.
That's the wrong one.
A couple like 5 PowerPoints on me.
Wow.
I have 3 PowerPoint presentations about impacting some my screen, so let me buy the right one.
Sorry about that.

Can you get rid of that one?

The first one.

Alright, try again apologies.

All right.

Especially just need.

Presentation to remind me.

Hey someone.

Had a question.

All right, so here is where we're at.

We have one new member of the committee, Sam.

Otherwise, all the rest of the members are the same and we're missing 2 members.

Obviously that was going to be problematic. I think most of you know the timeline to get to adoption, but just for Sam's benefit.

So my understanding is impact. The advisory committee gave its recommendation on April 23rd.

The Commissioners open their hearing.

This is all in 2023 and and you adopted May 25th and you set a start date for collection on January 1st of 2024, which we immediately blew by.

We started working so that was all worked through by the Commissioner's Office, with Chris and Mel helping staff this group and that project, and then then then we had to figure out how to administer it.

So the question was, it needs to happen at the time of building.

Perfect. So it was either gonna be building or or planning that took it on.

So planning ended up taking it on and it took us a few months to get the resolution that I provided a link to resolution 2024 Dash Zero 24 that is sets up kind of the procedures.

For how we calculate collect all the stuff, define appropriate monitor.

All those things appropriate.

So those are those are kind of the rules there. We got that done in 2024 and you know at the same time we were working on that, we started working with the city to try and get the interlocal agreement with the city so that they would.

Start collecting on behalf of the county.

Long story there. We'll get to that.

In 2024, we started the outreach really to impact these part of what this committee's

recommendation was was to do some significant outreach.

To make sure people knew what they how much they were going to be. You know how much we were going to be collecting, what the cost was going to be and that that was done well enough in advance of the actual collection that it, you know, people could.

Plan for it.

We, because of kind of the delay in getting the administration.

Going within our department, we worked with the Commissioners to delay the collection so that we had time to do that.

So we will talk a little bit about what we did, but we started outreach at the time of the resolution being adopted and kind of continued that through July and frankly didn't get a lot of feedback. You know, a few people complaining about at the cost of housing.

But we get that every single day so.

We did complete the interlocal agreement with Frenchtown rural fire.

We're collecting fees on their behalf, so that's in place.

We got that in June.

And we started collecting impact fees in August, August 1st.

Yeah. Our target was July 1st.

We had a little software club, so August 1st was pretty good.

Do we know how much we I don't know that yet.

It's a great question and I I asked.

They didn't give me the budget information for the impact fees.

I haven't been able to access the account numbers, so I don't know yet.

Is there a procedure or a schedule for getting money to other jurisdictions like the fire district?

So they will need to go through an appropriation process.

They what is that?

So they'll have to like, they'll have to ask for money to be appropriated for projects.

We are ultimately responsible for, OK, so if I understand it right, then it's not like.

A TIF remittance.

It's more like barsa money with the state where, like you, if you have a project you can apply to this fund.

JB **Jim Bachand** 16:00

Sorry you guys.

LR **LAC Conference Room** 16:03

What's going on?

Breaking into Jim's car, the fire alarm in the hotel. So so is that so the fire.

The Frenchtown Fire District would have to wait till they had a project they wanted to fund, and then they could.

And then does this group decide if if the project is worthy of the money we need to figure that out?

This is really basic question.

Yeah, I know.

County departments, that is.

We'll have to do like they'll need to come to request for preparations. Will come through this committee.

Yeah, for a a recommendation and decision by the Commissioners, parks or trails, they would come and ask for.

I think it needs to happen for Frenchtown Rd. fire too, because ultimately the county holds the purse strings it has has has to make sure that we're following the law.

That's super interesting.

I didn't realize it wasn't like a tiffer mint.

Instead, it just didn't.

Didn't just go into these.

Yeah, I kind of just assumed that's what was happening. Yeah, yeah.

No, I yeah, go ahead.

JB **Jim Bachand** 16:56

No, Karen, I.

No, I was just under the impression 'cause. I sat through the one with the city that it operates the same way where it comes into this advisory committee with a list of projects we review them, see how they match up and then make recommendations to the Commissioners.

LR

LAC Conference Room 17:14

I think in most cases they'll try and align it with the budget process.

So when people are going through their process each year to budget for things, they'll say this portion will come from impact fees and they'll we'll run it through the committee as kind of as part of that process.

So, folks who are interested will have access to info on how much money is here.

Yeah, there is an annual. I'll go through the resolution 'cause it kind of talks about some of these.

I'm not going to go through.

This does this create a a potential?

Potentially competitive situation, but let's say we collect a bunch of money and folks from our parks world said great, we can get this money to build a trail around this park and at the same time, Frenchtown rural Fire says, well, we need a new Bay for fire, no?

All that money is kept separately.

OK, the fire money is kept for fire only and they still have to ask.

They still have to ask for it because they have to make sure it's a qualified oh 'cause they could say what we really need to do is send everybody to a training with Rick and Mazalon.

And if it's only, that doesn't count, you can build the Bay, but you can't do Rick's training.

That's why they have this, but the money's segregated.

The money is segregated.

All of it's segregated in different accounts, and then for the parks and trails because they're in different geographic areas, that money is further segregated into different geographic.

So in terms of competition, it's these entities competing with themselves in a sense, is their project worthy?

Does it fit the parameters prioritizing?

JB

Jim Bachand 18:40

Competing within their within themselves, within geographical areas.

LR **LAC Conference Room** 18:45
Yeah, that map is up here.

