

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, DECEMBER 04, 2025 – 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:

Acting Chair David Strohmaier

Commissioner Josh Slotnick

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office

John Hart, Lead Civil County Attorney, County Attorneys' Office

Andrew Hagemeier, Director, Community and Economic Development

Jordan Hulla, Planner, Planning, Development, and Sustainability

Chris Lounsbury, Chief Administrative Officer, Missoula County

Katy Reeder, Planner, Planning, Development, and Sustainability

Tim Worley, Senior Planner, Planning, Development, and Sustainability

Flanna McLarty, Development Specialist, Community and Economic Development

Mel Fisher, Strategic Initiative Manager, Commissioners' Office

Christina Dewar, Administrative Assistant, Commissioners' Office

Annie Cathey, Lead Administrative Assistant, Commissioners' Office

Kyla Lehnerz, Office Administrator, Lands and Communities

Patricia Spotted Wolf, Administrative Specialist, Commissioners' Office

Carey Powers, Communications Coordinator, Communications

Tenzin Lhaze, Communications Engagement Coordinator, Communications

Patrick Swart, Planner, Planning, Development, and Sustainability

Ian Varley, Planning Manager, Planning, Development, and Sustainability

Mattie Scott, Administrative Assistant, Commissioners' Office/Facilities

Anne Hughes, Chief Operating Officer, Commissioners' Office

Kevin Dantic, Planner, Planning, Development and Sustainability

1. CALL TO ORDER *[Time stamp – 0:00]*
2. PLEDGE OF ALLEGIANCE *[Time stamp – 0:07]*
3. LAND ACKNOWLEDGEMENT *[Time stamp – 0:23]*

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

4. PUBLIC ANNOUNCEMENTS [Time stamp – 0:32]

- a. closed captioning
- b. Proclamation: Homeless Persons' Memorial Day

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 9:11]

6. CURRENT CLAIMS LIST [Time stamp – 10:47]

Claims received as of November 06, 2025 to November 24, 2025 by the Commissioners' Office total \$7,219,641.86.

7. HEARINGS

a. Ployhar Family Transfer [Time stamp – 11:10]

Katy Reeder, Planning, Development and Sustainability

Commissioner Slotnick made the motion that the Board of County Commissioners of Missoula County hereby approve the request by John Ployhar to utilize the family transfer exemption to create and transfer a 20.34-acre tract to his minor daughter as presented in the exemption application and affidavit by staff.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

[Letter 2025-212 was sent to John Ployhar.]

b. Wye Infrastructure Plan [Time stamp – 29:22]

Andrew Hagemeyer, Community and Economic Development

Commissioner Strohmaier made the motion that the Missoula Board of County Commissioners adopt the Wye Infrastructure Area Plan as shown in Attachment A as an amendment to the Missoula County Growth Policy, based on the findings of fact and conclusion of law.

Commissioner Slotnick seconded.

[Motion Passed 2-0.]

[Resolution 2025-103. Book:1122 Page:651]

c. John Engen Building FY 2026 Budgets Update and Brownfields Abatement

Mel Fisher, Commissioners' Office [Time stamp – 29:22]

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners approve the Fiscal Year 2026 Capital Improvement Project and Operation and Maintenance Budgets, as well as Brownfields Abatement Agreement.

Commissioner Strohmaier seconded.

[Motion Passed 3-0.]

**Brownfields Agreement was sent electronically to Mel Fisher [Book:1122
Page:1380]**

- d. 1st Hearing for Adoption of County Ordinance Governing Community Councils**
Chris Lounsbury, Chief Administrative Officer

Commissioner Slotnick made the motion that the Missoula Board of County
Commissioners approve to open a hearing to consider adopting an ordinance to govern
the community councils in the county.

Commissioner Strohmaier seconded.

[Motion Passed 2-0.]

8. OTHER BUSINESS

[None]

9. ADJOURN

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

BCC Public Meeting December 04, 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 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.

0:01

Thursday, December 4th meeting of the Missoula Board of County Commissioners.

0:05

I'd like to call today's meeting to order.

0:08

Please stand and join me in the Pledge of Allegiance.

0:12

I pledge allegiance 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.

0:33

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

0:40

Welcome.

0:40

I'm Commissioner Dave Strohmeyer.

0:42

I'm joined by Commissioner Josh Slotnick.

0:44

Commissioner Barrow is out of town today.

0:47

Cheryl, do you have any announcements for us?

0:53

Hi, just a little closed captioning announcement.

0:56

Hello everyone.

0:57

If you're joining us for this meeting virtually today, instructions for turning on closed captioning or on your screen.

1:03

If you're joining us in the room, we'll have closed captioning on all the screens here in the Sophie Louise room.

1:09

Just a reminder, there'll be multiple chances during the meeting for public comment virtually and in person During those times.

1:14

If you like to speak, we ask that you use the Raise Hand feature.

1:17

If you're online in the room, please raise your hand.

1:20

If you're on Microsoft Teams, this is a small hand button at the top of the screen.

1:25

If if you're calling in on the phone, you'll need to hit *5 to raise your hand.

1:29

Once called upon, please hit *6 to unmute.

1:32

If you have any questions during the meeting, please come and find me.

1:35

Thank you, Cheryl, We have one proclamation today.

1:38

This is for homeless persons Memorial Day.

1:41

Josh, would you like to read that?

1:43

Absolutely.

1:43

Thanks Dave.

1:46

Whereas, winter poses extreme hardship for unsheltered and inadequately housed individuals, families and children in Missoula.

1:53

And WHEREAS residents of Missoula will gather on the longest night of the year, December 21st, 2025, to honor and remember homeless individuals who have died in our community and environs.

2:05

And WHEREAS since 1990, December 21st has been designated National Homeless Persons

Memorial Day by the National Coalition for the Homeless and the National Healthcare for the Homeless Council and it is recognized by cities and states nationwide.

2:20

And WHEREAS in remembering those who have died without a home of their own, we keep urgent the cause of ending homelessness, the need for compassionate response, and the City and counties collective commitment to prevent such deaths in the future.

2:34

NOW therefore, be it RESOLVED that we, the Missoula Board of County Commissioners and Andrea Davis, Mayor of the City of Missoula, dear hereby recognize the 21st day of December, 2025 as Homeless Persons.

2:45

Memorial Day.

2:46

Dated this 4th day of December 2025 Signed by Andrea Davis, Mayor Juanita Bureau, Josh Slotnick and Dave Strohmeyer, York County Commissioners.

2:55

Thank you, Josh.

2:56

Now is the opportunity for public comment on item, any items not on today's agenda.

3:01

So if there's something on the agenda that you want to speak to, hold your comments till later.

3:06

Otherwise, come on up to the microphone.

3:08

Please keep your comments to 3 minutes or less and hopefully your comments are on something that's within the jurisdiction of the Board of County Commissioners.

3:15

So come on up, state your name for the record.

3:19

Begin by hitting the button on the base of the microphone that will turn the light green.

3:28

You're live.

3:28

Thank you.

3:29

Thank you.

3:30

Hi Dave and and Josh, I'm Sierra Futch.

3:33

We've emailed a little bit back and forth.

3:36

So I'm a resident of French Town and I just wanted to come today and introduce myself to you so that you have a face to go with correspondence with emails.

3:49

I'm here to essentially let you guys know that myself and 26 other 2600 other citizens in Frenchtown, the Y and Houston are pretty concerned about the the development that's proposed to go in there.

4:06

I'm on the north side of the Interstate at the Frenchtown exit and we're doing a lot, we've been doing a lot for the last six months to try to stop this any way we can.

4:16

You know, some of the efforts that we put into this I know you're aware of, but we did a petition and in person and online, we have 2510 signatures right now from people in Houston Y Frenchtown.

4:32

And there's some others that signed as well that that aren't local, but predominantly it is the local population.

4:39

And, and so when you think about 3100 people in that area, I mean, kids can't sign.

4:44

It's, it's, it's pretty overwhelming that people are pretty concerned about it.

4:50

In addition, we're, we're currently working on getting it zoned.

4:54

That corridor there on the north side of the Interstate.

4:57

We have met twice with Tim Worley and Jenny Dixon and talked about zoning, whether it's type one or two and we are working on getting that zoned because of how worried we are.

5:13

Then in addition, we filed for emergency zoning.

5:16

I think you guys received that e-mail from our attorney from keeping French Town.

5:22

So that is another thing that we're trying for as well and we really need your help there.

5:30

In addition, we as as a community have done petitioning for town pumps, beer and wine on premises consumption license, and we got in enough letters of petition to the Department of Revenue that it's prompting an automatic hearing that they will host in Missoula or French Town.

5:49

So that's something else that we've worked on as well.

5:52

And that'll happen after the new year to try to shut that portion down for the casino that they're proposing at that location as well.

6:01

In addition, we were trying to get help doing an unbiased traffic study and Natalie will talk a little bit more about that and why that's important to us and the steps that we've taken to try to get that done.

6:15

But that traffic study would be separate from the one that they've had done by a company called Sandbel.

6:22

We reached out to two traffic engineers and when I discussed with them what we were doing and why, they said, Are you sure it was Sandbel that did the study for Town Pump?

6:30

And I said, yes.

6:31

They said, well, it's here.

6:32

If you could wrap up, please, that would be great.

6:34

They were surprised about that because Sanbel had fired them a couple years previous.

6:39

Everywhere we run into people are like, we're tired of Town Pump getting their way and, and not making great choices in the community.

6:46

And so we're really hoping that this can be a scenario that the average Joe everyday citizen can be heard.

6:52

And we're looking for your help any way we can.

6:55

Thank you.

6:56

Additional public comment.

7:03

Hi, I'm Natalie who she referenced.

7:05

And Natalie, what's your last name?

7:07

Bolafon.

7:08

And my concern like she had said is the traffic study.

7:12

You know, there's, there's been 16 accidents at that intersection area.

7:17

I spoke to the manager of 911 and obtained data that showed that over the year there has been multiple accidents there.

7:27

We as a group, like she said, are working really hard to have our own traffic study done.

7:32

We did request our our so our traffic engineers had requested the Sansa Bell study, but we're having a very difficult time.

7:40

It sounds like the person that had this job in Helena has quit and so there's no one in that position.

7:47

We've been told 90 days to receive this information.

7:50

Then we were told it's not public knowledge yet, so we can't get it.

