

City of Missoula
Budget Committee of the Whole Agenda

Date: August 21, 2019, 12:45 PM - 12:55 PM
Location: City Council Chambers
140 W. Pine Street, Missoula , MT
Members: Stacie Anderson, Julie Armstrong, Mirtha Becerra, Michelle Cares, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Bryan von Lossberg, Heidi West

If anyone attending this meeting needs special assistance, please provide 48 hours advance notice by calling the City Clerk Office at 406-552-6079.

			Pages
1. ADMINISTRATIVE BUSINESS			
1.1	Roll Call		
1.2	Approval of the Minutes		1
2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA			
3. COMMITTEE BUSINESS			
3.1	Resolution setting method of assessment and levying assessments for Road District t#1 for fiscal year 2020	Marty Rehbein	7
	Recommended motion: Discussion Only—Pre-public hearing information presentation.		
3.2	Resolution setting method of assessment and levying assessments for Park District #1 for fiscal year 2020	Marty Rehbein	9
	Recommended motion: Discussion only—pre-public hearing preview		
4. ADJOURNMENT			

Missoula City Council Budget Committee of the Whole Minutes

August 14, 2019

8:45 AM

City Council Chambers

140 W. Pine Street, Missoula , MT

Members present: Stacie Anderson, Mirtha Becerra, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Bryan von Lossberg, Heidi West

Members absent: Julie Armstrong, Michelle Cares

Others present: Mayor John Engen, Dale Bickell and Ginny Mirriam with Mayor's Office; Leigh Griffing, Scott Paasch, Regina Swensen, Marianne Cox with Finance Dept;

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

1.2 Approval of the Minutes

The minutes were approved as submitted.

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Mr. Bob Moore made comments about various topics.

3. COMMITTEE BUSINESS

3.1 Fiscal Year 2020 Executive Budget

Dale Bickell with the Mayor's Office began by providing an overview in the change to mill levies along with a PowerPoint presentation.

Jesse Ramos asked Mr. Bickell to explain the calculation of special district assessments, which he did.

Bryan von Lossberg commented that this is a better apples-to-apples comparison.

Mr. von Lossberg clarified what topics are included on the table on the previous slide.

Mayor John Engen clarified several other positions that are included and stated that the growth with TIF is allowing some projects that had not been previously able to pursue. He also explained that the success of the program is allowing growth.

Mr. von Lossberg expressed his support.

Stacie Anderson asked Mr. Bickell to explain how the fund is used by schools and the county. He explained how the remittances work.

Jesse Ramos made comments related to the topic and his support of a one-time TIF remittance.

Gwen Jones expressed her support of the risk manager position and of the Missoula Redevelopment Agency and its board members with additional commentary.

Heather Harp commented.

Mr. Bickell continued the presentation.

Mr. von Lossberg clarified the numbers on the "Value of Newly Taxable Property" slide.

Mr. Ramos asked what would the total increase of the value of the mill for the City of Missoula be without the airport annexation. Mr. Bickell clarified.

Mr. Bickell continued the presentation.

Mr. von Lossberg underscored the TIF growth rates state the districts are doing exactly what they should be doing related to growth.

Mr. Bickell continued the presentation with the TIF Districts slide. He clarified how Missoula benchmarks itself against peer cities (Great Falls, Billings, Kalispell, Helena, Bozeman) and showed the FY20 Revenue Per Capita and that Missoula is in the middle consistently and is now "catching up" with where we would expect to be and that the trend is making sense. Mr Bickell explained Missoula is "in line" with peer cities.

Mr. Ramos asked about Revenue Per Capita slide.

Mrs. Anderson stated the rumor that Missoula is the "most taxed" city in Montana is dispelled by this data. Mr. Bickell agreed and said Missoula is in-line with peer cities.

Mrs. West asked if the other cities have TIF districts and redevelopment agencies. Mr. Bickell answered that he believes that the cities do have them.

Mr. Ramos asked a question.