JB **Jim Bachand** 18:47
It's geographically defined too.

LR **LAC Conference Room** 18:49
Is the is the map.
I thought I saw the map earlier.
Yeah, I have the map linked on the website.
We can look at that in just a minute.

JB **Jim Bachand** 18:57
I mean those breakouts, Josh is all the work we kind of did.
Two, two years ago, three years ago.
Karen. Rick, I like all that work that we did to break that stuff up.

LR **LAC Conference Room** 19:06
Yeah. Yeah, it was.
The map is. Yeah, that map was exactly the way the the committee approved it.
Well, that we had to do a fine tuning to make it line up with what with something like
there were we had a few things that didn't work, like the Frenchtown Park.
Fee didn't align with the Frenchtown Fire District and so we had to like smooth the
edges so that it.
'Cause, we didn't want the sprinter. Fire was going to blur into a different park district
and people were going to be confused about getting charged for one and not the
other or vice versa. Yeah.
So this resolution, this is the one that tells us how you calculate how to collect that
permits and the planning staff have figured it out and have worked with the building
department staff and we have that we have that happening.
It sets up this concept of each individual impact fee account it all kept said.
The money is all kept completely segregated.
It sets up the appropriation process or outlines the appropriation process which goes

through this committee.

With approval by the Commissioners and in the case of Princeton Rd. Fire, we're going to figure out a few details there.

It also sets up a the concept of offsets and and refunds.

So if someone doesn't do the project and ask for a refund if they don't create the impact like we have to set up a process by which they create a refund, they say they're going to build the house and they don't, right?

It also sets up an offset process.

So say they they're going to get assessed park improvement impact fees, but they are going to build some park improvements in a public location.

They don't need to pay the fee.

It sets up a process.

Just by which we can assess correct that would be qualified as an offset. OK yeah.

Is there a list in here? Or maybe you can say it out the the different segregated accounts it's it's each of these kinds of. Yeah. Which ones are they?

Yeah. So if you go to the end of the resolution. So there is Ouch, there is the general government impact, the account, it's each kind of fee essentially.

The fees we have are general government. I'm on page 18.

Thank you.

Sheriff.

So for general government, which entity would? What entities could apply to that fund?

Really. Probably any anything that qualifies under the definitions that are set out in here, it's essentially facilities.

Essentially, general government buildings.

Their own government.

A development impact fee, sometimes digital to fund a proportionate share of fastener by general government facilities, which are defined where they're trying to, somewhere they are.

Now they described somewhere. So those are basically the buildings.

Yeah, it's the federal buildings. Kind of OK. The big ticket item.

So our facilities folks could apply, yeah.

Yeah.

JB Jim Bachand 22:30

Well, hey Karen, I have the, the, the bill open which you know for all intents and purposes is directionally correct there.

Public facilities means water, a water supply, production, treatment, storage or distribution facility.

B wastewater collection treatment disposal facility.

C Transportation facility, including Rd. St. Bridges, Rights of way and traffic signals.

And then what?

They're proposing legislation is to strike landscaping.

That would be public facilities.

LR LAC Conference Room 23:02

Right, but this is this fund is for general government public facilities. So we have.

JB Jim Bachand 23:08

Oh, I'm sorry.

I thought you were on public facilities.

I missed that, OK.

LR LAC Conference Room 23:11

Yeah, this is just the he was asking.

JB Jim Bachand 23:11

Hang on.

LR LAC Conference Room 23:13

Gosh should ask what general government funds so that we have public facilities broken out into specific funds. One for general government. So things like for the federal building, the admin building, sure other ones that don't fall under our specific specific things.

So that's general government and public facilities would be just what Jim, just.

Public facility. All of them have to be.

You know, related to some form of public thing.

You can use them for fleets if they meet certain provisions, like the law enforcement 1 can be used for, for example, but so there's general governments one category. The very end.

Sheriff's law enforcement.

And that includes the detention facility.

Emergency Management.

So that's office of Emergency Management.

So their facility, their that includes their radio system, the new radio system that they want.

To include their radio towers that they have those sorts of things and we have the shared news path fee schedule and that is further split into Central Sealy Bonner French town.

Each of those are segregated.

Parks, parks, facilities.

Similarly segregated, then Prince Sempire is just supplies to the Princeton Fire District.

And I guess that's it.

So do we know of the?

It says separate account, yeah.

Excuse me, department.

So let's just say the share.

Did they know?

Do we know if they know this exists?

I don't know if they know this exists.

I wasn't part of setting up the project.

I don't know the extent of outreach that was done with different.

I think if they had to know at some point, because I think that the figures upon which we base the impact fees had to come to some extent from that.

JB

Jim Bachand 25:19

Right. It's the process in.

LR

LAC Conference Room 25:20

But.

JB **Jim Bachand** 25:21

I mean rich and I could probably speak to that.

As part of that process, our consultant that was hired reached out to each one of the departments.

And and they came back with.

Percentage target numbers for the different geographical areas.

LR **LAC Conference Room** 25:37

Data, but there's probably a think we should.

You know, maybe just one note we can send to everybody who actually that this applies to letting them know.

Hey, this fund is out there.

You're gonna do a project. Think about it.

And here's and here's the process by which you could apply. Get some money to do a project just 'cause.

JB **Jim Bachand** 25:56

Especially.

LR **LAC Conference Room** 25:56

In my conversations lately around budget, especially like with Cheryl the other day at the jail.

Did not God we really need fill in the blank and just didn't come up?