7:55

The point of getting it would be we're going to do our own traffic study no matter what, and when we do, it'd be nice to have the square footage of what Town Pump is planning to put in, how many pumps, the layout, and so that way our traffic study can be as accurate as possible.

8:14

We are here today to ask if you have seen this traffic study that we speak of from San Isabel or can I ask you a question?

8:24

I guess not, not typically, but I will.

8:27

I will answer.

8:28

No, MDT does not share draft traffic studies.

8:31

OK, Well, we were told that MDT said that maybe it had been discussed prior to in the past and if it had that maybe we could find that information in the prior meetings, but it has not been discussed before.

8:45

OK.

8:47

Then we were wondering is this something that you can request on the Missoula County behalf?

8:53

No, MDT, that's their policy.

8:56

They don't share draft documents.

8:58

We discussed it with them earlier in the week with MDT.

9:02

Yes.

9:02

OK.

9:04

And then lastly.

9:14

I guess, yeah, that is just our main concern.

9:16

You know, there's so many kids that attend the school.

9:19

There's 200 kids that drive to and from school there every day.

9:23

And, you know, we just want a safe area, whether they come in or not.

9:27

Fine.

9:27

But you know, safe traffic, not just some thrown up thing that more accidents can happen and more kids can be, you know, the roads and the people.

9:38

And so again, we're just here because we want a safe and completed and accurate traffic study.

9:44

But again, that's not something that you can obtain.

9:47

So we will keep working with our engineers and keep asking the questions to obtain this ourselves.

9:54

Thank you.

9:55

Thank you, Natalie, additional public comment, come on up.

10:00

Thank you for your service.

10:02

My name is Jan Ellis, I'm here also from Frenchtown.

10:07

And like was spoken earlier, there's over 2000 signatures and that that was just six months ago.

10:13

We're just getting started.

10:15

The more and more people around Frenchtown, Houston, the Y Albertson that finds out about this, they're all very upset about how the county is going about continuing with all the influx of population that we're going.

10:27

How are we going to build?

10:28

How are we going to move forward and keep Montana, Montana, especially the water.

10:34

The water is a big deal in the Y.

10:35

The water is a big deal in Frenchtown and where the current business happens to be town pump that they want to build.

10:42

Our water line is only 7 feet down and there's irrigation for our cows and horses.

10:48

Down the line from where the new business wants to build is our high school and middle school and the Clark Fork River.

10:55

You have a lot of concerned citizens.

10:57

I am here, Jan Ellis, willing to do any and all information gathering investigation that the county Commission would like.

11:07

I would volunteer to do that for you so I can bring in the traffic study.

11:11

If you are not familiar with it, if you've not seen it, if they're not going to provide it to you, I'd be happy to volunteer to do that.

11:19

We're just getting started with the influx of people here in Montana.

11:23

We need to protect our wildlife and our rivers.

11:26

I don't know if the Commission is aware, but there was apparently a town pump that went in whitefish and they have polluted the rivers up there.

11:33

We need to set a better example for the state of Montana and say, no, we're going to take this development seriously and we're going to make sure it's safe and it's not going to pollute our rivers and wildlife and our population.

11:44

Thank you so much for listening.

11:46

Thank you.

11:48

Any additional public comment on any items not on today's agenda?

11:54

OK, we will close public comment on non agenda items.

11:57

Our current claims list.

11:59

This would be claims received by the Commissioner's Office as of November 6th through November 24th, 2025 and those total \$7,219,641.86.

12:14

We have 4 public hearings today and we'll begin the first public hearing on the employer family transfer with a staff report by Katie Reader.

12:24

Just as a reminder of the way that we handle these public hearings, we will begin them with a staff report.

12:29

If it's a land use decision like this one, we'll then have an opportunity for the applicant or applicant's representative to say a few words and or answer some questions for us.

12:42

Then we will open it up for public comment.

12:45

Questions from the Commission will deliberate and take action, Katie.

12:50

And if folks, you can stick around for the entire meeting or if you've already spoken on an issue, you don't have to feel compelled to stick it out.

13:01

Either way is fine, Katie.

13:14

Thank you.

13:15

Good afternoon, commissioners.

13:16

For the record, my name is Katie, reader planner with the Office of Planning, Development and Sustainability.

13:22

Today I'll be presenting the Ployer family transfer.

13:25

This exemption is requested by John Ployer.

13:30

The subject property is located at 3225 Swanson Lane in Bonner, southeast of Potomac and Mount Hwy.

13:38

200.

13:39

Access to be a hole in the Wall Rd.

13:44

The subject property is unzoned.

13:46

The parcel is approximately 81 acres and the land use designation is open and resource lands in the 2002 Regional Plan, which is an amendment to the 1975 Comprehensive Plan.

13:59

While the Open and Resource land designation primarily emphasizes the protection of areas important for forestry and agriculture, it does support limited residential development with the density of no more than one dwelling unit per per 40 acres.

14:15

The subject property is identified as suitable for low density residential development.

14:23

Here is an existing Here's the existing conditions of the property.

14:28

The property is currently developed with an existing single family residence and is accessed off of Swanson Lane.

14:37

Mr.

14:37

Ployer is requesting to create land for his two daughters so they can grow up in the same valley where their family has lived for generations.

14:46

The request proposes to Family Transfer Parcels, Tract B, approximately 21 acres to be gifted to his minor daughter, Erwin Kelly Ployer, who's 14.

14:58

Tract C, approximately 20 acres to be gifted to his minor daughter Elizabeth Celeste Ployer, who is 11.

15:07

The remaining 40 acres will stay in his ownership with no additional development proposed at this time.

15:13

The family's long term intent is for the doctors to build homes on these parcels in the future, allowing them to live near their parents and extended family.

15:25

Here's a graphic that shows what the proposal looks like, with Tract B for Arwin up here in the northeast corner and Track C for Elizabeth in the southeast corner.

15:42

The remaining lot, Tract A, is here on the West End of the property.

15:49

As you know, part of the process for family transfers is sending out the applications to various Missoula County agencies for comments and reviews.

15:58

The Missoula County Building Department noted any future structures on the site will require appropriate building and our trades permits.

16:08

The Missoula County Floodplain Administrator commented a flood study would be required at subdivision to determine flood risks from Camas Creek, which may have areas of inundation and high groundwater.

16:20

The Conservation district should review future development for compliance with stream preservation laws.

16:27

And lastly, a large portion of the property contains mapped riparian resource and a riparian resource management plan would be required at subdivision review.

16:40

In reviewing this request, there were two general evasion criteria identified to possibly indicate evasion.

16:46

The claimant has utilized the cemetery lot exemption in the past on September 19th, 2014 and the division is not with the Open and Resource land designation.

17:00

While the proposed division does not align with the growth policies one per 40 acre recommendation, this alone isn't a basis for denial.

17:09

State law doesn't allow land use approvals to be denied solely for not matching a growth policy.

17:15

Staff has determined this request meets the intent and standards for a family transfer.

17:22

So instead of asking, instead of the usually evasion questions we typically ask the claimants at the podium, we are now using a new affidavit issued by the Montana Attorney General's Office.

17:36

The affidavit requires the applicant to confirm facts related to the proposed family transfer and includes evasion related questions.

17:43

Some of these overlap with the questions we formally asked.

17:47

This affidavit requirement was adopted with changes in state law from the 2025 Legislative session.

17:55

Once this affidavit is signed and submitted, applicants are no longer required to come forward during the hearing to answer those questions verbally.

18:04

Although state law was amended this spring, counties did not receive the finalized version until last week.

18:10

This subdivision exemption request is the first time we're implementing the updated process here in Missoula County, so we wanted to make the board aware of this procedural change.

18:23

I received the affidavit yesterday.

18:29

And with that, in conclusion, staff recommends approval with the motion on the screen before you today.

18:34

Commissioners, here's your language.

18:36

So is Mr.

18:37

Ployer or anyone from Montana Northwest Company present or online?

18:42

We have Mr.

18:43

Ployer here in the audience if you'd like to ask him questions.

18:46

Yeah.

18:46

Mr.

18:46

Ployer, would you mind coming up and adding anything else that you would like to add?

18:52

We might have a few questions also, which sounds good.

18:55

What she proposed.

18:58

Oh, OK, Yeah, green lights on.

19:05

So I guess I'll kick things off.

19:07

Just one question for you.

19:08

What what are your plans for the track A, the 40 acre remainder track?

19:14

Because to my understanding is you don't, you don't.

19:17

Your residence is not on that piece of property.

19:19

Is that correct?

19:20

No, my niece lives there.

19:22

OK, so thanks for coming today, Mr.

19:29

Blair.

19:29

And given that the recipients of this family transfer are minors, why do this now?

19:36

Well, I could die tomorrow, so I just want to get it done before I pass away.

19:41

I mean, could that be done with a will 1?

19:45

You still have to split it.

19:46

It's got to be split before I can do anything.

19:56

And did I hear at some point that that you have or will be creating a a trust for your two kids get through this before we did a trust, Yeah.

20:07

Once this is done, we'll do the trust and it'll go into their names.

20:11

So is the Katie or John is, is the approve hypothetically an approval today?

20:18

Can that be?

20:20

Conditioned or predicated on the trust forming because we would not want to, we would not want to take any action today unless there is like ironclad certainty that a trust would be created.

20:32

No, you're just going to have to take Mr.

20:33

Ployhar's word for it.

20:35

We can't we your options are to approve or deny.

20:39

There are no, you can't condition a family transfer on additional.

20:46

I, I could have sworn though in the past there has been, there have been instances where a trust has been, maybe I'm mistaken that, that a trust has been created prior to us taking action.

20:58

I think there may be instances where that's happened, but I don't think that's always the way that it is.

21:04

I think so.

21:05

I think sometimes the, the procedure is let's get the, let's find out if the, the, the application is going to be approved by the governing body and then we'll create the trust.

21:17

That's what my attorney said.

21:19

And the guys at Northwest also, we were going to do the trust, but they're like, why do it if they're going to deny it?

21:25

So then it doesn't make sense to pay an attorney to set up a trust that's of no value.

21:31

Sure, I guess, and I have, I have talked to an attorney about it.

21:35

It'll be done as, I mean, if it's approved, it'll get done.

21:39

But if it doesn't get approved, there's no trust.

21:44

Josh, any other?

21:45

I had that question, John.

