

Journal of Proceedings
Missoula City Council Meeting

December 6, 2021, 6:00 pm
ZOOM Webinar

Members Present: Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members Absent: Stacie Anderson, Mirtha Becerra, John P. Contos

Administration Present: Mayor John Engen, Jim Nugent, City Attorney, Marty Rehbein

1. CALL TO ORDER AND ROLL CALL

The virtual meeting of the Missoula City Council was called to order by Mayor John Engen at 6:00 PM.

2. APPROVAL OF THE MINUTES

The minutes were approved as submitted.

3. SCHEDULE OF COMMITTEE MEETINGS

3.1 Committee Schedule for the week of December 6, 2021

Land Use and Planning Committee, December 8, 10:00 a.m. - 12:00 p.m.

Administration and Finance Committee, December 8, 12:30 - 1:00 p.m.

Public Works Committee, December 8, 1:15 - 2:30 p.m.

Parks and Conservation Committee, December 8, 2:45 - 3:05 p.m.

Mayor John Engen Thank you Ms. Rehbein. Any changes to the committee schedule this evening? All right so Ms. Sherrill.

Alderperson Sherrill Is this when I need to do an addition, do the addition for the committee schedule or should I do that a little later?

[numerous people talking]

Marty Rehbein Oh go ahead Mayor.

Mayor John Engen I think we've got it under new business this evening, don't we? We have something under new business.

Marty Rehbein I don't....Is that where they wound up putting it? We could not find it before the meeting; that's one of the reasons why I was so late and didn't have the committee schedule. We were trying to suss out what happened to this agenda item. It's not under new business....

Mayor John Engen Ms. Sherrill, go ahead, we'll just get it on the record now.

Marty Rehbein Yeah.

Alderperson Sherrill Great so I would like to add to the Parks and Conservation Committee meeting for this Wednesday to consider the playground equipment purchase and installation contract for the Westside Park.

Mayor John Engen Thank you and the time is scheduled so we are in business in that regard. And seeing no other changes to the committee schedule, we'll move on to the public comment portion of our agenda.

4. PUBLIC COMMENT

Mayor John Engen This is your opportunity to comment on items not elsewhere on the agenda this evening, and we've got a number of public hearings so there will be certainly opportunities to comment on those items. And Mr. Wilburton.

John Wilburton Yes, are you able to see me, or not? Is this only audio, correct?

Mayor John Engen Can't see you but we can hear you John. Thanks.

John Wilburton Thank you, thank you Mr. Mayor and thank you Council for taking a moment to listen. I'm zooming in tonight to basically ask the Council and all the Council members and the City to move forward as robustly as possible on the 100% Clean Electricity Plan that was passed in 2019. We, it's imperative that we as a community and as we know as a nation and globally that we, we act and act very promptly on the concerns revolving our climate. It's more than concerns; it's turning into a catastrophe. And I think that we need to look at working on resiliency, as well as mitigation and the 100% Clean Electricity Plan is a good step. I also want to encourage Council in the future when anything comes your way to thoroughly scrutinize proposals for any installations of fossil fuel infrastructure, such as say filling stations. We also need to take a harder look at whether we're going to continue to allow developments with natural gas infrastructure for, for residential and commercial building, and that's something we got to really think about really hard because we don't want to essentially allow [inaudible] in the community. So, this takes me back to concluding to say please keep pushing on the 100% Clean Electricity Plan and thank you for your time and all your work. Thank you Mr. Mayor.

Mayor John Engen Thank you Mr. Wilburton. Seeing no other hands raised for general public comment this evening, we will move on to our consent agenda.

5. CONSENT AGENDA

Mayor John Engen Items there were approved unanimously, generally speaking, in Council committees and we consider these items all at once to save little time on Monday evenings. Ms. Rehbein will read the list of consent agenda items aloud so folks paying attention to this meeting, in various formats, will know what we're talking about and have opportunity to comment. Ms. Rehbein.

Mayor John Engen Thank you Ms. Rehbein. Questions or comments from Council members this evening? Seeing none, anyone in the audience care to comment on any of the items on the consent agenda tonight? And seeing none there, we will have a roll call vote.

Mayor John Engen And the consent agenda is approved.

AYES: (9): Alderperson Harp, Alderperson Hess, Alderperson Jones, Alderperson Merritt, Alderperson Ramos, Alderperson Sherrill, Alderperson Vasecka, Alderperson von Lossberg, and Alderperson West

ABSENT: (3): Alderperson Anderson, Alderperson Becerra, and Alderperson Contos

Vote result: Approved (9 to 0)

5.1 Accounts Payable (claims) for checks dated December 7, 2021

Approve accounts payable in the amount of \$708,597.32 for checks dated December 7, 2021.

Vote result: Approved

5.2 Appointment to the Conservation District

Appoint Tim Hall to serve on the Conservation District for a term beginning on January 1, 2022 and ending on March 31, 2025.

Vote result: Approved

5.3 Appointment to the Food Policy Advisory Board

Appoint Claire Battaglia to serve as a regular member on the Food Policy Advisory Board for a term beginning on January 1, 2022 and ending on March 31, 2025.

Vote result: Approved

5.4 Third Courtroom Display and Audio Systems Contract Approval

Approved and authorize the Mayor to sign a contract with AVI Systems for purchase and installation of courtroom technology in the amount of \$93,683.75.

Vote result: Approved

5.5 Courtroom Display System Maintenance Support Contract Update Approval

Approve and authorize Mayor Engen to sign a pro-rated 3-year maintenance support contract with AVI systems in the amount of \$12,521.00.