Solve their problem, I can tell you that right.

Now a \$15,000 railing.

Oh, OK yeah, for sure.

JB **Jim Bachand** 26:14

Yeah, the example that I remember, Josh was something around.

Maybe it was Frenchtown having a debate about a need for another truck and then part of the conversations they chose to take that off the table.

But that was, you know what, 2-3 years ago?

So conditions change.
I like your idea of like pushing this back out.

LR **LAC Conference Room** 26:32

Yeah.
Yeah, just let it.
We should just let everybody know.
Yeah, and and let them know what the process is, yeah.

JB **Jim Bachand** 26:36

Yeah.
Hey, Karen. On item number D that you're talking about or just maybe not item D,
But when I think about how we would report into this advisory committee, one of the
things that we heard through the process and I think we continue to hear in the
Community is.

LR **LAC Conference Room** 26:43

Yeah.

JB **Jim Bachand** 26:55

The noise around the perception that impact fees are being double dipped by both
the county and the city. So I think when projects come before this.
Committee. It would be great to see for the city ones.
If some type of impact he was already collected for this city. And what if is being
applied for represented for the county and I think that would be helpful for the
Commissioners to see at some point so that they're able to have that narrative to see
like, yeah.
I know there's not double dipping here, is that? Is that something that I don't even
know if that's administratively possible?

LR **LAC Conference Room** 27:23

Yeah, that's.
I think it probably is the the first thing we have to be doing is actually collecting
them in the city, which we are not.

We don't have the interlocal with the city yet. Is that moving along or is it stalled out installed?

It's at the top of my list to get back, so it's not like I should call Andrea.

No, we need to.

We need to.

I need to circle back with Dale and Aaron Pan and.

That's real money.

Yeah. No, it's, I mean, it's probably more money than.

We're ever gonna get out.

Yeah, for sure.

So that's that. In terms of like things coming up, that's one of the biggest ones is for me to get that in place and it may ultimately require.

It feels at all like assistance from yeah, it feels at all like it's not happening.

Let me know because it's it's real money and wonderful to have these projects done.

It's a long, sordid story, but.

Sure. Scare you?

So then another piece.

So that's like that. You know the collection and and calculation one big piece then getting all the the financials in place and the appropriation process we've got that outlined. But you know where we'll really learn how it works is when we actually do it. But you're right.

People need to know the money exists before they can do it.

We won't get a full financial report in place. We we gave ourselves a year and a half to do the first one.

Just because we knew they were going to go through the ERP.

Putting the new financial software in place, and because we knew that we weren't going to, like, have enough money to fund all that much until we had them collected for a while.

So the first time when that happens, is not until it's on the slide.

Let me see if I can find it.

Sorry, inside the middle of things.

Guess I need to explain anything.

Maybe I just want to.

We do the first financial report.

On October of 2025.

This next fall, we did it offset from budget so that they weren't competing with one another.

So that's when the first time we'll pull the full financials together and take a look and also consider whether or not there needs to be an annual adjustment. That'll be the first time we consider that.

An annual adjust inflationary adjustment. You can do minor adjustments to kind of the cost of living sorts.

Yeah, we should annual investments, inflationary adjustments.

For five years, and then you have to do at year five, you have to do a new study, right?

So that's how it's built. So the kind of the big things and where we'll want the impact, the advisory committee to weigh in is when we have the first financial full financial report and get a sense of in a period of a little more than a year how.

Much have we gotten.

Question impact is based on cost.

That are outlined in the building permit application, right?

They're based on the internal square footage, OK?

Well, they're either based on the use for non residential or the interior square footage of residential, just the size.

No dollar amount.

Well, the dollar amount, no, it's just based on the size. Oh, then we definitely need to do some kind of inflationary.

Change and I'm really leaning into that right now, because I'm just imagining that in short order.

We will see building materials soar again as California begins to rebuild.

Extended damage was the battle for Sheetrock will be big picture stuff right there man.

Yeah, it is big picture stuff.

But it's really I got a lot of buildings, that's true and needed all at once. And that's inflation. The competition to buy things.

Yeah. Are we holding any of these funds in any kind of bonds or investment vehicles at all or are they just sitting in cash?

That is a great question. I will ask the finance people.

Yeah, and and and Andrew has a really, really good new cash management system. So we can make money off it. So I don't know if this he should be able to tie this into that, yeah.

But that's a good.

JB **Jim Bachand** 31:53

We we should ask the city to give us some interest off that money that they're holding for us.

LR **LAC Conference Room** 31:57

Heck yeah.

They're not even collecting it.

It's not that they're not.

Even within it. Yeah, I see something happening to see.

JB **Jim Bachand** 32:11

Well, would be I.

Josh, I hear you in in the if we don't get financials until.

October. So this committee would see it in October for the first time and we haven't done anything with the money.

We haven't even seen it yet.

Some of it's not even being collected.

And then we're you're proposing the the committee recommend to increase.

I don't know it just.

Seems odd.

We haven't even done anything with it or don't even have the basis yet.

We're gonna increase the fee.

LR **LAC Conference Room** 32:47

Well, I'm just thinking about of the projects that we would fund would be funded with these fees are physical things and I'm concerned because of what happened in California that we'll see strong inflationary pressure on building materials and the cost of doing these physical projects will just go.

Up a chunk compared to the price of other things that aren't built, and although we

won't do the official reporting until October, that doesn't mean we can't pull a financial report before then.
So where we're at?

JB **Jim Bachand** 33:19

That would be huge.