21:47

So the most of the other family transfers that I remember, the donator of the transfer was living on the property.

21:57

This seems a little bit unusual and it looks like a creation, the creation of another lot that would be available for sale without any real impact on the donor because he's not Mr.

22:09

Boyer doesn't live there.

22:11

This look, it looks like we could certainly do this.

22:15

Give each of your daughters a piece of land and then sell the other tract.

22:20

It it looks like that could could happen.

22:24

Am I, is that, am I off base here?

22:26

You know, we often times see that where the where the, the, as you put it, the donor does live on the, the parent track.

22:39

I, I can't say that we always see that.

22:41

And for good or for bad, the law doesn't require it.

22:46

OK, that clears that up.

22:49

Any other questions for Mr.

22:51

Point Lawyer?

22:53

Thank you.

22:54

We'll open it up for public comment now.

22:56

Is there any public comment from anyone in the room or online about this proposed family transfer?

23:02

Yes, Come on up to the microphone and please introduce yourself again, for the record, Natalie Gullifon and I just love to learn.

23:10

I work in the medical field, so I love to learn all about this stuff.

23:14

And I'm just wondering, why are we questioning the 40 acres?

23:19

Like, why is this in question?

23:21

I guess he could sell that land if he wanted, right?

23:25

He owns it, he can sell it.

23:28

So what we're what we're contemplating today for anyone in the audience or online is an exemption from subdivision review.

23:35

Typically if someone's dividing their property, they would need to go through a more thorough subdivision application and review process.

23:44

This is way streamlined and because of that what we are trying to avoid is a scenario where and and that's that's the reason why we're asking some of the questions that we are.

23:57

We're not trying to be just hard nosed about this, but we have seen cases where someone would, would use this subdivision exemption to gift land to their relatives, in some cases minor children, and just a few years later sell it all off as if it's a subdivision.

24:17

So it's a way of avoiding subdivision review for the purposes of selling it.

24:22

We, we absolutely are not questioning the, the integrity of the, the applicant today, but we have seen enough instances where that has been the case that we want to make sure that that the property stays in the ownership of either the original property owner or the the individuals who he's gifting it to.

24:44

I was wondering, thank you.

24:45

You bet.

24:46

John, another question just yeah, just a minute, any other public comment from folks in the room or online about this proposed family transfer back to you, Josh.

24:57

Thanks.

24:57

So, John, one other question, post family transfer, if we were to approve this today, is there a, a time, a length of time in which these chunks of property could not be sold?

25:12

So state law requires the recipients of a family transfer parcel to hold them for at least two years.

25:20

So the track that would remain with Mr.

25:23

Ployer could be sold next week and that would not be illegal.

25:28

All right, thanks.

25:37

Thoughts.

25:41

I would move to approve the request by John Ployer to utilize the family transfer exemption as presented in the exemption application and affidavit.

25:51

I will second that.

25:53

Any further discussion on the motion and Mr.

25:56

Ployer?

25:57

Thanks.

25:58

Thanks for joining us today.

26:00

I coming up for this item next item OK, preemptively.

26:11

Yeah, I I would certainly as you intended that you will do after this meeting.

26:16

Please do make sure that that trust gets in place if we approve it right now.

26:22

So any further discussion seeing none all those in favor of the motion, please signify by saying aye, aye.

26:29

OK passes.

26:30

Thank you.

26:32

On to the next public hearing.

26:35

This is a public hearing on the Y infrastructure plan, and whenever he's ready, we'll begin with a staff report by Andrew Hagemeyer.

26:53

Greetings, Commissioners.

26:54

I'm going to take this from a different seat today as they're all full up here.

26:59

Jeff's going to run the presentation now.

27:02

Chris, you can stay.

27:03

It seems fun to be up here.

27:08

My name's Andrew Hagemeyer.

27:09

I'm the Community and Economic Development Director for Missoula County and today we're here presenting on the Y infrastructure plan.

27:16

This is a proposed amendment to the Missoula County growth policy and we'll, we'll walk you through all the details of the plan and, and how that relates to the growth policy.

27:30

So I've got with me here today a team of folks that were a part of the consulting team that helped draft this plan and I'll let them introduce themselves as I step up to present.

27:41

So with that, let's get rolling.

27:43

All right, so this is what we're going to cover.

27:47

First of all, we're going to talk a little bit about the background and why we're looking at the why today.

27:52

Then we'll go through the the infrastructure plan itself overview and an overview of the recommendations with the within the plan itself and we'll talk about what the plan recommends in terms of implementation steps.

28:08

All right you know we've talked a little bit today in this meeting about growth and development and managing growth and development and in 2019 Missoula County adopted the Missoula area land use element.

28:24

This adoption occurred after almost three years of public outreach and engagement that we, we, we gathered over thousands of signature or thousands of comments at open houses, visioning sessions, you name it, we did it in the Missoula area.

28:43

And what it did is it adopted a policy that's a vision for how we'll manage growth and development in the Missoula Valley.

28:51

So not out in Frenchtown per SE or up in Potomac, roughly in an area from Bonner out to the Y.

28:59

This, this document, if, if someone was to ask, well, what's our vision for growth in, in the, in the Missoula Valley?

29:06

This is the document we point them to.

29:08

This is our vision for growth.

29:10

When we did this outreach process, there was 1 area in particular that people circled on the maps that said, this is a good spot.

29:18

This spot makes sense for growth to happen, for development to happen.

29:23

And it didn't matter what part of the community we're in.

29:26

When we did this, it, it was, it was a matter of consensus and it was the why.

29:31

The why has a lot of the features that we're looking for to support growth.

29:36

However, it's missing significant infrastructure.

29:40

So that's why we're here today to talk about what is the infrastructure that we need to support the growth and development at the Y.

29:49

So we've got, we've got some real issues that we're trying to address in Missoula County.

29:54

We need to find room for about 6000 homes over the next 20 years.

29:58

And that this these are not some homes that the city of Missoula is anticipating.

30:02

These are homes that we anticipate to be in the county.

30:06

You know, and then when you think about the county as a whole, there are very few places in the county that we have the infrastructure to support development at scale, right?

30:16

You need water, you need sewer and you need roads to support development at scale.

30:21

And what I mean by at scale, it's at densities if there, if you think about it, there are only a handful of places.

30:31

Frenchtown is not one of them, but Lolo has a water and sewer system.

30:36

However, it's at capacity right now and it needs some significant upgrades and improvements to be able to address more growth.

30:42

The other place in the county that we can support this type of development is East Missoula, but E Missoula is largely developed.

30:49

There's still room for growth there, but it's not at scale.

30:52

So the one third place that we have in the county where there's potential is of the Y where we have sewer systems and we have water systems and we have the transportation infrastructure.

31:04

So however, though our vision for growth, for managing growth in the, in Missoula County, in the valley is focusing on compact development patterns, You know, it's really important that we also plan for areas of agriculture, that we plan for areas of wildlife.

31:24

the Y is 1 area where we don't have those conflicts.

31:29

So what we're really looking at is compact development patterns that require water and sewer, they require transportation networks, they require schools, they require fire stations, they required bike pass, things like that.

31:42

So what this plan said that we adopted in 2019, the Missoula Area Land Land Use Element said, is that we need to proactively think about infrastructure at the Y to support this development.

31:55

Specifically that document said we need a Y infrastructure plan.

31:59

So that's what we're here doing today and that's a long way to get to that.

32:05

Yeah.

32:06

So little bit about all the work we've been doing as a county to remind of the county commissioners are well aware of this.

32:12

In 2000, we created in tax increment finance districts both the Y1 and Y2 to help fund infrastructure.

32:20

We adopted zoning.

32:21

We zoned the YA lot of it was not zoned to put in place the protections that are necessary and to guide the growth where the type of growth and where we want it.

32:31

And now this is the third major implementation step that we're taking and to drop the Y plan to help support that vision.

32:40

All right, all right, Thanks, Andrew.

32:42

Good afternoon, commissioners.

32:43

I'm Jeff Smith with WGM Group with me today.

32:45

I've got Steven McDaniel, also a WGM group to cover transportation and Cora Revis with HDR to talk about water and wastewater.

32:53

The image on the screen here today is snip from the needs assessment portion of the plan.

32:57

One of the first steps we took in identifying infrastructure needs was to conduct a parcel by parcel development assessment.

33:04

The development status assessment for the 700 plus parcels in the Y.

33:09

What you see here is a categorization of of that development assessment.

33:12

The the green parcels we identified as areas that were undeveloped.

33:18

We also classified parcels as developed that that would mean they're developed to near the intensity might envision in the in the land use element.

33:25

Those are yellow here.

33:26

And then the blue areas we classified as underdeveloped, those are parcels that have some development but aren't built to near the intensity that you might imagine.

33:34

If you, if you look at the vision laid out of the land use element, this is a summary of that development status.

33:41

Paying particular attention to the, the bottom row that industrial and planned neighborhood areas are the areas in the Y that we anticipate the the most growth potential.

33:52

Look at the industrial parcel area in particular, There's 540 acres of undeveloped and 250 acres of underdeveloped industrial land at the Y.

34:01

If we think about a a tip, a typical current market trend for development of those industrial areas, we're seeing a lot coverage ratio of about 30%.

34:11

That means of a parcel about 30% of that would be occupied by a building footprint.

34:17

The remaining 70% will be parking, landscaping and otherwise.

34:20

We think about the potential for industrial buildings at the Y.

34:24

Those 700 plus acres represent the potential for somewhere between 7 and 8,000,000 square feet of new industrial building.

34:32

Other market trend, we see about 1 1/2 employees per 1000 square feet in industrial buildings.

34:37

So we think about 7 and to 8,000,000 square feet of building.

34:40

We see the potential for somewhere north of 10,000 new jobs to be created within that development.

34:46

We look at the bottom right of the planned neighborhood, neighborhood residential parcels.

34:50

Those are the areas of the Y that have a zoning minimum of 8 units per acre or greater required to meet test zoning compliance.

34:58

Similar analysis.

34:59

We look at taking away some of that area for rights of way and and some allocations for steep slopes and otherwise at the the plan density.

35:06

So the zoning calls for a minimum density of 8 units per acre or greater for the plan.

35:12

We use the a conservative estimate of 12 units per acre or greater.

35:16

A part of that rationale is based on I want to undersize things.

35:19

Also at a density of 12 units per acre or greater transit becomes feasible and possible would be a desirable outcome.