Vote result: Approved

5.6 Reappointment to the Missoula Urban Transportation District

Confirm the Mayor's reappointment of Amy Cilimburg to the Missoula Urban Transportation District for a term beginning January 1, 2022 and expiring on December 31, 2025.

Vote result: Approved

5.7 FY 2022 Business Licensing Fee Schedule

Set a public hearing on December 13, 2021, on a resolution affirming the City Council's August 2021 decision to increase business license fees by 3.00% and correcting the fee schedule attached to resolution 8538.

Vote result: Approved

5.8 Contract – Poverello Center Outreach and Operations Funding

Authorize the Mayor to sign and execute a contract with the Poverello Center for the provision of services and programs specific to people without a house in Missoula and providing comprehensive outreach services to that same population, funded by City of Missoula in the amount of \$211,476.00

Vote result: Approved

5.9 Hardware Quotes for Conference Room Equipment

Approve and authorize the mayor to sign quotes CERQ95365 and CERQ95761 from Cerium for the purchase of poly-com equipment for seven conference rooms and three court rooms in the total amount of \$53,163.58

Vote result: Approved

5.10 Resolution Relating to \$912,000.00 Storm Water System Revenue Bonds, Consisting of \$465,867.00 Series 2021B (Taxable) and \$446,133 Series 2021C; Authorizing the Issuance and Fixing the Terms and Conditions Thereof

Adopt a Resolution Relating to \$912,000.00 Storm Water System Revenue Bonds, Consisting of \$465,867.00 Series 2021B (Taxable) and \$446,133.00 Series 2021C; Authorizing the Issuance and Fixing the Terms and Conditions Thereof.

Vote result: Approved

5.11 Howard Raser Business Park Subdivision, Phase 3 Final Plat Approval

Approve the Howard Raser Business Park Subdivision, Phase 3 Final Plat.

Vote result: Approved

6. COMMENTS FROM CITY STAFF, AGENCIES, BOARDS, COMMISSIONS, AUTHORITIES AND THE COMMUNITY FORUM - None.

7. SPECIAL PRESENTATIONS - None.

8. PUBLIC HEARINGS

Mayor John Engen We do have a number of public hearings, pardon me, and state law and our own Council rules set guidelines for inviting community comment on a variety of issues and following a staff report on each of these, Council will invite the public to comment. During COVID, we have been holding public hearings open for a week and Council then takes action at their next regular meeting, which would not be until the New Year, and I may ask Council, without objection, to think about adopting rates this evening so that our team can move forward with all of that, but we'll get there when we get there.

Our first public hearing this evening is on, pardon me, a proposed annexation and zoning upon annexation at three addresses in Grant Creek and Emily Gluckin has our staff report this evening.

Emily Gluckin All right, good evening everyone. Can you hear me okay and see my screen okay?

Mayor John Engen We can.

Emily Gluckin All right. Good evening, my name is Emily Gluckin, and I am an associate planner in the Development Services Division of Community Planning, Development and Innovation. Tonight, I will be presenting a request for annexation and zoning on annexation. This request comes from IMEG on behalf of Diversified Real Estate, LLC for 3 parcels located at 3719, 3721, and 3723 Grant Creek Road....there we go. Before we begin, I'd like to describe the regulatory parameters that we're working

within for this request. State law and Montana codes annotated, as our guiding documents for this decision. And considerations of additions to the City limits, City Council has the decision-making authority and conditions may be imposed on annexation requests. Services must be provided to the annex property and a public hearing before City Council for zoning upon annexation requests is required. So that is why we're here this evening. The annexation request includes 3 parcels located at the southwest corner of Grant Creek Road and Howard Razor Drive. It is an area located between the interstate, Reserve Street, and West Broadway. The parcel is entirely surrounded by city limits; that's shown in pink on this map. Upon annexation the properties will become part of City Council Ward 2 and the Grant Creek Neighborhood Council. The 3 parcels are combined 3.32 acres, that are all occupied by Diversified Plastics, Inc. and are surrounded by land that has been previously annexed into the City. The subject property is in annexation area A on the City annexation policy map and areas that are designated as area A largely meet the guidelines of the annexation policy and are identified by the annexation policy as priority areas for the City to annex. Using this annexation policy to determine if this annexation request is aligned with the purpose and criteria of the policy, staff evaluated whether the annexation would contribute to the logical growth pattern of the City or fill in gaps left by previous annexations that created islands, whether the annexation meets current city standards around infrastructure and the provision of services, and whether the annexation policy, or further the annexation request complies with city plans and policies including the goals of the Growth Policy and other relevant adopted plans. So, for some existing conditions what's going on, on the site today. The property contains four existing buildings in which general manufacturing activities take place, including urethane manufacturing and injection molding. The property has frontage on Grant Creek Road and Howard Razor Drive. A curbside sidewalk exists on the portion of Howard Razor Drive that abuts the property and there are currently no pedestrian facilities adjacent to the property on Grant Creek Road... Oh, I went ahead....City water and city sewer are currently available adjacent to the property on Howard Razor Drive and the property is currently not connected to these services and uses a private well and septic system. Following the proposed annexation, the applicant intends to construct a building addition that connects two buildings on the two northern parcels of this property, as well as creating improvements to the parking area that include the provision of 47 parking spaces and some parking lot landscaping. The applicant requests annexation into city limits in order to allow the site to have access to city water and sewer. This is because the proposed expansion of the buildings will require the site to have fire sprinklers; therefore, connection to the City water and access to that water is necessary. The Our Missoula 2035 Growth Policy recommends a land use designation of community mixed use. Areas