Mr von Lossberg clarified that Bozeman just went through a bond for their schools and it was an apples-to-oranges comparison previously to compare Missoula to Bozeman.

Mrs. West asked if it would be easy to pull numbers to find out what percentage of other cities' tax bills go toward the city like "30% of Missoula's" go to the city. Leigh Griffing explained it would take some research and that could be done.

Mr. von Lossberg further explained some differences between the cities.

Leigh Griffing, Finance Director, continued the presentation with the "Overview of Budgeted Resources" slide with a breakdown of each fund within the city.

Mr. Bickell further explained the "FY 2019 Budget Performance" slide.

Mrs Griffing presented the "FY 2020 Fee Increases" slide.

Julie Merritt asked Mrs. Griffing to clarify the Wastewater fees. Mrs. Griffing explained they are not related to a resident's sewer bill.

Mrs. Griffing talked about the FY 2020 Budget Resolutions slide, including that there will be a public hearing next Monday, August 19.

Mr. von Lossberg asked Gwen Jones if she would like to talk about the Missoula Aging Services; she described the effort of the organization.

Susan Kohler, the executive director of Missoula Aging Services, explained the governing board-approved budget and that the agency has a significant increase in request for services. MAS expressed the appreciation from the MAS for the mill levy allocated to its budget from the city.

Mr. von Lossberg thanked Mrs. Kohler and Mrs. Jones for their comments and that the mill formula so funding can continue in the future for our aging residents.

Mrs. Harp asked Mrs. Kohler to explain how Missoula's population is aging and if the funding will be enough to fully support the population. Mrs. Kohler stated no, but that MAS is hoping to become more sustainable with other funding options. She explained with the population changes with aging citizens that the needs for service will only continue to increase.

Mrs. Griffing resumed the budget presentation and how the city plans to build the fund balance.

Mr. von Lossberg restated the numbers so everyone is clear.

Mr. Bickell further clarified.

Mirtha Becerra asked what the total amount is coming out for MRA; Mr. Bickell clarified it is \$2.8 million.

Jordan Hess asked how is the 7% figured; Mrs. Griffing explained.

Mr. Ramos asked for clarification of the TIF dollar distribution; Mr. Bickell explained.

Mrs. Griffing continued the presentation with Road District and Park District Funds.

John DiBari asked the Road District Fund; Mr. Ramos asked about the two funds. Mrs. Griffing answered.

Mrs. Griffing continued to the Capital Improvement Program portion of the presentation and explained how debt financing is related to CIP and its impact on the budget.

Mr. von Lossberg stated the North Side Parking Lot project is not actually located on the north side.

Mrs. Harp asked how does the city's debt as a percentage, what percentage of the expenditures are spent on debt. Mr. von Lossberg explained that the upcoming CAFR will explain that. Mrs. Griffing stated the city is no where close to its debt ceiling. Mrs. Harp stated it's "pay as you use."

Mrs. Griffing concluded her presentation. Mr. Bickell highlighted some projects that are funded. Mr. von Lossberg asked Donna Gauckler the Parks Director to comment on the \$100,000+ on the north side pedestrian bridge. Gwen Jones asked Mr. Bickell to explain the bicycle pedestrian project near Missoula Aging Services, which he clarified.

Mrs. Becerra asked about the potential build grant related to the Mary Jane improvements west of Reserve Street. Mr. Bickell explained.

There were no additional questions. Mr. von Lossberg asked if there was public comment; there was none. He called for a break and the meeting would convene at 10:10 AM. The break was extended to 10:15 AM.

Meeting reconvened at 10:15 AM.

Mr. von Lossberg opened the meeting for comments, etc.

Mr. Ramos stated he had no amendments nor budget cuts this year, but he said he did have some comments, which he shared, along with a property tax/mill rate example. He stated he can not support the budget and wanted to get that on the record.

Mrs. Merritt explained that she disagrees with his example, explained her own understanding, and asked Mr. Bickell to clarify property valuations, which he did.