35:27

So planning for that, that undeveloped and really small area of underdeveloped planned neighborhood, neighborhood parcels could accommodate north of 10,000 new homes.

35:37

I think there's some really interesting symmetry between the potential for more than 10,000 jobs and the potential for 10,000 homes at the Yi Keep coming back-to-back to this image which hasn't.

35:49

There we go.

35:51

So this is the the Y contrasted with with the city of Missoula.

35:56

I think about that 3400 acre area outlined in black at the Y it's 3400 acres after we take away the existing rights away.

36:05

So the Interstate, the rail Hwy.

36:07

93 Highway 10 compare then contrast that area with the city of Missoula that that Y study area is comparable in size to the West side Northside downtown University District in Midtown areas in the city combined successfully fulfilling the vision for the wise laid out in the Lady's element will require careful planning for an implementation of infrastructure.

36:30

Missoula County Commission this study for for just that purpose, the.

36:36

The wide Infrastructure plan focuses on these infrastructure categories transportation, sewer including wastewater and storm water, water including domestic and fire and public services, schools, parks, and Fire Protection specifically.

36:53

Image snip Image here Snip from the Executive Summary section of the plan depicts the overall plan recommendations, laying out the general transportation grid and identifying the vicinities for sewer and water system locations and school siding.

37:07

I'll start with an overview of school and Fire Protection before we get into the other infrastructure components.

37:15

Why are we served by Frenchtown, Hellgate, Desmet, and MCPS school districts?

37:19

Superintendents from Frenchtown, Hellgate and Desmet provided insights for the school siding section of the plan, including review of multiple scenarios.

37:28

There wasn't a unanimous consensus on school placement, but there was a general agreement that a new school would be needed in time both North and South of the Interstate.

37:37

General vicinity locations both North and South of the Interstate are shown on their overall plan summary that that we reviewed on that last slide and it's located within the executive summary section and throughout the plan.

37:48

Given the long term nature of the plan and unknowns as the housing type and population trends, future collaboration amongst the districts that will be needed to determine the right school type and also the right school location as development commences at the Y.

38:02

Plan recommends that superintendents and the Boards of Trustees engage now in planning to identify school sites and to identify funding that could be used to purchase the land also to build the schools over the coming decades.

38:15

We got a fire.

38:16

Well, I served by both the Missoula and Frenchtown Rural Fire districts, each serving different portions of the Y.

38:21

As shown here.

38:23

Both rural fire districts have stations located within the Y study area, but neither station sufficiently staffed to meet future needs and neither has the capacity to house additional equipment needed for growth.

38:36

Recommendations included in the plan for both rural fire districts include expansion and or relocation of current fire stations to increase the capacity of living quarters and increase the number of bays available for equipment storage and maintenance.

38:48

There's additional staffing and equipment recommendations that were collaborated with both fire districts included in the plan.

38:57

Recent forecasts have predicted a population growth of roughly 48,000 people in Missoula County by 2045, with about 37 thousand of those folks locating within the city limits.

39:08

At least 11,000 people or as many as 6000 households to be accommodated in the unincorporated portions of the Y projection underscores the need for proactive planning at the Y in this infrastructure plan, we'll say planning infrastructure for this type of growth is daunting and funding for this scale of infrastructure even more so.

39:27

So it's critical in the planning effort that an understanding of growth sequence and phasing was developed so that a stepwise approach to implementation of infrastructure could be planned.

39:37

This phasing maps reference throughout the plan has been developed based on current development patterns.

39:42

Plan development and feasible locate locations for sequential infrastructure expansion.

39:48

We've broken the Y down into 5 geographic sub areas, areas A through E shown here.

39:54

Each have unique development characteristics and each have unique infrastructure needs as well.

40:03

Infrastructure plans broken down into phases, phases 0 through 4, as described at the bottom of the slide.

40:10

It's generally corresponding with the infrastructure needed to unlock development in the numbered areas on the phasing map.

40:16

Phase zero is catalyst and precedent infrastructure.

40:19

That's the infrastructure needed early on to facilitate development and the phases of infrastructure advance from from zero to four, beginning with that catalyst and and precedent infrastructure phase with gradual expansion and upgrade of the initial core improvements that are built at phase zero from here.

40:39

All pass it over to Steven to talk about transportation.

40:46

Thanks, Jeff.

40:47

Thank you, Kevin.

40:47

Commissioners, I want to take a step back and kind of explore and if you could state your name, please.

40:52

Sorry.

40:53

Yeah, I'm Steven McDaniel, WGM Group.

40:55

Thank you.

40:56

I want to take a step back and explore what's out there at the Y from an existing transportation network.

41:03

The existing transportation network at the Y is primarily made-up of arterioles when we think about it, and that provides a good backbone of regional connectivity.

41:11

If you think about I-90, Highway 93, Broadway, old Highway 10, they do a great job of serving the Y in its current form.

41:19

However, as we look at the evolution of the Y that Jeff and Andrew just discussed, those arterioles and existing transportation infrastructure out there can actually become barriers when we think about overall connectivity within a neighborhood.

41:36

You've talked about increasing density and making this a node and a conic and a place to live.

41:43

High speed arterioles without sidewalk and with limited improved intersections can become become hard to cross.

41:53

And if you think about I-90 being an access controlled route, how do we, how do we get on and off I-90 and how do we cross I-90 similarly the the railroad acts in the in the same way of becoming a barrier.

42:08

Next, next slide.

42:12

So what we looked at and I won't get into the market analysis because Andrew and Jeff did a good job summarizing that for you, but we looked at what is the next 50 years.

42:23

They talked about 6000 homes over the next 20 years.

42:25

But really this is a 50 year study.

42:27

So we're looking at 10 to 15,000 homes in this area over the next 50 years.

42:32

That equates to 90 to 130,000 trips a day just by basic or traditional traffic generation.

42:42

And and quite simply the existing network is isn't designed to handle that kind of loading.

42:48

So what can we do next one?

42:51

No, I think the one thing we really want to do is looking at reducing the number of trips we have at the Y that are generated by the land uses that we're planning.

43:00

And one thing we can do is really look at supporting land uses.

43:04

We know that the Y is a good or is a well connected job hub and we know we're adding residential, but what can we do to lessen the trips back and forth to Missoula?

43:18

Think about putting in a grocery store at the Y.

43:20

Then you don't have to drive into Missoula to get your groceries.

43:23

Similar similarly adding office jobs or other recreational uses at the Y.

43:30

This will be beneficial because we'll have left less single vehicle occupancy trips and we'll have healthier travel options.

43:38

Thinking about walking and biking within the neighborhood.

43:41

Next slide please.

43:43

So as we're as we're looking at this, we want to reduce the trip numbers by coming up with supporting land uses, but we still know we're going to have significant growth in our transportation network is going to have to accommodate it.

43:56

So we really looked at kind of a three pronged approach.

43:58

We looked at how can we improve our network capacity, how can we improve our roadway capacity and how can we improve our intersection capacity.

44:07

And looking at network capacity, first, we really wanted to increase what the, the density of intersections in the number of routes that we can have in the, in the Y.

44:16

This reduces our or spreads our impact across our network.

44:19

Think about a gridded network in Missoula University District downtown, right?

44:25

You have travel options.

44:27

Now think about maybe a, an urban sprawl condition where you've got cul de sacs accessing arterioles and you're funneling all the traffic into one intersection, right?

44:38

That's the that's the type of network you want to avoid.

44:43

So with that then you can kind of create permeability across your network.

44:47

We can cross those barriers I described earlier at a couple slides back.

44:53

Next slide please.

44:55

And so the second prong was roadway capacity.

44:57

So we looked at the trip generation or combining that with the reduced trips, distributed that across the network, iterated through, combined that with some planning level analysis.

45:10

And really we're we're trying to evaluate do we have the right number of lanes?

45:14

Do we have turn lanes in the right locations are which roads would need a continuous two way left turn lane?

45:21

Do we have the multimodal facilities to get the travel options that we want?

45:26

Wide boulevards provide that comfort for the non motorized user.

45:31

They provide green infiltration options through bioswales.

45:35

How we can plant trees in them that that creates A narrowing effect for drivers and can slow drivers down.

45:44

And so then that kind of brings into the notion of these complete streets, right?

45:49

So getting roads out there that facilitate all modes of travel, which doesn't exist at the Y today.

45:58

Next slide please.

45:59

So the third option we looked at was intersection control, right.

46:03

Do we have the correct type of intersection control or what will the correct type of intersection control be?

46:10

And for most of these planned intersections being on the collector grid way or roadway network, we will need improved intersection control, whether that's right now you've got a mixed bag of uncontrolled intersection, stop controlled intersections and signals out there.

46:27

But kind of a new new term in the transportation newer term for Montana in the transportation world is called an intersection control evaluation study.

46:37

And that takes into account safety operations, queuing, delay, progression through a network.

46:47

So if we were looking at this on Hwy.

46:48

93, would a roundabout work today given that the existing signals Howard progression through a series of of intersections work right of way impacts?

46:58

We know that the the level of traffic out there is going to require larger roundabouts.

47:03

What does that mean for the adjacent properties where we go beyond our existing right of way?

47:09

What are the environmental impacts of an intersection control option?

47:14

You know, how will we be affecting surface waters?

47:19

All that gets rolled into and monetized into a benefit cost analysis and we look at maintenance of the and operations of the intersection as well.

47:28

And we do a benefit cost analysis that informs our decision making process.

47:33

And then we can combine the results of that and, and work with funding agencies to come up with funding options.

47:41

Whether if safety is a primary concern, could we put highway safety impact funds to it?

47:47

If it's congestion, could we use congestion mitigation and quality funds to re leverage local funds, TIF funds, Ted funds for grant applications, things like that?

47:59

Next slide please.

48:02

So with that three pronged approach, this is kind of just a high level overview of of the planned improvements and then knowing that it's phased.

48:16

So and looking at that precedent phase phase, we're just looking at a couple key intersections, right.

48:23

So next phase, our next slide.

48:27

So this really took into account those critical intersection St.

48:31

improvements, network grid connectivity and non motorized improvements.

48:36

But that, that phase zero that we're in right now, what do we have to pull off today to, to implement the near term growth really is, is just two intersections, I-90 Highway 93 interchange, Waldo Hwy.

48:49
93 signal.