designated as community mixed use are intended to integrate basic employment and services with main transportation corridors. They are characterized by a broad range of functions that include retail, education, and financial institutions, professional and personal services, offices, residences, and general service activities. The relatable zoning districts, as outlined in the Growth Policy are C1-4 neighborhood commercial, C2-4 community commercial, and M1R-2 limited industrial and residential. This property is also located within the Reserve Street district of the North Reserve-Scott Street Master Plan area. The Reserve Street District is intended for a mix of corridor retail uses, including hotels, dining, entertaining, office areas. In this plan, the specific property that we're looking at today has a recommended land use of transitional commercial which is intended to accommodate office and corridor retail uses, as well as upper floor residential units. And this plan for North Reserve-Scott Street also recommends specific right-of-way improvements and modifications to Howard Razor Drive and Grant Creek Road, as well as the intersection between those two roads. The current Missoula County zoning of the property is CI-2 2 heavy industry. This county zoning district allows commercial and industrial uses that include things like heavy manufacturing, processing, fabrication, and assembly of products or materials. The property is surrounded by both light to heavy industrial zoning districts that are in the City and the County, and community commercial city zoning districts. The proposed zoning upon annexation is M1-2 limited industrial where a number of commercial, general industrial, and agricultural uses are permitted, including the current use of general manufacturing and residential uses are not permitted in this zone. There are no setbacks in this district if not abutting a residential district and the maximum allowed building height is 50 feet and any new development on site will be subject to any applicable zoning standards in addition to the standard ones for M1-2, so for things like landscaping or parking those will be applied. Another part of the staff evaluation is the criteria for zoning upon annexation request must meet one of the three criteria. So, in this case, staff determined that the request for zoning upon annexation of M1-2 limited industrial authorizes and uses that are comparable to the land uses authorized under the CI-2 county zoning classification with the small exception of some intensive industrial land uses that are only permitted in the CI-2 district. The staff found that this criteria A was met, so even though the proposed zoning district does not align with the Growth Policy land use designation or the recommendations of the North Reserve-Scott Street Master Plan, staff finds that the change from a county industrial zoning district to a city industrial zoning district is appropriate. Staff recommends six conditions of approval for this annexation request. The first condition requires the installation of a fire hydrant adjacent to the northeast corner of the subject property. The second requires connection to city sewer, the abandonment of the existing septic system, and the installation of

backflow prevention if the petitioner chooses to connect to city water. Staff recommended this proposed amendment for this condition that is also in memo number one that was sent to City Council and based off of conversations between the applicant and city agencies, staff deemed this amendment to the original language that was in the staff report to be appropriate. The third condition describes required improvements to the intersection of Grant Creek Road and Howard Razor Drive. In memo number one, staff also recommended an amendment to this condition from how it was originally written in the staff report just to remove the word end for clarity. The fourth condition describes the requirements for half street improvements on Grant Creek Road, to bring this road in closer compliance with municipal standards for city roads. The fifth condition requires improvements to the driveway entrance to the property off of Grant Creek Road. And the sixth condition requires the applicant to execute a waiver of SID for future improvements and maintenance to both Howard Razor and Grant Creek Road and the purpose of this condition is to account for potential future right-of-way improvements or modifications that are in accordance with the North Reserve-Scott Street Master Plan. So, to conclude staff recommends the adoption of an ordinance to annex these three tracts of land and zone upon annexation to M1-2 limited industrial subject to the six conditions of approval including the two amendments that were described in memo number one. Thank you.

Mayor John Engen Thank you Ms. Gluckin. And with that, I am happy to open the public hearing. Does anyone care to comment on this proposed annexation and rezoning? And seeing none, are there questions or comments from Council members? All right, seeing none there, this public hearing will remain open for the foreseeable future until Council meets again.

8.1 Referral and Staff Report - 3719, 3721, 3723 Grant Creek Road Annexation and Zoning Upon Annexation

The City Council will hold this public hearing open until the take it up under final consideration on December 13, 2021.

Mayor John Engen And we'll move on to our second public hearing this evening, which is the adoption of the West Broadway Community Master Plan, and our staff report comes from Annette Marchesseault this evening.

Annette Marchesseault Thank you Mr. Mayor. I'm Annette Marchesseault. I am a project manager with the Missoula Redevelopment Agency, and I'd like to invite Rob Piatkowski who is a planner with our planning consultants Dover, Kohn & Partners to join us as well. And Rob while I'm introducing the

project, perhaps you could pull up the presentation. We have a brief presentation about the Master Plan tonight. We are asking City Council to pass a resolution to adopt this Master Plan for the West Broadway area as a, an amendment to the Downtown Master Plan which is an amendment to the City Growth Policy. The Master Plan, many of, a number of you have sat on the steering committee so you're familiar with the process for this project. We started back in April, Master Planning for the area. Funding was provided through the Missoula Redevelopment Agency and a planning grant from the Big Sky Trust Fund administered through, applied for by the Business Improvement District and administered through the Missoula Economic Partnership. We had a robust steering committee and really robust public engagement throughout the process. And with that, I'd like to turn it over, the presentation over to Rob to give a quick presentation about the Master Plan itself and then we can open up for the public hearing.