LR **LAC Conference Room** 33:20

As soon as I know, we're talking about talking about \$50,000 or \$200,000. Well, I know I can stop sharing.

I can tell you we we did an estimate for what we collect.

Based on the amount of development we saw the previous year, which you know is just very ballpark Y.

But I did in that it also assumed that.

We had started collecting in the city.

Oh, that's a big that's a big assumption.

Isn't real, right?

And when the money's collected, it's segregated right away.

Geographically, yeah.

So I'm sure there's parts of our county that haven't seen a lot of development in parts that have.

Yes. Yeah.

But I can.

Ballpark it give you a sense?

It is.

So for a full year, assuming we'd had a full year under our belt and the city.

With city collections haven't happened.

No, but it just.

I mean, it's mostly I will get there with the city which you know they have a board.

Yeah, well, they have their own impact.

The problem?

That is the problem is that it feels to them like it's going to be a double fee for the same things that's in the communications.

They haven't felt like.

We're adequately tilted towards the city.
Also, we had a hard time getting them to help us.
Tell us how they wanted that done.
So that's kind of the the challenge. So for one year, for example, in the general government category, the estimate was 22122 thousand sheriff, 278,000 Emergency Management 126,000.
Shared use paths totaled.
I'm not going to give you every breakdown 188,000.
That actually could be real for each of those areas.
Except for Central Central's the city.
So it would be about 130,000.
Well, that's that's money for that's real money.
Yeah. Princeton Fire, 133,000 parks total, 202,000.
So the total if we have this going in theory.
Would be 1.5 million with about \$28,000 in admin collected by the city and one in 29,000 collected by the county.
So the city would get about half the it's right.
Yeah, but that's that's what. If we have the program fully funded, that's what we're our best guess based on development numbers that we did some GIS analysis on just a ballpark it and I will. I'll pull numbers for you guys and send it out electronically just through e-mail.
So that you have that information where we're at.
This might be a silly question.
Are we trying to appropriate all that money every year?
Like, do we want to use that money up to them to figure out like for some they may want to hold it?
I mean, so one of the challenges with like grants is having unrestricted money available and impact fees are great. A great way to do that.
Imagine just going to pick up, maybe have a really big project.
They might want to use this as a way to save for or do you think?
Could an entity like Frenchtown Fire borrow against?
I think they could probably borrow against it, potentially.
It's great.
We created the financing vehicle, they didn't use to have.

I think so.

I'm not sure, Andrew. No more.

Let's see other questions about.

Let's see, because the other the other piece of this puzzle is that we have to have an appeal process.

So that's built into this and we do have someone who's gonna, we think might challenge their impact fees.

So the way.

The way an appeal process works is.

For it to be reviewed by myself, the director of finance, and I think the department, that's that. They're that they're challenging.

Oh, and the chief administrative officer, as a first step in the appeals process.

And then it goes to the county commissioners for the final decision. If they are dissatisfied at that point, they're appealing.

Who knows?

Bueno, the reason why.

Yeah, I know the reason why it's an it's an interesting story, so.

It might.

It might be useful for folks to hear this.

So this is in the Y area, so it's in the Frenchtown service area.

It's the parks fees, and their argument is we're we're going to improve a public park.

We're going to put in facilities in a public park as part of a subdivision.

Oh, the second offset.

That's what they want, except that.

In Frenchtown, all of the parks fees collected do not go towards nature parks.

They go towards the OR do not go towards the local parks.

There are no local parks. They go towards the regional parks, they go to Port Missoula and Big Sky.

JB

Jim Bachand 38:41

Regionally.

LR

LAC Conference Room 38:47

So he's offering this, but it like there's an apples or oranges comparison, but I

understand that.

I understand the rationale and the frustration.

I mean, they're going to spend a ton of money doing this.

It's a requirement of their subdivision.

But that's a it's kind of an interesting story. We've met with them a couple of times, and he's working on it.

Do you see a path towards a?

Well, certainly, you know, we've talked with them and I, you know, I certainly understand his perspective and we'll take it into account and and kind of run it through the process and it'll be interesting to see what happens.

I mean flat on its face in a very logical, rational argument.

It doesn't work because you're asking to relieve from something that that money isn't is being used for something else.

But I understand that typically people are in his spot would be paying for those regional parks he wants to save.

Look, I shouldn't pay for a Regional Park because I'm paying for a local park, right? OK.

But paying for local parks is a good thing.

Because people are driving less.

Interesting case. Yeah, for sure.

So then the rest of this administration resolution is really just the we put the committee information in one resolution. So we didn't have fire resolutions to pay attention to.

So it's in this resolution now and we got rid of the old one and then we have the severability clause and then the schedule.

So that's pretty much it for.

For just kind of going through the resolution.

What's the severability clause?

It just means if if one part if the judge finds it one part of your resolution is illegal.

It doesn't. Throughout the entire revolution, you just throw out that piece. You can just sever it. Great.

So then Jim and I have talked a little, Jim, Jim and I talked actually.

And Chris as well, when I when I was aware that the impact the advisory committee had asked for some additional outreach before we started collecting fees, which I

thought was quite wise.

And so we had talked a little bit about what, what we would do and got some input from them about what they thought of it and and and I have to say, you know, when I met with.

Chris in particular was like I think we talked enough about it, like I don't think this is gonna be a surprise. And I think, you know, there was kind of the general frustration. But otherwise I have to say that we didn't get a lot of people banging down.

The doors about being charged these fees, people were by and large pretty quiet.

We had a few people. When we'd send an e-mail blast that would be like.