48:53
And so with that, that the I-90 highway, I want to focus today on the I-90 Highway 93 interchange and kind of look at what that intersection control evaluation would be, right?

49:03
So we're already seeing some degradation of this intersection, right?

49:09
So as as you're traveling on I-90 tax, that's the why you get off at this ramp and you need to head South.

49:15
It's a left turn across an uncontrolled or uncontrolled intersection, right?

49:19
You're, you're stopped, you're waiting for a gap that's causing backup down the down the freeway ramp.

49:26
And we expect that to worsen as growth in the neighborhood continues.

49:33
So take the the intersection control evaluation study that I just explained, perform that work with your local agencies, work with MDT, come up with a a plan to improve this intersection to allow that first phase of development at the Y to to occur.

49:55
And with that, I'll kick it back to Jeff.

49:57
Thanks Steven.

50:00
On the stormwater, why is mostly situated on the high ground between the O'Keefe and Laval Creek drainages, very few well defined intermediate drainages between those two, and also in an area with the very fine grain tight soils that don't readily infiltrate runoff.

50:18
Couple that with existing development patterns that that create challenges in those few and far between internal drainages that that do exist and it's very difficult to find clear pathways to route storm water through.

50:29
The Y plan includes A comprehensive catalog of existing drainage improvements and includes a phase by phase recommendation for drainage infrastructure.

50:40
Image on this slide is snipped from page 94.

50:43
The plan.

50:44

Both regulatory improvements, zoning and public works manual updates and physical infrastructure improvements are laid out on a phase by phase basis in the plan.

50:52

Note that many of the regional scale drainage projects that are identified in the plan are also Co located along transportation corridors.

51:00

So ever possible we recommend that drainage improvements, regional drainage improvements are combined with Rd.

51:05

projects both for design and construction just for efficiency in in that infrastructure development, we went to water.

51:17

So the the Y area is located within the middle Clark Fork basin, which is legally open to new water rights permits.

51:23

However, the hydropower facilities downstream of downstream of the Y near the the border of Idaho and Montana.

51:30

I have water rights the entire flow in the Clark Fork for most of the year, so new water rights permits will require mitigation to offset that new use.

51:38

Fortunately, there are multiple entities with mitigation water rights available for sale.

51:42

It's suitable for use at the Y.

51:44

The total we cataloged was north of 50,000 gallons per minute, or over 30 million gallons per day of mitigation water available.

51:54

The projected future water demands at the Y can be accommodated within that available mitigation water.

52:01

I'll hand it over to Core to talk about water and wastewater.

52:06

I'm Cora Revis with HDR Engineering and I worked on the water and wastewater parts of this study.

52:13

So similar to the transportation, we use the population and development projections to complete projections for the water infrastructure needs in the area and we phased it through the same areas as was used throughout the study.

52:27

So current water service at the Y is variable and inconsistent.

52:31

Much of the area north of the Interstate is served by a small Y water system which was constructed by development approximately 20 years ago, while most of the properties South of the Interstate are currently served by individual wells except for an area to the far eastern port of Butler Creek which is connected to the City of Missoula.

52:50

Within the last year, Missoula County has taken proactive steps for development towards the Phase 0 portion of Sub Area B, which is an industrial area and entered into a public private partnership to facilitate construction of an industrial system in the area and includes fire flow to allowed for a more intense industrial envelopment and meeting the fire flow recommendations.

53:15

For the overall water recommendations for service in the area, we considered connection to the City of Missoula's water system and an individual water system within the area.

53:30

Through those evaluations, it was recommended that Missoula County take steps toward development of a comprehensive county managed water district connecting the existing systems out there to the future systems within the area.

53:45

One primary reason is that while the service area boundary for City of Missoula is shown here in the yellow, the focus inward of that plan leads the city to focus inward.

54:00

The plan as outlined in the recommendation includes water main routing along each sub area and water system locations based on topographic needs and pressure zones.

54:11

It includes a couple of booster stations and tanks that would be needed to meet the fire flow protection required.

54:19

The existing or the system that's currently underway in sub area B for the industrial system is about 480,000 gallons of water storage and 1500 gallons per minute of fire flow that will be completed sometime this winter.

54:35

There is a plan for that system to be expandable with intent of providing additional domestic water storage in additional stages out to sub area A in that planned that plan neighborhood area West of Daeshaw.

54:50

So to advance the plan toward recommendation of the comprehensive county managed water district, we would recommend the following steps to complete a study of the existing Y system north of the Interstate for potential county purchase and future expansion and then explore options for additional public private partnerships to expand the water system South and eventually tie them all together.

55:15

We would also recommend a new aquifer study in the Y area to firm up plans for supply.

55:21

So the primarily the water would be coming from the ground in this area.

55:25

There's not a surface water option for gaining drinking water in the area.

55:30

And it preliminary, there are preliminary plans for the groundwater studies and the hydrolytic surveys, but we'd recommend advancing that for the amount of water that would be required with the plan densities.

55:45

So that covers the water on the wastewater side.

55:52

The green boundaries shown here show the area that are within the Y service area but outside the City of Missoula service area.

56:01

So those are areas of primary concern for this Y area study.

56:06

The Gray area inside which is inside the service area boundary for City of Missoula is currently served by the RSID 8489 and has a backbone sewer that runs through this area to the City of Missoula's treatment.

56:24

So the plan recommendations for within the wastewater treatment plant include additional coordination in with the City of Missoula for that area, interior of the Y to continue running to the City of Missoula sewer in coordination as well as the planned densities for those areas of what was constructed through the RSID and what could occur in the area due to the planned densities.

56:52

So in addition to looking at adding additional flows to the City of Missoula, again an on site individual system was contemplated for the Y area.

57:06

And the recommendation is to use the plan neighborhoods within the growth policy and those areas to construct separate but connectable areas in a stepwise approach in order to serve the sewer for the area within the Y outside Missoula service area.

57:27

These on site systems would be recommended to have high levels of treatment such as a membrane bioreactor which treats to the highest levels for nutrient removal and includes filtration.

57:39

And this would allow for very high quality water to be disposed of in this situation.

57:48

That water can even be reused in cases.

57:51

But the difficulty at the Y involves where would that water go.

57:55

So the soils that Jeff mentioned that are difficult for stormwater infiltration are also difficult for disposal of treated effluent through the groundwater.

58:07

So those need further study as far as where exactly those can occur and how much water can be implemented in this area for ultimate reuse there.

58:22

The area to the east, which is the Butler Creek area is not anticipated for development at this time, but a recommendation would be to look at it in the future coupled with the MBR system.

58:38

So those are the recommendations for the wastewater area within the planning study.

58:48

Thanks, Corey.

58:52

I recognize as we were going through this that I should have had a phasing map on each each images.

58:56

We're talking about sub areas, ABCD and E Sub area A is that plan neighborhood area West of Day Shaw and that is the area that's most appropriate for near term urban scale residential growth of that plan neighborhood density in the plan there's a on what do we got pages 86 and 87 of the plan.

59:17

We got a stepwise approach for development of an MBR facility.

59:21

Then that sub area A starting at phase zero, that initial initial portions of development that could be implemented with the catalyst and precedent infrastructure recommending a modest first MBR phase and following that with sequential expansion of the initial system once development catches up to capacity.

59:40

So once development catches up the capacity of that initial system, the increment that would be generated by new construction could be available to sons to fund the subsequent phases of additional infrastructure.

59:52

That segues as well into the next section, which is project implementation.

1:00:00

So full development of that, of that vision that's laid out in the land use element for the Y course will take time.

1:00:06

And significant infrastructure investments.

1:00:08

We discussed earlier a phased understanding of development progression in a stepwise approach to infrastructure implementations recommended in the plan.

1:00:18

In the implementation section, there's a summary of all of the infrastructure recommendations that are laid out throughout the plan for water, wastewater transportation and stormwater infrastructure.

1:00:30

Those recommendations are broken down between phase 0123 and four.

1:00:35

Phase four being the the final vision at at year 50 in our in our planning process in the near term, catalyst and precedent infrastructure is the key to facilitating early development.

1:00:50

Think about the time, the lifespan of White Ted One and White Ted 2.

1:00:55

In order for those increments, those districts to contribute successfully towards infrastructure funding over their lifespans, we'd be generating increment early on so that future phases beyond phase zero can be bonded before the districts expire in the 20 fifties.

1:01:10

Development within White Ted One's already underway with the water system that Core mentioned earlier that public private partnership approach that was used for that water system could also be considered for a sewer system in sub area a phase zero MBR system that's just West of Asia.

1:01:28

A plan lays out a a tool kit for local funding options and strategies along with state and federal grant and loan programs that that could be pursued.

1:01:39

Really the the primary mechanisms in the plan is facilitating that early development in as the development commences, that tax increment that's generated beyond the needs for funding.

1:01:52

The initial phase zero becomes available for for funding and bonding future phases that includes a projection of anticipated growth and development over the next 10 to 20 years.

1:02:07

That's based on projects that are currently underdeveloped and or are in the planning stages.

1:02:13

The forecast can inform estimates of tax increment generation over the coming decades to plan funding strategies and also to identify gaps where external subsidy will be needed.

1:02:22

The final pages of the infrastructure plan and the implementation layout A strategic recommendation for addressing phase zero infrastructure.

1:02:31

So ranging from local tax increment financing to state funding to state and federal grant strategies with public private partnership leverage where possible, we worked on a stepwise implementation approach for that Phase 0 precedent catalyst infrastructure that could be acted on.

1:02:47

With that, I will hand it to Jordan to cover the staff report.

1:02:54

Good afternoon, commissioners.

1:02:55

My name is Jordan Holla.

1:02:57

I am the GIS and planning specialist with the Missoula County Planning Development Sustainability Department.

1:03:03

Our department's role is to evaluate this plan for the consistency within the Missoula County growth policy.

1:03:09

As this is an amendment to that policy.

1:03:12

I'm just going to provide a brief overview of the goals that are outlined in our Missoula County growth policy next slide.

1:03:22

So our first goal that we identified is to conserve vital natural resources, including service and groundwater, air quality, agricultural resources, iconic landscapes, Fish and Wildlife species and their habitats and native plant communities.

1:03:35

The WIPP plans for infrastructure development at the Y where it can serve as a catalyst for development in place where previous plans and zoning have identified it to occur.