Mrs. Jones talked about two topics: what is going on with the tax formula and she provided an example; and she proposed an amendment to the budget that adds a small piece to the urban forest. Although urban forestry is referenced in several categories, it is not specifically covered. Mrs. Jones made a motion to add \$29,070 addition to the Park District Assessment.

Mrs. Merritt is asking if this would generally allocated to the area recently annexed, what would occur with the inner core of the city; Donna Gauckler explained.

Mrs. Becerra added her support to this motion and made additional comments.

Mrs. West expressed her support of the addition of the funding.

Mrs. Harp stated her full support of this motion.

Mr. von Lossberg expressed his support.

There was no public comment.

The vote was taken. Mr. Ramos voted no. All other members present else voted yes.

Dr. DiBari stated his comments related to non-motorized transportation and the complete streets initiative. He proposed ear-marking \$100,000 to be used to add on to existing projects that would help benefit non-motorized transportation or would leverage the ability to get alternative means of funding. He asked Aaron Wilson, Transportation Manager with Development Services, to speak to why this funding would be helpful. Mr. Wilson provided an example of how had this type of funding been available it would have improved an existing street project even more bicycle-friendly. He also explained how some other small projects would benefit from alternative funding such as this.

Dr. DiBari stated he is hopeful this money could be used as seed money with the intent to use the current staff and resources to enhance the project related to make a recommitment to the city's initiative.

Mayor Engen stated he said there is likely capacity in the larger road district budget, but the opportunity lives in urban renewal districts where funding is available and this would be a great place to start. There is also capacity issues to determine who would do the work and when. Mr. Bickell stated the issues aren't necessarily resource, but related to in-house ability such as engineering, manage the contracts, etc., and the proposed traffic engineer would be able to assist this.

Dr. DiBari commented that the money could buy the supplies and the staff could prioritize the projects.

Mr von Lossberg stated the motion would be to direct administration and staff to work for a target of \$100,000 within existing budgets in addition to looking at additional funding to address complete streets projects.

Mr Hess stated his appreciation of the direction and the city has an award-winning complete streets policy and this speaks to that.

Mr. von Lossberg stated this is a reaffirmation of existing policy and this is a reallocation of existing funding.

The vote was taken; it passed unanimously.

Mayor Engen suggested it a "very Missoula thing to have a half-empty glass" and the budget conversations have been positive. This is good news for the community and this budget reflects the values we hear over and over.

Mr. Ramos provided his comments about the budget.

Mrs. West stated there is a disconnect between property values and wages earned. Missoula is a growing city with growing needs.

Mr. von Lossberg stated his appreciation of Mayor Engen's comments and commented about property values. He expressed his thanks for Finance staff, Mayor Engen, and all involved in this budget process.

The public hearing has been set.

Meeting adjourned.

Moved by: Gwen Jones

Add \$29,070 to the Park District Assessment for Urban Forestry.

AYES: (8): Mirtha Becerra, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Bryan von Lossberg, and Heidi West

NAYS: (1): Jesse Ramos

Vote results: Approved (8 to 1)

Moved by: John DiBari

Direct administration and staff to work for a target of \$100,000 within existing budgets in addition to looking at additional funding to address complete streets projects

AYES: (9): Mirtha Becerra, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Bryan von Lossberg, and Heidi West

Vote results: Approved (9 to 0)

3.1.1 Budget Items Flagged by Council Members

3.1.2 Capital Improvement Projects (CIPs)

3.1.3 Certified Taxable Values from the State of Montana

3.1.4 Budget Wrap-Up

3.1.5 Deliberations

4. ADJOURNMENT



**City of Missoula, Montana
Item to be Referred to City Council Committee**

Committee: Budget Committee of the Whole
Item: Resolution setting method of assessment and levying assessments for Road District t#1 for fiscal year 2020
Date: August 15, 2019
Sponsor(s): Marty Rehbein
Prepared by: same
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:
Adopt resolution

Recommended Motion(s):

BCOW Committee August 21, 2019

I move the City Council: Discussion Only—Pre-public hearing information presentation.