Rob Piatkowski Thank you Annette and thank you Mayor and Council. So, we'll go through these slides somewhat quickly. For a lot of you, you may have seen this presentation or some version of it, but for those that haven't I want to make sure we cover all the all the key points of the plan. As Annette mentioned, we began this process earlier this year in February with the project kickoff. We had our virtual charet which was our large public engagement process, April 5 through April 9, 2021, happened mostly virtually online through ZOOM and other means but we also had three in-person events during that time. From there, we had our draft plan and framework for our plan, and we worked on filling it in over the following months. We had a several virtual public presentations, in October and November, and here we are now in December moving towards plan adoption. Over this time, we've spoken to over 340 people or had their participation in one form or another in surveys, engaging online, or meeting in person. We do the one way, we're card asking one word that comes to mind about the area today and now and the more times the word is submitted the larger it is and so this helps us get a snapshot of what those participating in the process think of the area and you can see potential and forgotten are the ones that come up the largest. Similarly, when we ask the question about one word that comes to mind about the future, you can see much more positive words, really the, turning the potential into some actionable items including community, gateway, affordable, and river. We had community image surveys and the virtual charet. We had quite a robust input and it helped us to understand what the community thought was important in terms of the physical attributes of the neighborhood, as well as the social and community aspects of it. We asked at the end of that one-week charette what was, based on what you heard tonight do you think the draft plan is on the right track and 80% said yes or probably yes. Several months later at our virtual public presentation of the draft plan, we asked the same

question based on what you heard tonight do you think the updated drafts on the right track and we're again at 80% yes or probably yes, in terms of those who were in attendance and voting. The plan is available for review online on the website, we've kept this going the whole time and we'll update this again with the latest numbers. So nearly 7,000 website visits and 2,500 unique views. We had several public comment periods on the Master Plan, and we've extended the Master Plan public participation process and timeline by a couple of months to make sure we hear as many voices as possible and to have a more robust experience or outreach process rather. Part of this was thanks to the work of crew and MRA working together to make sure that we really hear from all those, especially those in the more immediate neighborhood and community of the Northside/Westside area. We had a paper survey delivered, door-to-door, as well as available online. We had over 60 respondents and it was really great because these were people we hadn't reached previously. So around 88%, we hadn't heard from before but still when we asked the plan recommendations for mixed use and walkable neighborhood center makes sense for this area, 89% said yes. All of that work over the past months and the dedication of many, many people from Missoula, especially from Northside/Westside neighborhood and the student committee resulted in the final draft that I'll, I'll walk through with you all tonight. The area is about 15 acres located between Clark Fork River, West Broadway Street, and North Russell Street, North California Street. Its project is following up on the West Broadway or sorry the Missoula Downtown Master Plan which was adopted in November of 2019. In this plan talks about this area the West Broadway gateway area called it and talks about adding new housing opportunities, adding affordable retail and restaurant space, redesigning intersections, and making crossing, making crossings of West Broadway Street easier and safer and more comfortable. It talks about orienting buildings to face Broadway Street, adding new sidewalks, and extending the riverfront trail. So, all that, we continued on and refined to a higher level of detail and more specificity in this planning process, and this process started because of changing conditions on the ground. The City has ownership of several parcels within the study area. There's a greater need for affordable housing now more than ever and the sites located within an urban renewal district and opportunity zones, both of which provide new, extra funding sources to help advance the ideals of this plan. So, taking everything that we've heard from the public and from the previous planning process this is we came up with these five big ideas to guide the plan and these, these ideas are what should continue forward. While the specifics of the plan may change over time, these, these should hold true. And we'll walk through each one of these in a little more specific detail. So, if you open up the plan, you download it from the website. It's also available in several locations throughout the City and hard copy. When you pick it up, you'll see that. For each of

the big ideas and the plan it has a spread like this that outlines the key elements and the key policies and strategies. The first big idea is to build the next great Missoula neighborhood center. This talks about a complete urban place, creating high quality and welcoming public spaces for all and safe comfortable and interesting streets. So really this portion of the document talks about the urban design, how the place could physically take form and including a mix that's balanced between housing, working spaces, and shopping and recreation, and it also includes several strategies to make sure that the area accommodates all of the residents and all those residing in in the Northside/Westside neighborhoods. So, it includes several strategies and guides and policies on the urban design, what makes a good space, a more comfortable space from that perspective. One of the key elements is creating a new main street that runs perpendicular off of West Broadway Street and this happens on city owned land and so there's a lot of control over the ultimate design of the space. What happens along West Broadway is a little more ambiguous because it's a state highway. So, by creating the perpendicular street, you can have a high control over the quality of the design in the space and make sure that it functions and serves the needs of the community. And the area is recommended to be designed such that the whole street can be turned into a pedestrian plaza for special events such as a makers fair or food truck rally or community block party. The plan also includes several street sections, how to modify the existing streets within the study area, using more incremental approaches. So, making sure curbs stay where they are and adding traffic calming features and ensuring that there's sidewalks, street trees, on street parking, and slower travel speeds. So, cyclists and cars and trucks, as needed, can, can all make use of the streets, but I'll be comfortably and safely done. So, these are for Cedar Street, Hillsdale Street, and also North California Street. The big idea too is to be a good neighbor and respect the local businesses currently on site. There's a lot of businesses within the study area and a lot of these have been there for a long time, sometimes several decades. And so, the plan assists in the improvement of businesses along West Broadway Street. It makes the option for redevelopment available to private property owners, while allowing local businesses to remain. And thanks to the survey that we've, that we worked with MRA and crew on, who were able to hone in on what some of the local serving uses that are desired by the community and what those might include, such as local restaurants and cafes, a daycare, a laundromat, community space, incubator and kitchen spaces for food related startups or manufacture like manufacturing, a corner store and grocer, and art studio. And the plan really intends for this to become a local destination, having uses that serve the local community, places where people can walk or bike to, to meet their daily needs, and for a place for the community to meet. So, the plan talks about encouraging local ownership, assisting retail and locally owned businesses, and establishing a