1:03:45

By drawing new development to the Y area, the County hopes for future development in areas where it consumes the valuable open space, wildlife habitat, and agricultural lands.

1:03:53

Water conservation and stormwater management are key components of this plan.

1:03:58

The next goal, Goal 4, is to reduce Missoula County's contribution to climate change while promoting resiliency and adapting to its impact on the natural environment and communities.

1:04:07

This plan focuses on the development around Missoula.

1:04:10

Missoula's existing urbanized area updates and develops infrastructure needs and encourages mixed-use walkable neighborhoods to conserve resources and accommodate for transportation needs.

1:04:20

These efforts attempt to preserve natural and rural surrounding areas.

1:04:24

The next goals identified as to promote economic development that creates opportunities throughout Missoula County, including people living and working in rural communities and across wage levels.

1:04:34

The expanded infrastructure proposed by the whip is intended to foster economic development.

1:04:38

The water and wastewater elements will allow larger buildings with greater occupancy to be built in the area.

1:04:43

As Missoula County's population is expected to grow in the next 20 years, the WHIP provides more residential housing opportunities will encourage business development in the WHIP area.

1:04:53

Next slide please.

1:04:56

Goal 6 is new.

1:04:56

Embrace emerging economic trends and new technologies that will prepare Missoula for the economy that will exist in 20 years.

1:05:03

In reference to broadband, this plan identifies areas with low broadband speed throughout the Y planning area.

1:05:09

As transportation network networks are upgraded and built, broadband could be expanded along these routes.

1:05:14

Goal 8.

1:05:15

Proactively plan and provide for the logical growth of communities while protecting rural character and sustaining county resources by guiding development to most areas suited for it.

1:05:24

The Y area was identified as necessary location for development infrastructure in our 2019 Land Use Element.

1:05:29

As you heard, the current zoning in the area facilitates dense development to prevent urban sprawl into surrounding rural communities.

1:05:37

Next Next goal.

1:05:39

the Y is a mix of suburban and rural areas that are currently served by a patchwork of existing infrastructure.

1:05:45

The Y Plan seeks to establish a comprehensive set of infrastructure and services for the area.

1:05:56

6th Goal, Goal 10 is to provide opportunities for a wide range of housing choices, especially for those who are homeless or experiencing high costs for housing relative to income through infrastructure implementation.

1:06:08

This will allow for a wide range of housing options to be developed.

1:06:12

By partnering with private stakeholders, the WHIP will incentivize high density housing in accordance with the growth policy and land use elements.

1:06:20

Next goal is to reduce safety risks and costs associated with wildland fire, flooding and other hazards.

1:06:25

The White The White area is a low hazard area.

1:06:28

There is flood risk along Oak Creek, but there are no FEMA floodplain or flood hazard areas in the Whip area.

1:06:33

Similarly, wildfire hazard risk is lower in the Whip compared to other narrow canyons and mountainsides throughout the Valley.

1:06:41

Goal 13 outlines vision to promote equal access to employment, safe housing, transportation, community services and amenities for all segments of the population.

1:06:50

Being at the intersection of Interstate 90 and Hwy.

1:06:52

93, the white area will promote housing, employment and transportation.

1:06:56

New development in this area will see economic growth and greater housing opportunities for wider area of the county.

1:07:03

And finally, the last goal in our growth policy, Goal 16, which is to promote cooperation between Missoula County and the city, state, federal and tribal governments.

1:07:12

The whip will require collaboration between the county and a wide variety of state and local governments.

1:07:17

For example, as housing grows, cooperation of the school districts will be crucial for identifying the need for a new location for a new school in the area.

1:07:24

Additionally, the city will be particularly important regarding water, sewer and transportation.

1:07:29

Next slide.

1:07:31

In addition to being in compliance with the growth policy, the WIP supports the objectives of the 2019 land use element.

1:07:37

The land use element condenses values and themes developed during the planning process and to implement inflammation strategies that it calls imperative.

1:07:44

The WIP addresses imperatives including incorporating community values, facilitating compact development patterns, providing adequate area for housing supply, promoting wide variety, wide variety of housing types and using the infrastructure we already have in place.

1:07:59

Next slide, This is just a map for reference of what the current zoning looks like out of the WIP.

1:08:06

You can go ahead and go to the next.

1:08:09

And finally, this last map just is from our 2019 land use element and it just shows the areas that we identified for future development.

1:08:22

And last slide, in summary, the WIP advances multiple growth policy goals by preserving natural resources, updating and creating needed infrastructure that supports industrial, commercial, residential uses and encourages development along existing infrastructure and deters development and surrounding rural neighborhoods and hazard protect areas.

1:08:45

Thank you.

1:08:50

All right.

1:08:51

I got about 45 more minutes, but I'll just wrap it up real quick, actually, OK.

1:08:57

We did a bunch of public engagement once the draft came out, which is October 21st, 2 meetings with the Planning Board, We met West Valley Community Council, we presented to Leadership Missoula and of course this also is open to the public for comment as well from the we had some good conversations, lots of good questions.

1:09:17

I think we did a good job at educating the public that was in attendance at these meetings of what the plan, what was in the plan.

1:09:25

The Planning Board held a public hearing as required by statute on this plan and they recommended unanimous approval.

1:09:31

I wanted to emphasize that the Planning Board is concerned about the quantity of water that's in the ground there.

1:09:37

There are unknowns and they very much want us to implement one of the recommendations in this plan about doing a water, a study of the groundwater.

1:09:46

They wanted to emphasize that we do that sooner than later.

1:09:53

We do have an amendment to the plan for you to consider.

1:09:56

I'm not going to read this.

1:09:57

I'm just going to summarize it real quick.

1:09:58

But this came after the Planning Board meeting.

1:10:02

It's just some language about the availability of water rights that Jeff already covered, that there are water rights available and there is enough water in those water rights to cover our demand.

1:10:14

And that will be included on page 69.

1:10:19

Yep.

1:10:20

All right, so I looked up Robert's Rules of Order for you to make sure we get this right on in terms of the motions.

1:10:28

So what I'm going to ask you to do is do a motion to approve the plan and then someone second that motion because we have this amendment, then you don't vote right.

1:10:40

Then you go to the amendments and that you make a, a motion to amend that.

1:10:45

And then once you've seconded and voted on that amendment motion, then you go back to the main motion and vote.

1:10:54

I always get confused.

1:10:55

So I looked it up and I, I wanted to walk you through it real quick and I've got all those motions lined up for you when you're ready.

1:11:03

So, well, are we taking action today or I saw the previous slide, January.

1:11:11

Yeah, I don't think there would be any motions today.

1:11:12

We, we are asking for you to approve a resolution of intent today.

1:11:18

And then on January 8th, we would come back and do the final resolution that's adopting the plan and then it would be effective.

1:11:28

OK.

1:11:28

But today's the big public hearing.

1:11:29

Usually those final resolutions.

1:11:31

Open it up for public comment here.

1:11:34

OK, This is a public hearing.

1:11:37

If anyone would like to comment, please come up to the microphone, state your name for the record, hold your comments 3 minutes or less and tell us what's on your mind.

1:11:45

Go ahead.

1:11:46

Hi, thank you again, my name is Jan Ellis.

1:11:49

My comment is I'm not against any development at the Y, but I do have some concerns as a former school bus driver.

1:11:56

Right now, it's the traffic itself.

1:11:58

Picking up and dropping off those kids is difficult because of what they said, the traffic, and that would definitely need to be looked into, is how we can make that safe to get the school buses to turn left.

1:12:08

So during the school year, the traffic, you've got people delivering kids to French Town School from the Y.

1:12:14

I'd like their company to look into that and address that.

1:12:19

Then during the summer you we have wonderful tourists coming through, going through the Y up to Glacier and about.

1:12:24

I'd like the them to look at the transportation problems.

1:12:27

I don't think they've addressed the tourists or the school buses.

1:12:30

And we have a wonderful Army Reserve base up there.

1:12:35

I'd like the Commission to realize the military bases have established security zones around their perimeter.

1:12:41

The width of these zones can vary significantly based on the base of size, mission and the type of facility.

1:12:46

As a citizen of Missoula County, I would like them, if they need to be deployed to have that access to whatever traffic and whatever they're moving forward with the vision that that our military can deploy out of their facility that is located at the Y.

1:12:58

Thank you so much.

1:13:00

Thank you.

1:13:01

Additional public comment.

1:13:02

Come on up.

1:13:03

Don't be shy.

1:13:04

I see heads whipping out there.

1:13:06

There we go.

1:13:09

My name is Colleen Holmquist.

1:13:10

My biggest concern for the whole thing is about water and about the amount of water.

1:13:15

When I first I started reading, the plan got through about 30 pages and that was the first thing that I got stuck with was how do we know there's enough water?

1:13:23

I started doing other research and I couldn't find that the USGS has done any studies on aquifers in Montana, but they've done it in all other places in the country.

1:13:35

And there's been a lot of places where the aquifers have dropped dramatically.

1:13:40

And with all the extra people expected to come here and all the businesses, how will we make sure there's enough water?

1:13:48

What will be the plan for, you know, for that if we run out of water?

1:13:53

Like, I was reading one of them and the water level had dropped 300 feet.

1:13:58

I mean, it took about 50 years or something, but the point is we're looking at 50 years.

1:14:02

And also, I know this is anecdotal, but I was talking to someone who he told me about 20 years ago, he was a civil engineer in Bozeman, and they said the water table was 4 feet below, thought they'd have water forever.

1:14:14

And he was just talking to some of his colleagues there.

1:14:17

And they're concerned now 20 years later that, oh, with all this growth now there is a water concern.

1:14:23

So my biggest concern is how will we ensure that there's enough water for everybody who's here and all of the development that we're talking about?

1:14:33

Thank you.

1:14:34

Thank you.

1:14:43

Hi, I'm Anders Holmquist.

1:14:46

I live out in Frenchtown and my concerns are largely just around the growth in general, also the water, but that's been dwelt on plenty.

1:14:58

So I, I do want to say that I appreciate all the work that people have done in conducting these studies and trying to figure out how to grow efficiently and effectively in a way that's sustainable.

1:15:13

But I am concerned about the about the growth and whether or not that is going to be a good thing for us.

1:15:21

Generally speaking, 6000 homes in 20 years, it seems like a lot to me.