But really, like I'm talking two to three responses, when we send a blast to 1000 people so.

Do you know ballpark what?

What is the square footage impact fee for a residential property out in the county somewhere?

JB Jim Bachand 41:48

Do you have that original deck?

Feels like a lot of these questions we have in that deck from.

LR LAC Conference Room 41:55

Yeah, I do have the original deck, but I was gonna go to the website which has a nifty estimator working just like use it.

JB Jim Bachand 42:03

We love nifty.

LR LAC Conference Room 42:04

Yeah, just for just for just for basic understanding though, PK.

RH Richard Hall 42:39

Well, we have this brief pause.

This is Rick.

I have a date at 4:30 with a bacon wrapped filet mignon for \$10.

So that adds to.

LR **LAC Conference Room** 42:51
For Rick porrin.

RH **Richard Hall** 42:54
Since we don't have a quorum, I'm I'm gonna hang out until as long as I can so.

LR **LAC Conference Room** 42:58
Thank you.

RH **Richard Hall** 42:59
Just don't elect me for anything, please.

LR **LAC Conference Room** 43:01
Here we go.
So this is the estimator worksheet and I've already downloaded it, but it's right there.
It's like the top of our website and it's like.
A bless her heart.
She's good with this thing.
She's really good with this kind of thing. If we get it to, I may have to stop sharing
and switch to a different there it is. OK, stop sharing because that window now.
All right, so there's this little estimator worksheet and you have to complete fields.
Is a cool document.
So rather than, yeah, let's make one up, OK?
Let's say someone's going to build a house in target range.
I know it's so funny.
Yeah. And target range, yeah.
So not that would be, yeah, not fire district.
Central.
Yeah, I think it's control.
Now you're going to make me. Oh, so it makes you go.
I'm not going to do this.
I'm going to go back.
It takes you to the property information system to look it up.

So then we're gonna choose the central service area.

Pretty sure that's what it is.

The.

Square feet 1300 square feet.

There it is. Estimated fee 1400 thousand 400.

That's not a big deal.

Yeah, that's great. Thanks.

So that, yeah, I think that and this has been through several iterations, there are some unique things like when people are going to do an addition on to the home.

You don't just calculate the addition, you actually calculate the original impact.

And you, you take that off the table so that they're only being charged. They get credited on that. So they're not paying for the original. Yeah.

They get a bit, they get a better deal. The way we calculate it. This is something the city did teach us how to do. We actually, this is a pretty cool thing. The city staff was really helpful in helping us figure out how to deal with the with.

The rules around collection and calculations.

Is there a way to find out if builders and developers have been using this?

There probably is a way that'd be interesting.

Or they just like getting a bill and paying it like I know from talking to them and I know staff is talking to them like they'll walk them through it.

And you know, I've sent it.

I sent it to Neva.

I sent it to people who asked when it was coming up because we had this posted.

Early on so that people could start getting a sense of what was happening, yeah.

So yeah.

Before Rick pops off.

Maybe I'll skip from outreach, which maybe no one wants to hear about anyway, and talk about kind of the key next steps for this program is that OK?

Eric. Or is there something in particular you have questions about that we can cover? OK.

So as you can imagine, my first priority is getting the local in place with the city of Missoula and getting the city to start collections. And I do think as as Jim pointed out, a piece of that puzzle is.

Demonstrating that there isn't double dipping and having really clear

communications about how that.

Is should we be thinking that the impact fees in the city?

Are going to a smaller set of categories than those out in the county because let's say I'm just thinking like for the sheriff, for public safety or something because the city provides.

There are some services we provide everybody, regardless of where they live and other services, it's by jurisdiction.

Yeah, yeah.

JB

Jim Bachand 47:15

91 urgency services being the best example.

LR

LAC Conference Room 47:18

Yeah, those are the ones that are easy to explain.

Stuff like parks and trails is a lot harder to explain because there are in the in the Missoula urban area in the central area, there are facilities that like in one park for Missoula Regional Park.

Part of that is a county and part of it is a city.

The city is collecting impact fees for their portion of Portland Park, and we're collecting impact fees for our portion of Port Missoula Park.

That's interesting that the city is doing impact these parks when they have a parks district.

I'm assuming that I'm pretty sure they are because I think I've been through this exercise before, so that is that's like at the crux is two things.

One is getting making sure that people are well aware that city builders that city people are well aware that the county's going to start collecting impact fees.

That the city, if the city's going to do it on our behalf, they want the outreach done.

Making sure the double dipping what's your process on interlocal?

How are you going to begin?

I'm gonna go back to the emails that I left off, OK. And get back with Dale and Erin.

And let's start with Dale.

Start with them to figure out and I think what they had recommended related to communications was to pull in. Jenny, Miriam and Allison Franz from the county.

And to work together on education plan. And I'm thinking just.

Hearing this for the first time, if Dale is there, bring in Chris, because then we're then we're not over.

It's not like there are adversaries.

I really like all these people and I know their hearts from the right place, but just to keep things in balance, if they bring Dale, we should bring Chris.

If they bring Jenny, we should bring Alison.

Yeah. The other piece is like part of this is an external outreach to builders, home owners, etcetera.

JB **Jim Bachand** 49:02

4.

LR **LAC Conference Room** 49:07

Part of this is an internal to their council.

Has to approve this.

That's going to be difficult, and that is maybe their biggest lift and I think that that is the reason that we don't have an agreement. I think that is so hearing that Amber should be part of this.

Amber. She's the president of City Council.