City Council August 26, 2019 public hearing

Adopt/deny a resolution of the City Council of the City of Missoula, Montana, levying and assessing the lots and parcels within the City of Missoula Road District Number 1 in the amount of \$4,558,571 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2020 for city-owned facilities, land and equipment under the responsibility and care of the City of Missoula Public Works Department’s Street Division, Central Service’s Vehicle Maintenance Division and Development Service’s Engineering Division providing for a method of assessments; and providing for other matters properly relating thereto.

Timeline:

Referral to committee: August 19, 2019
Committee discussion: August 21, 2019
Public Hearing: August 26, 2019
Deadline: August 26, 2019

Background and Alternatives Explored:

The City Council created Road District #1 in FY 2011. The district encompasses the entire city limits including all parcels annexed since the district was first established. This past spring, the Public Works Department, Central Services Department and Development Services developed a work plan and budget for Road District #1. The work plan and budget has been presented to the City Council as part of the FY 2020 budget process.

The preliminary assessment proposed for the district is \$4,558,571. The City Council is conducting public hearings on the budget and work plan as part of its consideration of the city's overall FY 2020 budget at City Council meetings scheduled on August 19, 2019.

State law provides that once the work plan and budget for the district are finalized, the City Council must conduct a public hearing on the method of assessment chosen to finance the activities in the district and the final assessments. Staff is recommending the City Council assess each parcel based on that portion of taxable value that its taxable valuation bears to the total taxable valuation of the property in the District (the same method used every year since the district's inception).

The final resolution will be amended to incorporate the City Council's final budget decisions for the road district and the individual assessments will be presented at the public hearing.

Financial Implications:

We are still awaiting parcel based valuations from the state Department of Revenue. We will present the assessments for properties at the public hearing. Each property owner pays a proportionate share their property's taxable value bears in relation to the total taxable value of the city.



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Budget Committee of the Whole
Item: Resolution setting method of assessment and levying assessments for Park District #1 for fiscal year 2020
Date: August 15, 2019
Sponsor(s): Marty Rehbein
Prepared by: same
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:
Adopt resolution

Recommended Motion(s):
BCOW recommended motion August 21, 2019
I move the City Council: Discussion only—pre-public hearing preview

City Council recommended motion August 26, 2019
Adopt/Deny a resolution levying and assessing the lots and parcels within the city of Missoula Park District Number 1 in the preliminary amount of \$2,479,600 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2020 for city-owned facilities, land and equipment under the responsibility and care of the city of Missoula Parks and Recreation Department; providing for a method of assessments; and providing for other matters properly relating thereto.

Timeline:
Referral to committee: August 19, 2019
Committee discussion: August 21, 2019
Public Hearing: August 26, 2019
Deadline: August 26, 2019

Background and Alternatives Explored:
The City Council created Park District #1 in FY 2011. The district encompasses the entire city limits including all parcels annexed since the district was first established. This past spring, the Parks and Recreation Department developed a work plan and budget for Park District #1. The work plan and budget was presented to the City Council as part of the FY 2020 budget process.

The total assessment for the district are preliminarily estimated at \$2,479,600. The City Council is conducting public hearings on the budget and work plan as part of its consideration of the city's overall FY 2020 budget at City Council meetings held on August 19, 2019 and will finalize the total amount.

State law provides that once the work plan and budget for the district are finalized, the City Council must conduct a public hearing on the method of assessment chosen to finance the activities in the district and the final assessments. Staff is recommending the City Council assess each parcel based on that portion of taxable value that its taxable valuation bears to the total taxable valuation of the property in the District (the same method used every year since the district's inception).

Financial Implications:

We are still awaiting parcel based valuations from the state Department of Revenue. We will present the assessments for properties at the public hearing. Each property owner pays a proportionate share their property's taxable value bears in relation to the total taxable value of the city.