maker district here, building upon the existing light industrial uses in that area and, and the entrepreneurial spirit of, of the neighborhood. And we've also added in some more recently, since one of the earlier drafts, some specific strategies on, on how to do that how to promote small businesses and local businesses within, within the area. Next is big idea three, connect to the river and complete the path system, this means to increase access to parks and nature, connect to the river, and complete the path system and build sustainably. There are some parks in the area and in 2020, Downtown Lions Park. The update to that that was adopted and that will include a playground and community garden and so this plan recognizes that and proposes to include complementary park features within this area since Downtown Lions Park is just next door. The plan talks about opportunities to transform the Flynn-Lowney Ditch at the terminus of the long green along the river into more usable park space such as lawns and community gardens. This long green is really the key, one of the key urban design and park features of the plan. It stretches from West Broadway Street all the way down to the Clark Fork River and along different segments of it there's different activities that are proposed to happen. In this section, this is really the heart of the community, the neighborhood center rather where there's businesses and shops lining a new green space, out spaces for outside dining, which is important, as we now know over the last couple of years but also spaces for people who aren't going to local, aren't going to the businesses or aren't dining out, just places for people to sit down and enjoy spending time in public or reading a book without having to go to you know be shopping or dining at a restaurant, just benches and tables and so on. Working our way further south, there's space for playground or small climbing feature, as well as an overlook to increase views of the waterfront. And the plan also talks about increasing the width of the trail and adding shade trees and lighting to improve security at nighttime. Green infrastructure is an important part of the plan. The plan talks specifics about several different types of green infrastructure and where it can be located. And biking is again an important feature of this document as Missoula works towards achieving its ambitious mode share and mode split, as included in the long-range transportation plan ensuring that this area is accessible by bicycling is really important. So that includes connecting the trail, making sure that the missing link along the north side of the river is filled in, as well as including long-term and short-term bicycle parking. With sustainability practices, the plan talks about sustainable buildings, zero waste facilities, making sure there's space for landfill, as well as compostable and recycling material, recyclable, recyclables and reducing energy consumption by encouraging solar panels and other renewable energy sources on site. Big idea four is probably the most important part of this plan and that's to help solve housing and rental space affordable affordability issues within the City. As you're aware of, housing costs have gone up

tremendously in the City, more than doubling since 2011. So, this plan includes a detailed set of strategies as to how affordable housing can be incorporated within the site and hopefully more broadly applicable to other parts and other developments that may happen across Missoula. These are broken down into zoning strategies such as reducing parking requirements for affordable housing, reduce the minimum unit size. I should say that all the strategies on this on these pages and the next slide I'll show are all recommended for the creation of permanently affordable housing and not just any development in general. Next is to streamline development approvals and entitlement processes and to explore options to minimize impact fees as possible under state law. So, this might, this might include reimbursing these fees for those projects that include permanently affordable housing. The plan also talks about different financing and funding opportunities, low income housing tax credits, utilizing TIF. Again, the areas within the urban rural district. So, there's TIF funding available to help construct public infrastructure and open space, as well as to incentivize affordable housing on privately held parcels. There's funding possibly from the City of Missoula Affordable Housing Trust Fund and to look into new market tax credits. Probably one of the most important parts and opportunities and one of the reasons why this plan was brought forward in this process was because of the City owned land, city ownership of several parcels within the study area provides an opportunity to directly pursue development that will implement the planned vision and key goals. Development can be very expensive, land is a big cost along with materials and labor, and the entitlement process. So, by being able to take out one of those huge costs, those savings can then be passed along in terms of lower rent and lower sale prices. And so, the plan recommends several strategies for utilizing that cost-saving potential in terms of following a public-private partnership with the developer, partnering with the nonprofit developer or community land trust, and also coordinating with Missoula Housing Authority. And the plan also talks about supporting existing tenants and assistance and has several or has affordable housing targets. And these affordable housing targets are based on area median income, AMI, and the plan recommends 50 to 70 permanently affordable housing units on the site and 35% of those for households are earning up to 30% of AMI, 35% of those for households earning between 30-80% of AMI, and 30% for households earning between 80-100% of AMI. And the AMI fluctuates, you know it's updated yearly and also depends on the size of the household. The larger the household, the higher the AMI will be. And the last big idea is creating a unique entry experience into urban Missoula. Right now, as one travels through and passes through this, this area, especially from approaching from the west, it's hard, it's not really possible to tell that you're within the urban core of Missoula and that there's such great neighborhoods just a block off of West Broadway Street and so, first impressions matter. And this section of the plan