1:15:30

Another thing that I noticed when I was scanning through the plan, it's not like I read the whole thing, it's rather long, but the school districts and the fire districts in this development area, it kind of looks like the Y is being developed or the plan is to develop it into its own small city, essentially with the kind of infrastructure you want to implement there.

1:15:53

And I don't think that that's necessarily a bad thing, even though I'd like Montana to stay small.

1:15:58

But with the Y located where it is from a political standpoint, by which I mean, you've got Missoula Rural Fire District and Frenchtown Fire District and the Y being right in there.

1:16:13

And I looked at the numbers and they want the suggestion is for there to be 20 personnel where there are currently 4 personnel serving that area.

1:16:25

Essentially between the two districts, there's 4 total.

1:16:30

And to me that makes it sound like it would be smart to try and reorganize an entirely new fire district there because that's going to have different needs than are currently there rurally.

1:16:40

But that's not in the infrastructure plan.

1:16:43

And I realized maybe that's slightly adjacent as opposed to infrastructure, but the same issue is there with the school district where it's Dismat, it's Hellgate, and it's French Town.

1:16:53

And in the plan, there's only one specific idea that I read, which was that Dismat in French Town could jointly administer that.

1:17:05

And that seems like a nightmare, deciding whose money goes into the new school as opposed to staying in the current school.

1:17:14

And so I'm just I'm worried about those kinds of organizations primarily.

1:17:20

Thank you for your comments.

1:17:22

Additional public comment from folks in the room here at the County Courthouse.

1:17:30

Hello again.

1:17:31

My name is Natalie Gullafon.

1:17:32

And to speak to his point about the fire issue, I spoke to a Frenchtown firefighter recently who said that again, they do have four people on 2 are actually volunteer and two are a paid position.

1:17:45

We have multiple volunteers throughout the Houston, Alberton, Petty Creek out that way.

1:17:52

I don't recall how many are in the Y area per SE, but that is a huge problem that we need to make sure that we have enough personnel to do said problems.

1:18:06

Because not only do the fire state, does Frenchtown do the fires, but then they also have the EMS.

1:18:13

And not only not always do they have a paramedic on shift.

1:18:19

I think some people don't realize that working in the medical field, paramedics do different things than just regular EM TS.

1:18:26

And not to discredit the EM TS at all, but we don't have the manpower to service such a general area when it comes to providing EMS and CPR support.

1:18:38

I have a relative who cardiac arrested this year and it took 17 minutes for them to get to Tukey Trek right up at the top of the OR in the Y like it was on the map.

1:18:50

Minutes are lives and we're thankful that Messi got there and we're thankful for the sheriff's.

1:18:56

But that alone right now, it took that long.

1:18:59

I can't even imagine what it's going to be when there's much more traffic, so many other people, multiple calls.

1:19:05

They have to decide which one's more important to tend to the the fire.

1:19:12

When I was speaking to him, the money I believe, don't quote this comes from a state level.

1:19:19

And so yes, over the years we've tried to do the levies to get them more money, to get them more equipment.

1:19:25

You know, Missoula I believe has more of because it's Missoula City.

1:19:30

So they have more funding and such.

1:19:32

Again, correct me if I'm wrong.

1:19:35

So Frenchtown doesn't have that exact funding, but yet they service a wide area of people.

1:19:43

The last year I believe he said they received 1000 calls when, you know, 5-10 years ago it was maybe 200.

1:19:52

So they're working on this extreme level of multiple calls with little amount of people.

1:19:58

The volunteers are great, but little amount of paid positions and people.

1:20:04

That is a huge factor.

1:20:05

I don't know if anyone's had a patient, had a family member that's been to the hospital in cardiac arrest or having a stroke.

1:20:12

But I've personally seen first hand on many, many occasions, minutes save lives or they don't.

1:20:19

And so the more people, the more time, the less people to be able to respond to those calls.

1:20:24

It's fire and sheriff coverage is a huge thing to my heart.

1:20:30

And I deeply hope that everyone considers and really thinks about that when when we're doing all this.

1:20:35

Thank you, Natalie.

1:20:37

Additional public comment from folks in the room, anyone who has not commented yet who would like to OK, let's move online.

1:20:45

Anyone online would like to comment on the Y infrastructure plan.

1:20:50

OK, see none Josh, any questions right now I don't have any questions because I've been hearing about this in an ongoing way through my role on MDA for quite a while.

1:21:04

I think how can I just do comment, I go ahead knowing that we will actually vote on it for final action next month.

1:21:13

So this is preliminary, but go ahead.

1:21:18

As you all noted and heard from our our presenters here, we're talking 1020 sometimes 50 years out.

1:21:24

So approving of this plan is really a a great place to start.

1:21:29

And as you saw in the depth of information, everything has been considered and not considered completely.

1:21:36

And we will grow as we grow.

1:21:38

And I don't want anybody to be nervous that looking at this plan means next week there's going to be 6000 homes.

1:21:46

Nothing like that is even possible.

1:21:48

If all the money in the world was to fall into this room besides us suffocating, we still couldn't get this done because there are not enough workers, enough materials, enough time to do the the the subdivision review, etcetera.

1:21:59

This is going to take a really long time and we need to have a plan.

1:22:03

And this is a great place to start.

1:22:04

And the plan will grow and get better and go forward and go backwards and it's iterative and I hope you all will continue to be part of it.

1:22:13

OK, So what I'm going thank you Josh.

1:22:15

So what I'm going to suggest is a slightly amended version from what you suggested, Andrew.

1:22:22

And provided that legal counsel does not take exception, I would reckon, I would recommend that our motion simply be that we adopt A resolution of intent to adopt the Y infrastructure plan as amended as an amendment of the Missoula County growth policy With me and I, I saw her too.

1:22:43
OK.

1:22:43
I will second that motion.

1:22:45
Any further discussion on the motion?

1:22:49
Seeing none.

1:22:49
All in favor, Aye.

1:22:52
OK, so that was the resolution of intent.

1:22:54
Intent.

1:22:55
If folks have additional thoughts on the matter, the comment period is still open.

1:23:00
So please do let us know your thoughts and we will take final action in January.

1:23:05
What was the date in January again?

1:23:09
January 8th?

1:23:10
January 8th.

1:23:11
So if you have not gotten enough of this topic by then, come on out and join us again.

1:23:17
With that, we will move into our third public hearing today.

1:23:20
And this public hearing is on the John Ingen Building FY20 6 Budget Update and Brownfields Abatement agreement.

1:23:31
And we will begin with a staff report from Missoula County Cao Chris Lonsbury.

1:23:38
Just know the word abatement people run.

1:23:40
I see that asbestos, Chris.

1:23:44

Good afternoon, Commissioners Chris Lowndesbury, Chief Administrative Officer for Missoula County.

1:23:48

For the record, today we're going to spend a little bit of time talking about the John Engen Local Government Building.

1:23:53

Folks may recall that that is the old historic federal building about two blocks to the east of where we are right now.

1:24:01

This is a chance to look at the capital improvements that we'll be doing over this next year in part and thanks to the Browns Fields abatement agreement that is part of this coming from the City of Missoula's Browns Fields program.

1:24:22

Just a little bit of history on the local government building.

1:24:24

It was constructed in four main phases between 1911 and 1938.

1:24:28

It is a nationally registered historic place that happened in 1979.

1:24:33

It's three stories above ground with a daylight lower level, approximately 120,000 square feet of usable space in it, and currently hosts the post office on the front piece that faces Broadway.

1:24:46

It has largely been vacant since the Forest Service moved out of the building in the downtown area out to the Fort Missoula area in 2015.

1:24:57

Just a reminder on how Missoula County and the city of Missoula came to acquire the building.

1:25:02

So we created a, we've had a desire for a while to Co locate city and county services to make it easier for the public to access those services by having one place to go and not having to worry about which one of the two governments they're going to.

1:25:16

So when the Forest Service moved out, we've worked with our federal delegation and the federal government to look at options that might be appropriate for the federal building that would help to meet some of the goals of the downtown master plan, including invigorating one of the historic downtown buildings.

1:25:33

We were fortunate enough to receive the building at no cost as part of an acquisition from the federal government, but that does come with some restrictions.

1:25:41

And part of that is that we preserve some of the historic nature interior and exterior to that building.

1:25:47

So the building itself is Co owned by the city and county through a special district that was created by the city and county of Missoula specifically to be able to hold that building and trust.

1:26:00

Every year we have a general operations budget for that building.

1:26:03

Right now it's very small because really what it's doing is making sure that heat light, we don't have frozen plumbing and then making sure that the post office can operate that.

1:26:11

So we have a small lease with the post office where they contribute about \$149,000 for use of the space in there.

1:26:18

And then we have some general operational costs, heat, light, water, garbage, snow removal, those kinds of things comes out to about \$293,000 in costs.

1:26:26

About \$149,000 of that is covered by the lease from the post office.

1:26:31

And then the two local governments each contribute \$72,371 to make up that operational budget that carries the building from year to year.

1:26:43

This year, however, we're happy to be providing you with the capital improvement budget.

1:26:48

So we are ready to kind of kick off the first part of the renovation of this building and that will be addressing some of the hazardous materials inside the building.

1:26:56

We were also addressing some ADA entrance issues through a grant received through the state.

1:27:02

And then we will begin the work on what is known as the planning for the backbone.

1:27:07

So these are the kind of core building systems in there.

1:27:11

You can see up on your screen that the hazardous materials abatement for fiscal year 2026 where we'll spend just shy of, OK, it's a little small on my screen even with my glasses on for me to see for this looks like all told, among those three projects, we'll spend a little over \$3,000,000 for the entirety of the projects.

1:27:31

About one point, just shy of 8 million of that will be the hazardous materials abatement.

1:27:35

A little over 300,000 of that is the ADA entrance and then the planning for the backbone, about a little over \$900,000 that will kick off here in the next few months, assuming the plan is adopted today and the abatement agreement.

1:27:50

This is a phased approach to the building for the time being we'll be working in, If you're looking at your screen here, what looks like an upside down J of the building.

1:27:57

So this is the later phase of the building that was constructed, not where the historic post office is, but the rest of the building will be working in the 1929 and 1938 annex piece.

1:28:12

So here you can see that breakdown again, the hazardous materials abatement, we're estimating that project to be about \$2.8 million and then we believe we'll expend about \$927,000 of that this year.

1:28:25

Just as a reminder, the Browns feels revolving loan fund from the City of Missoula will contribute about \$1.9 million towards the cost of the abatement in that as well as there's a state grant for an additional \$857,000.