JB **Jim Bachand** 49:27

Josh suggestion?

LR **LAC Conference Room** 49:27

And amber's.

And she's a good communicator, a good listener and smart person.

JB **Jim Bachand** 49:34

Karen, who's your peer equivalent on impact fees committee for the city?

LR **LAC Conference Room** 49:41

Actually know the answer to that question.

JB **Jim Bachand** 49:41

In.

It might just be a person to partner with.

LR **LAC Conference Room** 49:44

That's a really good.

The person that they've given me when I asked who I should be partnering with was Erin and Dale. There you go.

Well, that's that.

I will ask who the.

JB **Jim Bachand** 49:57

And neither, neither one of them go to the the city impact fee meeting.

LR **LAC Conference Room** 50:01

Yeah.

JB **Jim Bachand** 50:03

So.

LR **LAC Conference Room** 50:05

Do you know who it is?

JB **Jim Bachand** 50:06

No, I'm trying.

I'm writing to my brain.

I'm I'm looking it up on my thing right now.

LR **LAC Conference Room** 50:11

Is it Aaron Bowman?

This department liaisons phone number is no name on it.

JB **Jim Bachand** 50:19

Hey, who?

LR **LAC Conference Room** 50:20

We inhabit.

JB **Jim Bachand** 50:20

Who did you say built your built a little cool excels thing?

LR **LAC Conference Room** 50:25

Llana she's a county staff person.

JB **Jim Bachand** 50:29

So if money were no object, what would be amazing on that spreadsheet is to have a button off to the right hand side of that impact fee number to click on and see where that flows to.

LR **LAC Conference Room** 50:30

You work.

JB **Jim Bachand** 50:43

So if my 1400 that I'm paying, we know that it each.

I mean, we have the math.

It's just a table of percentages that go to that. We already know the geographical area, the service area, so that it's just a matter of the services.

LR **LAC Conference Room** 50:48

Yeah.

JB **Jim Bachand** 50:55

Breakdown.

Right.

LR **LAC Conference Room** 50:56

Yeah, like a pie.

Like a pie chart.

JB **Jim Bachand** 50:59

Right. Yeah. I mean, imagine the transparency that that would help builders, especially when they see what percent is going to 911 versus parks and rec or et cetera.

LR **LAC Conference Room** 51:03

Yeah.

I think the other thing would be is if we could have an estimator that was joined for the city and county for that area so that people could then see the whole picture idea.

JB **Jim Bachand** 51:14

Yeah.

I thought of that too.

LR **LAC Conference Room** 51:21

We actually talked about building this out for the county, so that it had all of the permit fees all in one spot.

So they got their.

All their permit fees, that's great.

And all their impact fees, we have not gotten there yet.

We still need to get the interlocal listings, so that's that's our biggest priority.

Is getting that in place. So on the interlocal. I'm really glad you're chatting with Erin and Dale because there was somebody else they would have to go to Aaron and Dale.

So we're we're circumventing.

You're starting right where you should start.

This is like how city government works.

I need to get.

We need to kind of figure out the process for French town world fires so that they have the most way to access their funding.

That also meets the requirements of our obligations.

So that's another piece and Joe Callman is retiring this spring.

So does Missoula rural fire have?

They don't.

And they were asking me why they don't, I said. I don't know why they, and I don't know.

I don't know what the outreach was done in setting up the study.

I haven't had a chance to talk to Chris about it, so we don't.

So they don't get Ronnie. I think they didn't.

They didn't ask to be part of it, and when I was what I was so surprised about is that we didn't make Frenchtown fire pay for the study they.

We apparently absorbed it.

The county absorbed the cost of the study.

I don't think.

So this is bad well.

And and the guy who does the permit work, Pete Giordano? He asked.

He did ask and they were like, yeah.

Do we ask them so?

Is it that we ask them a long time?

I think they chose not to. I don't.

I don't know if they understood what the potential was or not, but.

We should in we should.

Definitely, we should definitely reassess when we do this. The next study in 2028.

Make sure that we do really clear outreach with all the people, all the entities that might benefit from impact fees and make sure that they don't want to be part of given the the beaten they think they took on Ted's.

Yeah. One year he's got. I mean, it has to be used for infrastructure.

It's for its new construction.

It can be catching up and yeah.

Yeah. So then the first annual review in October, but like I said, we'll do a, we'll do a quick check in for the financial review as soon as I get access to the codes. And then the first opportunity for readjustment would be in a year from July, but.

It really will come out of that first annual review. Part of that first annual review is kind of a recommendation on whether or not there should be adjustments, the reason.

The adjustments are on on July 1st is so that it goes with the fiscal year.

So that we're changing the fiscal year 'cause, that's how we budget and estimate.

Umm.

And then we attracted the legislation.

We may not be able, you know, if the legislation goes through that's going through the process right now. We may have to pull the impact fees for parks paths.

Possibly other things.

That could all go away, yeah.

And the admin fees.

Yeah, those are. That's where we're at.

JB **Jim Bachand** 54:45

Maybe before Rick leaves, we quickly cover the next item, which is just frequency of this meeting and and trying to set a next date.

Not that we have enough people to do that, but.

LR **LAC Conference Room** 54:58

Yeah. So the, the, the two times that kind of come to mind.

Is.

Responding to that annual review and if we're putting in the getting the report done by October 1st, then probably later in October or early November would be the time for that meeting. And then sometime in the budgeting process, if people are wanting to use these funds and they.

Need to go through the committee.