Return to: City Clerk
435 Ryman Street
Missoula, MT 59802

RESOLUTION NUMBER

A resolution of the City Council of the city of Missoula, Montana, levying and assessing the lots and parcels within the city of Missoula Park District Number 1 preliminarily estimated at \$2,479,600 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2020 for city-owned facilities, land and equipment under the responsibility and care of the city of Missoula Parks and Recreation Department; providing for a method of assessments; and providing for other matters properly relating thereto.

CITY OF MISSOULA Missoula County, Montana

City of Missoula Park District Number 1

Be it resolved by the City Council of the City of Missoula, Montana:

Whereas, the City of Missoula, Montana (the "City") is a municipality duly organized and existing under and by virtue of the Constitution and laws of the State of Montana;

Whereas, the City Council of the City (the "Council") is authorized by Montana Code Annotated ("MCA"), Title 7, Chapter 11, Part 10, as amended, to create special districts to provide maintenance, purchasing and improvement services for City-owned facilities, land and equipment under the responsibility and care of the City of Missoula Parks and Recreation Department to the inhabitants of the special district;

Whereas, the Council is authorized by MCA, Title 7, Chapter 11, Part 10, as amended, to finance the maintenance, purchasing and improvement services within the special district by levying an assessment on the lots and parcels within the boundaries of the special district;

Whereas, after providing notice and conducting the public hearing required by MCA 7-11-1007 the City adopted Resolution No. 7564 on September 13, 2010, (the "Creation Resolution") creating a special district to be known as the "City of Missoula Park District Number 1" (the "District") for the purpose of providing services including but not limited to: (1) maintenance, repair, replacement, upkeep, installation, improvement, operational enhancement, construction, reconstruction, acquisition of land; and/or (2) implementation of measures required to maintain public health and safety or meet legal or regulatory requirements; and/or (3) purchasing, replacing, and/or maintaining equipment, tools or vehicles used to carry out the functions described herein; and/or (4) any other functions, labor, supplies and/or materials necessary for management and maintenance of City-owned facilities, lands and equipment

under the responsibility and care of the City of Missoula Parks and Recreation Department including but not limited to: public parks and park areas (as described in the Master Parks and Recreation Plan for the Greater Missoula Area) recreation facilities, trails, open space (as defined in the City of Missoula Urban Area Open Space Plan), urban forest, medians, boulevards, pathways, sidewalks, public easements, and other facilities which are located in the City limits and/or are owned by the City (collectively, the “Services and Improvements”);

Whereas, after due notice and conducting a public hearing, the Council adopted Resolution No. 8081 on August 15, 2016, fixing the annual appropriations and the capital improvement program for the City as set forth in the fiscal year 2020 budget which included a work plan and budget for the District preliminarily estimated at \$2,479,600 in order to provide services and purchase supplies to carry out the work plan established for the District in fiscal year 2020;

Whereas, in accordance with MCA 7-11-1024, the City Council has determined that each lot or parcel of land including the improvements on the lot or parcel shall be assessed for that part of the cost of the special district that its taxable valuation bears to the total taxable valuation of the property in the District;

Whereas, pursuant to MCA Sections 7-11-1025, the City must provide notice of the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided each year within the District;

Whereas, notice of the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided within the District to be levied was published in the *Missoulian*, a newspaper of general circulation in Missoula County, on August 11, 2019, and August 18, 2019; and

Whereas, a public hearing was held on August 26, 2019, during a regular meeting of the Council; and

Whereas, at such hearing the Council heard and passed upon all such protests regarding the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided within the District.

NOW, THEREFORE IT IS HEREBY FOUND, DETERMINED AND ORDERED, as follows:

Section 1. Assessments; Assessment Methods; Property to be Assessed. Properties located in the District are hereby levied and assessed for their portion of the cost of Services and Improvements to be made in fiscal year 2020 in accordance with this Section 1 and the terms of Resolution No. [insert appropriation resolution number here]. The costs to provide the Services and Improvements in the District shall initially be assessed against each lot or parcel of land, including the improvements on the lot or parcel, for that part of the cost of the Services and Improvements that such lot or parcel’s taxable valuation bears to the total taxable valuation of the property in the District. Such taxable valuation shall be based upon the last-completed assessment roll for state, City, county and school district taxes. The assessments shall be based on such taxable value as assigned by the Montana Department of Revenue.