1:28:38

So in this particular case, those funds will be used to help with the abatement.

1:28:42

So that future phases of the project is where our primary investment will come in that is non grant related.

1:28:49

We also did receive a grant to address some of the ADA issues on the building, particularly around the entrance to the building on the northwest side of the building.

1:29:00

That grant will cover the cost of that.

1:29:03

So the state grant is about \$350,000 and then the county is putting in about \$274,000 for the the 88 access improvements.

1:29:13

And then we will begin the backbone design.

1:29:15

And this is where we really get into beginning to upgrade the interior of the building so that it can become the future home of office space for both city and county functions.

1:29:23

So we'll start with things like, you know, roof replacement, looking at things like the structural upgrade, seismic code compliance, dealing with some of again the core infrastructure pieces, heat, light, water, Internet connectivity, all of those things, as well as all the life safety features for that.

1:29:41

And we anticipate that the planning phase of that will be about \$927,000.

1:29:47

And the rough architectural estimate for the entirety of the backbone upgrade when we get to that piece right now is budget or is projected to be just a little bit less than 13 million.

1:30:00

So today what you have before you commissioners are two different decisions.

1:30:03

One is to adopt the FY20 6 special district budget that enables the operational and maintenance pieces of this year that are going on in the building as well as the hazardous materials abatement ADA entrance and then designed for the backbone piece.

1:30:17

And then the second is to agree to the abatement agreement between the county and City of Missoula to be able to use the Browns Fields revolving loan funds as well as the grant to be able to do that mitigation work inside the building.

1:30:29

And with that, I'd ask that you take public comment and then there is a motion for your consideration.

1:30:34

Thank you.

1:30:34

Chris, is there anyone online from the public who would like to comment?

1:30:38

Seen as how we have no general members of the public here in the Sophie Moiz room, we don't count him as a general member of the public.

1:30:50

Anyone online like to comment?

1:30:52

Griffin, do you have any questions?

1:30:54

Oh, you had the bonus opportunity?

1:30:56

OK, any questions?

1:30:59

Josh, I, I, I do have one question, unless you have so some inquiring minds out here might be wondering why are we adopting the FY20 6 budget halfway through FY20 6?

1:31:11

That is a great question.

1:31:12

Commissioners, when you adopted your budget this year, we estimated the budget off of the FY25 expenses.

1:31:20

And So what we're doing is Tring that budget up now that we have those ADA pieces of the grant as well as the pieces around the abatement.

1:31:29

And so really technically this is an amendment to that budget, but because it is also for the special district, which has not yet adopted its budget, we're framing it in the in the terms of adoption.

1:31:42

OK, excellent.

1:31:45

Good.

1:31:45

I'm, I'm, I'm happy to make a motion.

1:31:47

Please do I move that we approve the fiscal year 26 operations and maintenance budget, the fiscal year 26 capital improvement project budget and the brownfield abatement agreement authorizing for work to begin in the John Engen Local Government Building related to hazardous material abatement, northwest entrance, ADA compliant upgrades and backbone design.

1:32:09

I will second that any further discussion on the motion see none.

1:32:13

All in favor.

1:32:14

Aye, OK, Thank you, Commissioners and I, I would seem to miss if I did not point out that Mel Fisher in the Commissioner's Office and John Adams, who's the city counterpart, have worked tirelessly on this project to get us to this point and get the agreement ready for your adoption today, as well as the budget.

1:32:31

And I'd be remiss if I did not thank them for all of their work on that.

1:32:34

Thank you, Mel.

1:32:34

Thank you, Mel and everyone else who played a role.

1:32:37

Thank you, John, if you're out there in spirit if nothing else.

1:32:41

OK, we will move into our 4th and final hearing today.

1:32:45

I don't know that we could lose any more folks due to attrition here.

1:32:48

So at least the Commission has not left the room yet.

1:32:51

So this is a first hearing for adoption of a county ordinance related to governing, well, county ordinance governing community councils.

1:33:00

Chris, Yes, you're again, for the record, Commissioners Chris Lowndbram, the chief administrative officer for Missoula County.

1:33:06

And so today is the first step in the adoption of a county ordinance.

1:33:10

Just as a refresher for folks, when the county creates an ordinance for governmental purposes, you have to have two hearings on that, have to be at least I believe it's 14 days apart for them.

1:33:21

And so this is going to be the first one.

1:33:23

Your formal adoption of this will actually be in January, but you will have a motion today similar to what you did earlier where you will motion for it.

1:33:30

You will vote, but the vote won't really take effect until you vote the same way in January 8th.

1:33:36

So folks might be wondering why we are going to talk about a community council ordinance since we already have a number of community councils in Missoula County and my space bar has stopped working.

1:33:48

So apologies if the screen goes away for everybody.

1:33:52

I'm going to try and recover what I just lost in hopes that I can advance the slides maybe.

1:34:08

There we go, sorry about that.

1:34:11

So as our Lands and Communities program was going through and doing their internal review of our various boards and community councils around Missoula County, they looked at a whole bunch of different items attempting to bring consistency across the organization and across our community councils.

1:34:27

And so you may recall over the last year you've been looking at updating bylaws, looking at membership and administrative documents for community councils and your other advisory boards.

1:34:36

While we were going through that process, we noticed something in the Montana Code Annotated that jumped to our attention and that is that in the Montana Code Annotated for our particular form of government, which is known as the local electeds form of government, you are required to have an ordinance establishing community councils and currently we only have resolutions.

1:34:55

Now while there is not a great deal of difference between an ordinance and a resolution, there are

minor differences in law and they are they are kind of spelled out differently in different sections of the code.

1:35:05

And so we thought it was important to work on creating an ordinance that would actually layout the foundational pieces of community councils in the way that we currently administer them with some minor changes to make sure that we were fully in compliance with the Montana Code.

1:35:20

As a reminder for folks, community councils are just advisory boards to the Board of County Commissioners.

1:35:25

They don't have authority to act independently, and so there's no real risk associated with them being under resolution.

1:35:32

But it is important that whenever we can, we try and come into compliance with the Montana Code.

1:35:36

So this is largely just a cleanup of those resolutions, bringing them in line with the ordinances, not dramatic changes that we're talking about for them.

1:35:45

So what does the ordinance do?

1:35:47

Well, it creates the legal framework for our community councils.

1:35:50

It establishes the boundaries for each one of them in a process for how you'll update those should the boundaries need to change.

1:35:56

And folks might recall recently that the West Valley Community Council boundaries were modified slightly to incorporate parts of Evaro, as the Evaro Community Council was disbanded for lack of being able to get members for it.

1:36:08

It helps us to standardize the membership for each of the community councils.

1:36:11

Right now, the resolutions which have been created over a number of years have different numbers of members, and this will allow us to bring them all into the same number of memberships.

1:36:20

It also will allow us to standardize the appointment process for these.

1:36:24

Currently, those community councils go through an election process.

1:36:27

We did look back at the last 10 years worth of elections.

1:36:30

We've actually only had in those ten years about 8 times where elections were actually the process by which folks were appointed, where they were actually on the ballot and folks voted for them.

1:36:40

Most of them were either by acclamation, meaning only one candidate filed, or were filled through community through commissioners appointment process.

1:36:47

So this will just move us straight to an appointment process, which will make it easier for folks when they're interested in serving on a board to have a standard application process that we use for every other Advisory Board in Missoula County.

1:37:00

It also sets out the role that the community councils perform as advisory boards with the Commission and helps to kind of standardize the record keeping and finance piece to make sure that we stay in compliance with Montana's Open Records and Open Meetings Act.

1:37:14

So as you know, commissioners, but just for folks and for the record here, we did meet with all of our community councils to talk through this process.

1:37:21

Over our last two, all community council meetings, both in October and November, we presented this information to them, sent them the draft ordinance and asked them to please provide comment.

1:37:30

And largely what we've received is very positive comments on each of those meetings.

1:37:33

Folks were really looking forward to moving to the appointment process away from elections as it's been very confusing for members on there as well As for staff both at the elections office and in the Commissioner's Office.

1:37:45

And we did get some feedback for minor tweaks to the languages to help sure that make sure that we had internal consistency.

1:37:51

We got those from the community, Clinton Community Council, for example.

1:37:56

So today is that first hearing around the adoption of the ordinance.

1:38:00

We'll continue to take public comment, continue to work with the community councils until that January 8th meeting when we'll ask you to formally adopt that.

1:38:06

For folks who might be just listening to this meeting, if they want to provide comment, they can do so by emailing the board of county commissioners, which is BCC at missoulacounty dot US or they can also always call the community, sorry, not the community council, sleek Commissioner's Office to provide feedback as well.

1:38:22

With that, commissioners, I'd ask you to take any public comment and then I do have a motion for you for that first step of the adoption process.

1:38:30

Thank you.

1:38:31

Chris, is there anyone online who would like to comment on the ordinance?

1:38:38

If so, please use the raise hand function.

1:38:44

OK.

1:38:45

We will keep this public hearing open until January 8th.

1:38:48

Any questions, Josh, right now?

1:38:50

No, I can make.

1:38:52

OK, there it is.

1:39:06

OK, I'll second that.

1:39:08

Any further discussion on that motion?

1:39:11

It was off.

1:39:13

She let's do it again.

1:39:14

I can do it again.

1:39:14

We're doing a do over here.

1:39:16

So sorry there.

1:39:18

There's some awkward language in the I move.

1:39:24

Consider the Missoula County Community Council ordinance read and move to adopt the ordinance subject to the second hearing on January 8th, 2026.

1:39:32

I will second that.

1:39:34

Any additional discussion on the motion seeing none all in favor.

1:39:39

Aye, thank you commissioners.

1:39:42

And again, I don't want to be remiss here in thanking Kyla Leonards in particular from our Lands and Communities office for all of her work on doing all the background research on this and helping to put together all the documents for it and helping us coordinate that, as well as Maddie Scott in your office, who also works on boards and community councils.

1:39:59

So, OK, thank you, Chris.

1:40:02

We have no other business that I'm aware of to come before the Commission today.

1:40:06

Is this our last public meeting of the year 2025 of 2025?

1:40:12

OK Merry Christmas, everyone.

1:40:14

We'll see you in 2026.

1:40:17

We'll be adjourned.

1:40:18

Thanks.