Sometime in May, June I'm having a committee meeting where you're recommending.

Absolutely. I would love it if there were so many asks from all these different departments or groups that we would have to have multiple meetings, not for the sake of meetings, but because it means people want to use this money to do stuff, which is the whole purpose.

Of it says we have to refund it if we don't use it in six years.

Get the money out the door. Each dollar we have to account for for six years, that's.

We want projects happening trying to keep that great, yeah.

So there's more reason to do outreach to all the entities that could possibly use the money.

So at least twice a year, roughly in the fall and roughly in the spring. And then I guess the question is whether you wanna build that out to quarterly or not or what. So the spring is reviewing potential asks for potential projects and Paul would be more. Of reviewing financials and where the funds are at and thinking about adjustments. So I I don't.

Then spring you'd be thinking about that.

Hold up a possibility that there might have to be two in the spring. Given this, money would be if, if everything comes to pass as predictions point to, there's real money and there's enough different entities out there to use that money that we could, we can have a.

Meeting where we have to look at 10 projects and we can't look at 10 projects that would be exciting. It would be really exciting and best case scenario or you could also build community faith in the fees if we're giving it to the only way we're gonna build.

Faith, we can also look at what the city does.

And see how frequently I don't think they meet very frequently for the city, do they?

Do they have the same process where a committee makes recommendations?

Yeah, we build our process using their process since they we didn't try and recreate that wheel. We, you know we customized it but.

JB **Jim Bachand** 57:05

Yep.

I mean, for example, there's there's September meeting last year had seven items.

LR **LAC Conference Room** 57:15

I mean what I.

Like 77 projects.

JB **Jim Bachand** 57:25

Seven projects now.

Most of those I'm looking at them and they're all out there on the Mullin project like Flynn Lane Mary Jane.

LR **LAC Conference Room** 57:30
Yeah.

JB **Jim Bachand** 57:34
But Kerris Park river access.
Grant Creek realignment England Blvd.
The all that's out there too.

LR **LAC Conference Room** 57:44
It's all Bill Grant.

JB **Jim Bachand** 57:46
Yeah, I'll hold Graham.

LR **LAC Conference Room** 57:46
Yeah.
Well, I could talk with them and see how frequent they do their meetings, just to have one on the 27th of September is the most recent one is the most recent one.
Yeah, I was trying to find their and then the the minutes pop up or not.

JB **Jim Bachand** 58:07
They should have frequency on their homepage.

LR **LAC Conference Room** 58:10
Here we go.
It's got its hand up.
Eric.

RH **Richard Hall** 58:15
Yeah, just a quick question. Obviously one of my goals will be try to get a quorum for us.

LR **LAC Conference Room** 58:21
Yeah.

RH **Richard Hall** 58:22
We have two open seats.
Is there a geographic requirement for anyone to apply for the position?

LR **LAC Conference Room** 58:30
I don't think so.
I think it's within the entire county. It's interesting.
There's no geographic requirement.

RH **Richard Hall** 58:36
OK.
Well, I'll see who I can recruit if possible, and I will.

LR **LAC Conference Room** 58:41
Yeah, please do send.
You know anybody?

RH **Richard Hall** 58:43
I will if you guys when you guys continue, I will review the audio and the and the video.

LR **LAC Conference Room** 58:44
I I know of you.
Hey, not a great thing.
Just like things a year. But it's this money comes. It's important.
You could. Yeah, we had one person who served on the Board of adjustment, who, since we're the board of Adjustment's going to change the county residency requirement.
He lived in the It's ON we recently appointed.
Heath, I can reach out to him and see if he's interested.

Surprising.

Vacant seasons for dogs, yeah.

RH **Richard Hall** 59:15

Well, John, Josh, since I think I'm going to be out of a job.

As planning and board, you'll be hearing from me for a county position if there is one.

LR **LAC Conference Room** 59:22

What?

Yeah, well, you'll just be on.

You'll just be on the. You're not on out of the job.

You're just going to be on the county planning board.

You're just going to be on the county planning board.

RH **Richard Hall** 59:31

OK, good.

LR **LAC Conference Room** 59:33

You're just you're just putting a different hat on, but you're still in the planning board.

RH **Richard Hall** 59:37

Sounds great.

Thank you.

LR **LAC Conference Room** 59:41

Yeah. No, I think the intention is for all the people who meet the qualifications that that would be the starting.

Board planning board.

Planning what is it called?

We have a new name.

What is the club MCC club?

That's terrible.

Consolidated Land Club, are you in the club?
Missoula County consolidated land use board.
Awesome, yeah.

JB Jim Bachand 1:00:05

The only requirement that we have outside of being county is 1 Member shall represent development community.

LR LAC Conference Room 1:00:11

Right, but I think.

JB Jim Bachand 1:00:12

That's it.

LR LAC Conference Room 1:00:14

Chris is, yeah.

JB Jim Bachand 1:00:15

Right.

LR LAC Conference Room 1:00:17

Yep. So yeah, if people have ideas, I think it's still open.

Or I can double check to make sure that.

You usually just continue to request applications.

Now.

But yes, having a quorum would be good.

In two or three meetings a year since lots of people could do that. Yeah, I think quarterly maybe would be good to shoot for.

The first year until we kind of get money flowing a little bit better might be a little bit sparse, but there may be times and like I could use your guys input as we're kind of building things out or troubleshooting something.

JB Jim Bachand 1:01:03

But seems like it would be valuable to do something in March to get some kind of

communication package reviewed to be able to get out to builders and well two internal document out to services.