In fiscal year 2020, the Council estimates the cost of the Services and Improvements to be performed in the District preliminarily estimated at \$2,479,600. The work plan and budget for the Services and Improvements to be provided in fiscal year 2020 were approved by the City Council on August 19, 2019, and are on file and available for public inspection in the City Clerk’s office.

Total levy for Park District #1 is preliminarily estimated at \$2,479,600.

The Council may, and hereby reserves, all rights granted by MCA Section 7-11-1025 to, change the method of assessment for the District for fiscal year 2020 and thereafter.

A map and description of the boundaries of the District are attached hereto as Exhibits "A" and "B".

Section 2. List of Properties Assessed. The official list of those properties subject to assessment, fees or taxation within the District, including the names of the owners of such properties and the amount of assessment on each property, is on file and available for public inspection in the Missoula County Treasurer's Office, and further such list is the last completed county assessment roll for the lots or parcels of land including improvements thereon, within the boundaries of the District. The list may not be distributed or sold for use as a mailing list in accordance with MCA Section 2-6-109.

Section 3. Ratifier. All actions not inconsistent with the provisions of this Resolution heretofore taken by the City and its employees with respect to the creation of the District are hereby in all respects ratified, approved and confirmed.

Section 4. Repealer. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and shall have no further force or effect.

Section 5. No Personal Recourse. No recourse shall be had for any claim based on this Resolution against any Council member or the City, nor any officer or employee, past, present or future, of the City or of any successor body as such, either directly or through the City or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise.

Section 6. Effective Date. This Resolution shall be in full force and effect from and after its date of adoption.

PASSED AND ADOPTED by the City Council of the City of Missoula, Montana, this 26th day of August, 2019.

CITY OF MISSOULA
Missoula County, Montana

John Engen,
Mayor

ATTEST:

Martha L. Rehbein, CMC
City Clerk

(S E A L)

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Missoula, Montana (the "City"), hereby certify that the attached resolution is a true copy of a resolution entitled: **"A resolution of the City Council of the city of Missoula, Montana, levying and assessing the lots and parcels within the city of Missoula Park District Number 1 preliminarily estimated at \$2,479,600 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2020 for city-owned facilities, land and equipment under the responsibility and care of the city of Missoula Parks and Recreation Department; providing for a method of assessments; and providing for other matters properly relating thereto."** (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on August 26, 2019, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at such meeting, the Resolution was adopted by the following vote:

AYES, and in favor thereof: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

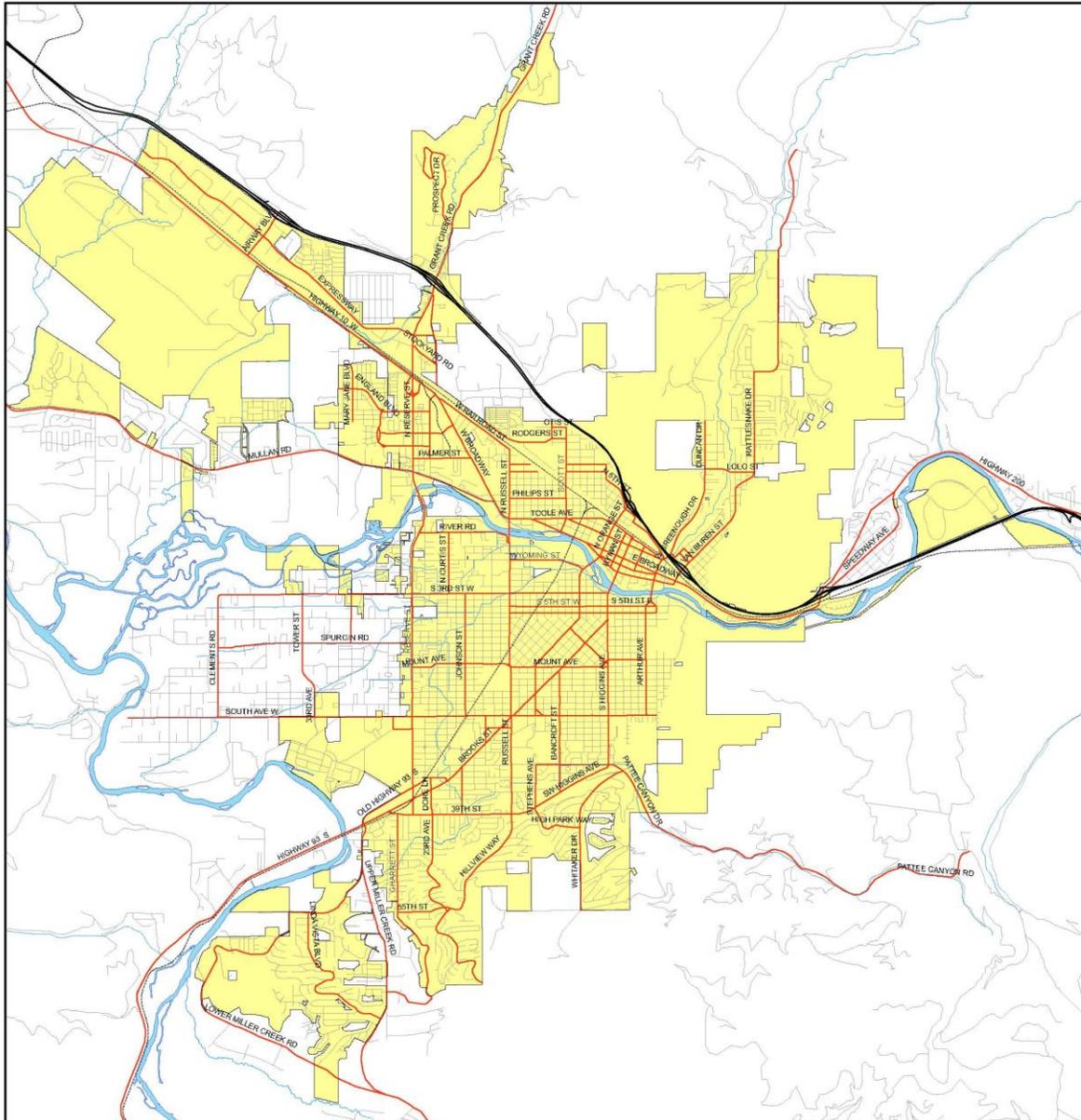
WITNESS my hand officially this 26th day of August, 2019.

CITY OF MISSOULA
Missoula County, Montana

Martha L. Rehbein, CMC
City Clerk

(S E A L)

EXHIBIT "A"
Map of the District



CITY OF MISSOULA, MONTANA - CITY LIMITS MAP

City Limits as of:
July 15, 2019



34.8 Square Miles
22,270 Acres
970,086,772 Square Feet

Printing Date: Tuesday, July 16, 2019
File: CityMap_8.5x11_PDF.mxd
Prepared By: GIS Services



EXHIBIT "B"

DISTRICT BOUNDARIES

The District boundary is described as the incorporated boundary of the City of Missoula in accordance with City Council municipal annexation resolutions and municipal annexation ordinances filed in the Missoula City Clerk's public records as well as all properties later annexed thereto. Parcels within the boundary are the current parcels subject to City of Missoula property taxes as shown in the tax rolls of the Montana Department of Revenue and inclusive of those parcels that are exempt from property taxes except park land, common areas and greenways, open space lands, and parcels used as a public street and alley right-of-ways as well as all parcels later annexed thereto.