talks about creating a new gateway experience and a sense of arrival at the intersection with West Broadway Street and North Russell Street and reimagining West Broadway Street. One of the changes to the plan from the last time we presented is adding some clarifying language that these recommendations for West Broadway Street require further study and coordination with the Montana Department of Transportation. So, MDT, the Montana Department of Transportation, is in a process of designing and rebuilding West Broadway Street. And so, this plan recommends key enhancements to their designs to ensure that pedestrian and cycling safety is enhanced, both the long and crossing, especially at pedestrian crossing with flashing beacon, at Burns Street and a roundabout at North California Street, Toole Avenue, and West Broadway Street. So again, these are things that will require further coordination and study and working together with MDT and the MPO and the City. And this is the illustrative plan and this kind of depicts the potential future build out for the West Broadway area, the overall vision for the entire 15 acres. The dark gray rectangles are the existing buildings, the green is existing or new public space, and the reddish pink are proposed or possible new buildings. So, a lot of this, what's shown here, is really big picture ideas. What actually gets built and implemented over time will really depend on individual property owners and them following their own goals and their own visions on their on their land. The hope is that through the right incentives and the right regulations these individual actions will all come together and form a cohesive whole in terms of what's shown here in this vision, but it's important to walk to this in a phasing, in a phasing process to understand how it could be built out over time and really highlighting these areas shown in orange. These are areas where the City owns land whether, it's the Sleep Inn site or the Missoula Water site and this is where the plan can happen the quickest, as well as following the ideals shown in, in these illustrator plans and renderings. The first things to possibly change are West Broadway Street itself and the Missoula, and the Sleepy Inn site. Next, one can imagine the Missoula Water site redeveloping and just within these couple phases, a new complete place can be formed with a new public square, lots of new space for retail and new businesses to come in and offices for community services, as well as new residential uses. Next we can imagine the long green extending further south down to the Clark Fork River and properties along the river redeveloping. And lastly, in the long term, the private properties in between these other city-owned areas can redevelop as well. Bringing it all together, the overall development plan, which is through phase three, which was this one right here, recommends 20,000 to 30,000 square feet of usable space for retail and restaurants, especially local ones 10,000 to 15,000 square feet of space for offices and community spaces, 100 to 130 market rate townhomes and apartments, and 50 to 70 affordable units targeted to the following income brackets. Parking is an important part of the plan and most of

the parking is recommended to be on street or mid-block, so behind the buildings, on surface parking lots, but depending on how much is built in the area, additional parking might, might be needed in terms of structured parking. And also, it's important to support the, this plan and the other city plan goals towards increasing transit, walking, and biking mode share to reduce the need for parking. And lastly, the plan talks about the implementation process and for each of the big ideas includes specific strategies and action items for getting there. And next steps in our approval process, on our schedule, is for final action next Monday at 6:00 p.m. and then Big Sky submitting the final plan to the Big Sky Trust Fund at the end of the month. So, with that, I'm happy to take any questions and, and thank you again for, for your time this this evening.

Mayor John Engen Thank you Rob, I appreciate that. And I am happy to open the public hearing on the West Broadway Master Plan. A couple of items to note, however, apparently I can't read a calendar so forgive me. Council will be meeting next week we'll take these items up under final consideration then. So again, these public hearings will remain open, and I am checking to see if there is any comment this evening and I see oh Mr. Wilburton.

John Wilburton Can you hear me Mr. Mayor?

Mayor John Engen We can, yes sir.

John Wilburton Yeah, thanks again. I thought I'd hang around for this because I think this is a really important step for the, the west side of our, of our city. My name is John Wilburton. I didn't mention earlier I'm in Ward 6 on 8th Street very near Catlin and because of some of this stuff that, I've been observing over the years happening along Russell Street and that you know that's sort of an extension of the activities and the energy that happens along with Broadway, I've paid a lot closer attention to this plan than you might, that you might expect considering I live in another neighborhood. I really think this is a really good plan overall. I really appreciate the work that the consultants put into this and all the people that showed up and I heard a lot of good, a lot of good suggestions and there was a lot of a lot of people present that seemed like there was people from very diverse backgrounds. I really like the, the product, the human scale representations, the interior block, the parking, zero lot line development, the respect of the river and particularly the, the usable public green spaces that are like basically like plaza. So, if this city can make this this stuff happen, this is going to be really good for that neighborhood and really good for all of us. I also really appreciate the addition of the, the west the West Broadway suggestions that I hope the City will work on with MDT and get a lot better bicycle and pedestrian facilities along West Broadway and in the vicinity of this project. So, I had, some of you might have heard in my, my comments during the process and I wanted something that I want the Council members

and city to consider when it comes to our city-owned lands is that we, we ought to think about how our social service organizations, the social service outlets and our affordable housing residential units for affordable housing get arrayed across the City because there seems to be a pattern emerging that they're all, they're all happening generally in in two or three very distinct areas of the City. And one of the suggestions I put in, not that this this I know that this plan has its own trajectory now, but the City should consider selling property that they own such as this potentially because it could, it could benefit from higher intensity use than mostly residential, maybe it would be better as commercial retail more of that than residential or land swapping with developers. And the point of this really is, is so we don't have income stratification across our community, that we don't end up with all the poor people living basically along Broadway and down Russell Street so, but it is, it is a good plan. I support it, I, I recommend adopting it. I do have one particular concern that I identify as a floor where we can move the needle on, on how we develop and it has to do with the, the street cross sections that are represented on pages 87 and 89, particularly the, the Hillsdale cross section and California, that's basically the measurements as represented in those the sections between on the on the right-of-way that the basically the, the parking lanes and the car travel lanes are excessively, excessively wide even one street even suggests that we'd have to take five more feet of in order to accomplish that. And if you look at it, there's basically de facto 10-foot parking lanes which is more than enough. There's a representation of up to 12-foot travel lanes which is unnecessary and also that encourages speeding. So, we want to we want to take this as an opportunity to shift the paradigm away from car dominated public spaces and I would suggest to reduce any references to parking lane widths down to eight feet including the curb and gutter and then or the gutter that is and then reduce the travel lane with representations to, to 10 feet. One of the reasons this is this has become kind of dear to me is that I was involved modestly with public works when they redesigned Catlin Street, which is very close to where I live and I wasn't paying close enough attention and I missed that they basically installed 12 foot travel lanes here and now we have to live with fast, with speeding traffic for however long this infrastructure lasts. So, reducing the traveling zone to 10 feet would help calm down the neighborhood and then I know that we run up against this concern from emergency services that they, they're worried that they can't pass, you say pass by each other in case of an emergency and the irony is that if we design streets wide for the emergency services, you end up having to have more emergency service to respond to the collisions because people are speeding on wide streets. So that's, that's all I have to say. Thank you. I support the plan. I appreciate your time and Mr. Mayor I want to check and make sure I get muted as soon as I say goodbye. Right? So I can....