Helping them understand the process and then a separate document out to the broader community building community.

LR **LAC Conference Room** 1:01:18

Yeah.

Yeah.

So pretty much every department comes to see us as part of the budget process would have had a little something, even if we have the info sheet just we have one. I can read it off and they would take me.

Not very long to commit it to memory because they're there asking for money for stuff.

So, you know, next time around, look at this and I could just because they're there specifically for that.

Yeah, ask for money.

I think I think it's gonna be a pretty limited number of departments that can, OK.

Yeah. OK. For the ones that are available.

Browser for facilities Sheriff. Sheriff Adrian.

Yeah. And then parks trails uplands, they know they're well aware.

JB **Jim Bachand** 1:02:12

OK.

LR **LAC Conference Room** 1:02:13

And then I think the other thing is we may end up growing this program.

So the the why infrastructure plan, you know, my guess is that one of the if the Commissioners.

Adopt that with the intent of the county taking a proactive role in more infrastructure development.

The likelihood is high that we would need to find some funding sources and impact fees would be part of that puzzle.

I would guess, and so ones that we don't even have on the books like transportation, might be part of. You know, we might have to do a subsequent study just for that

area, kind of like we did for the Mullen area.

We also just so you know, we actually have someone on our staff now.

Who has done impact fee studies in the private sector?

JB **Jim Bachand** 1:02:58

Ian.

LR **LAC Conference Room** 1:02:58

And Jack of all trades.

Yeah, I was gonna say 'cause. Who pays for the studies? Yeah, we do.

I'm just saying. Yeah, we have to pay for the studies and I don't think they're super expensive. But they are, yeah.

They are.

They cost more than you probably get in.

We don't use impact fees to pay for impact fee studies.

Well, you do like that that administration that admin.

Istration.

Paid for things like that, OK.

That's important, though.

Unless they no no longer allow.

Yeah, like in the legislature.

But you know, in his review of the analysis, he did have some questions about whether or not it was true that like roads were a no go countrywide.

So there might be some assumptions built into our current study that if we're going to do an update that he might be able to give us some advice on reconsider somethings.

So, all right. Anything else?

JB **Jim Bachand** 1:04:01

Where did we land on meeting?

LR **LAC Conference Room** 1:04:04

Oh, I think we're gonna go with quarterly.

JB Jim Bachand 1:04:07
OK.

LR LAC Conference Room 1:04:08
And and Jim, you were talking about March kind of ahead of building season?

JB Jim Bachand 1:04:13
That was my thought.
Well, that and any promotional collateral that would get generated that, but we could do that offline too for review.

LR LAC Conference Room 1:04:23
True. Yeah. Let me. We'll look at our schedule and see if we can kind of slot it in so that our admin team isn't overwhelmed by multiple meetings and see if we can kind of get them in a way that makes sense for the work that you are.
Likely going to be involved in and we'll try it.
Great. Try it for you.

JB Jim Bachand 1:04:42
Maybe Karen, if you could look towards the last two weeks of March, not the last week and then that would give us.

LR LAC Conference Room 1:04:49
Spring break is March.

JB Jim Bachand 1:04:51
30 days, I guess I was thinking is more having 30 days at least to try and generate some interest and get those to the Commissioners.

LR LAC Conference Room 1:05:03
That doesn't work.
We might pull together an ad hoc group or a like kind of a subcommittee. If people want to, we can still publish it and just do something that meets the timeline.

JB Jim Bachand 1:05:12

Right.

OK.

LR LAC Conference Room 1:05:15

Would that work?

If the if the timing doesn't work for a full meeting.

JB Jim Bachand 1:05:17

Yeah.

Yeah. Are you?

LR LAC Conference Room 1:05:21

OK.

JB Jim Bachand 1:05:21

Are you allowed to form a subcommittee without a formal motion?

LR LAC Conference Room 1:05:28

Well, I think as long as we.

Notice it. It will probably be fine.

I think the risk is pretty low that we would be challenged.

JB Jim Bachand 1:05:39

Agreed. Yeah.

LR LAC Conference Room 1:05:41

If if the purpose is to try and provide better outreach.

We can certainly notice it and put together an agenda and minutes for it so that people were aware.

JB Jim Bachand 1:05:55

OK.

LR **LAC Conference Room** 1:05:55

But we'll see.

We'll see if we can make the meeting schedule work the last weeks of of May, March are terrible for multiple reasons, but we'll see what we can do.

But I'll keep that in mind.

I guess we don't have to move to adjourn or anything.

Or just. Yeah, there's no meeting so.

Thanks for joining us you guys.

Yeah. Thanks.

I appreciate it.

Good luck with your date, Rick.

JB **Jim Bachand** 1:06:24

Thank you.

RH **Richard Hall** 1:06:26

Thank you.

It's it's by the way, \$10.00 for a full bacon wrapped filet mignon.

I'll be back in February, so I'm looking forward to returning. Thank you guys.

LR **LAC Conference Room** 1:06:38

Alright.

JB **Jim Bachand** 1:06:41

Thanks everyone.

LR **LAC Conference Room** 1:06:41

Yeah. Enjoy your time. Thanks, Jim.

JB **Jim Bachand** 1:06:42

See ya.

LR **LAC Conference Room** 1:06:43
Good luck in Helena.

JB **Jim Bachand** 1:06:44
I thanks.

LR **LAC Conference Room** 1:06:48
Let me check here a couple of folks would be great if you're interested.
Yeah. And another.

□ **Analeshia Rodriguez** stopped transcription