Mayor John Engen [inaudible]

John Wilburton Can I have music on now?

Mayor John Engen You sure can.

John Wilburton Thank you sir.

Mayor John Engen Thank you. I see no additional hands raised among our attendees, so I will ask if Council members have any questions or comments before we move to our next presentation? Ms. Harp and I think if you raise your hand through the Zoom, I can actually see it this week....so.

Aldersperson Harp I don't know if it's working again John let me....

Mayor John Engen Oh really?

Aldersperson Harp Yep, I took it down just now, let me put it back up. Do you see that?

Mayor John Engen I don't. Okay.

Aldersperson Harp Interesting, all right.

Mayor John Engen [inaudible]

Aldersperson Harp All right, Rob thank you again for that great presentation. Since the first time you did it in committee and tonight I've, I, I've been thinking about this a lot, so I have some questions but first of all is a tongue-in-cheek kind of question. Are there actually any communities that ever say they would prefer an auto-centric kind of community over a walkable city?

Rob Piatkowski There, there are. It tends to not work in some of those places, just because we, we, you know prefer the walkable ones but there are places that you know they like having their auto accessible places and that's, that works for them so....

Aldersperson Harp Okay.

Rob Piatkowski [inaudible].....Missoula.

Aldersperson Harp Well, well, it, it's good to know that there are options in, inside of America that depend on what kind of kind of community you want, we have choices. So, I, I guess my next question is, if, what will it actually take in terms of trade-offs as a community to actually live up to our ideals for a walkable city?

Rob Piatkowski Yeah, so that's a great question and really a lot of it comes down to parking, and so parking is a big issue no matter no matter where you are in in the country. It's the thing that comes up and in many ways, it's the primary design factor behind our cities is accommodating all the parking that's needed and it's a Catch-22. The more parking you'll accommodate, the less comfortable, the less inviting it is to travel by walking or biking or transit. And so, as a community, you really need to make sure that all modes are invested in and you know over the last several decades most money has gone

towards highways and roads and parking and so obviously those are the choices people will make but by investing more resources in other modes, you know making places safer for walking and biking and transit those will become more, more viable options for people things that are convenient and dignified. So, you have you know a nice bus shelter to wait and you're not standing in the rain next to a puddle in the street or you have designated bike lanes and Missoula is doing a great job in, in this regards. You have a great bike network, trail network, you have the Fairfield transit on Mountain Line, and really working towards those types of those types of goals and so, it's, it'll have to be a continuation of that. I think Missoula has all the right pieces in place. It'll take a little bit of, a little more time and effort to keep, keep working at it and you know recognizing that people will still need to drive, not everyone can walk or bike or they have certain needs where they might need to drive or that's just what they prefer to do, but it's making sure that all these different modes are have the same level of choice in terms of being, all having, all being choice-worthy modes of getting around town.

Alderson Harp Right. Mayor, will you indulge me a couple more questions?

Mayor John Engen If, if they're actually about the plan....Yes....[laughs]

Alderson Harp Yeah, sorry. Inside of the plan, you made some recommendations in terms of for our community to get closer to our affordable housing goals. In this particular, in what you recommended, was reducing unit sizes and parking requirements just like you spoke to and minimizing for, minimizing impact fees and streamlining development approval. Was there ever consideration in terms of reducing minimum lot size as well?

Rob Piatkowski I think in this particular instance, not so much just because of the zoning that it is. It can already build quite intense and it's likely to be townhomes or apartments and condos, but that's a, that's a strategy that can be applied in areas where there's going to be more single-family homes. So, that's a good, that's a good point to bring up.

Alderson Harp Great. And my very last question....So with density such as this that is proposed in this particular area, in light of what's been going on recently in other projects around town, with this kind of density how many stories would we have to anticipate in order to accommodate 100 to 130 market rate homes and 50 to 70 affordable housing units in addition to the other workspaces and shops?

Rob Piatkowski Right. So, in the plan, it talks about four to five stories.

Alderson Harp Thank you for indulging me.

Mayor John Engen Further questions, comments? All right, seeing none, once again thank you for that great presentation and the hard work from our friends at MRA and Dover, Kohn. We'll take this item up next week.

8.2 Adopt West Broadway Community Master Plan

The City Council will hold this public hearing open until the take it up under final consideration on December 13, 2021.

Mayor John Engen And our third public hearing this evening is on a resolution of the Missoula City Council increasing municipal stormwater, wastewater and water rates for those city-owned utilities. And I think we're going to start with Mr. McInnis. I will offer a couple of comments in advance. Council members have heard this in committee, and I will just say for the record this evening, for the audience that may be listening, we have, we have both tremendous opportunity and a tremendous responsibility in, in maintaining, pardon me, and improving these critical utilities that really make life and life as we know it at least possible in the City of Missoula. As you all know, we were able to acquire the City's water system from a private owner in 2017 and I won't belabor that process, but the reason we did that is to ensure that, that that critical community asset was taken care of not only for the folks who are using that water today but for many, many generations to come and, and as a function of that, we need to make investment. Our rates are, as you'll see in this presentation, our rates today are, are comparable and lower than rates in many other communities around the state against whom we benchmark and, and the difference between what we will be doing, as a function of a rate increase, versus what the private owner would have been doing, as a function of rate increase, which by the way that private owner had a fairly well established pattern of increasing rates year over year in some cases 5% a year all for the largely for the purpose of increasing revenues and, and return on investment. Your investment which, is what your rates are in this system, user fees and investment, will go directly to supporting the system and improving that system, which when we acquired it in the case of water leaked about half of what it pumped. We believe we have an obligation to bring this system to an industry standard and we're doing that in a, in a thoughtful and measured way and this increase for water again is, is directly, is directly reinvested in the system to ensure that it operates well today and well into the future. Wastewater is sometimes something that we take for granted but the fact of the matter is that if, if we were each operating on our own septic system in this community that water we drink would be much different. The treatment would be much different and the consequences to the community would be much different. So, so sanitary sewer is a, an essential component of modern life and again we take our stewardship of that system and our responsibilities as, as a polluter very seriously. So, as we make improvements to that system and we innovate, we are protecting the Clark Fork River, we're protecting the aquifer that supplies our drinking water, and we're taking lots of

nutrients out of the system, as well as in parts of the world where there is no sanitary sewer, all manner of disease and other challenges. So, wastewater is a big deal and something we take for granted, but we need to continue our investment there and we do so in ways that are again measured and thoughtful. And finally, our stormwater utility which is relatively new, largely a product of federal regulation, but I think that regulation was appropriate, further ensures that the water resources that we depend on for not only drinking and bathing and all the other things that we use potable water for, pardon me, that, that that aquifer is protected and the river is protected as all the stuff from, that we produce, as, as people who live every day doesn't further sully these resources that we appreciate so much, including the Clark Fork River which has tremendous environmental and, and recreational value. So, with all of that, I am happy to introduce this topic and, and this thoughtful approach to managing those systems over the long haul.

Jeremy Keene Good evening Mr. Mayor, members of Council. Jeremy Keene, I'm the Director for Public Works and Mobility and I'll just kick us off here with a few words and then I'll hand off to Deputy Director, Logan McInnis, and our consultant Melanie Hobart with FCS Group. As the Mayor said, we have a strong commitment to providing affordable, reliable utility services to our community. And in order to do this, we have to be responsible stewards for these systems and for the environment that they protect. Our job is to keep the costs down, but we also have to ask when necessary to keep these systems running well and that's what we're doing tonight. Our primary challenges that we face with our utilities are that they are aging systems and that we're seeing increased costs. We've historically not kept up with replacement needs so we're relying on infrastructure now that's well past its intended life. Our folks do a great job of keeping that stuff going, but at some point, it will break, and we will need to replace it. So, being proactive about replacing that infrastructure will help us avoid more costly emergencies and disruptions, and we need to invest in new technology to make us more efficient and more sustainable in the way we run those systems. And like everyone, we're seeing increased costs for labor, materials, and energy. We rely on skilled experienced operators to run these systems and these systems require materials and power to run. We saw a CPI increase this year over 5%, that's not a new trend that's, that's something that in some areas like health care benefits, we've seen for a number of years. So, we're doing a little bit of catch-up. This was part of our FY22 budget request that you all looked at and approved in August. We proposed these as mid-year rate increases starting in January and we propose to spread these over three fiscal years to lessen that immediate impact and provide more predictability for our customers. So, thank you for your consideration tonight, I'm going to hand off to Logan and he'll take you through the details.

Logan McInnis Thank you very much Jeremy. My name is Logan McInnis, I'm the Deputy Director of Public Works for Utilities. A little overview on utility rates, the fees that our residents pay allow an abundant supply of high quality drinking water, as well as water and storm water services that protect the rivers and streams and aquifer that make our community special. So, the fees cover the cost of providing these utility services. An average metered residential customer in Missoula pays about \$60.00 a month for their water, wastewater, and stormwater services combined. For comparison, the typical cable TV bill is about \$45.00 a month, a cell phone bill is probably at least \$50.00 a month, and a typical internet bill is around \$75.00 a month. So, we think, we provide incredible value for the \$60.00 a month investment that our customers are making in these utilities. A little bit of background on, on the utility rates. You know, the, the bar chart at the bottom compares our combined utility rates with all the other big cities in Montana. This is a study done every year by the consulting firm of AE2S and there are certain things they assume to make one-to-one comparisons between communities. These aren't necessarily our actual costs, they assume 6,000 gallons per month of water, wastewater consumption. So, that's, that's to make apples to apples comparison. So, as the chart shows, the you know Missoula is nearly at the lowest rates in Montana when you combine all the utilities. Our current water rates are a bit less than they were approved in 2011. So, you know in the same period of time as Jeremy talked about the CPI, it's gone up 20 % in that same time period and our rates haven't changed. Wastewater rates have not increased since 2015 and our current stormwater rates were established in FY20 after a rate study or provided by the FCS Group. So again, as you'll see in the bar chart, our combined rates using the AE2S methodology is about \$60.21 a month, just, just a bit higher than the lowest, which is Great Falls. So, why are we asking to raise these utility rates? We need to address inflationary cost increases, everything from energy, supplies, equipment and labor costs are going up across the board. We need to add full-time employees to address the growth that we're seeing in our community and to further the mission of the utilities, to provide drinking water and clean wastewater and storm water. We need to further invest in sustainable infrastructure, to reduce water leakage, to improve our wastewater treatment processes, to continue diverting nutrients from the Clark Fork River, to avoid algae blooms, and to remove pollutants from our urban runoff in our stormwater. We want to prioritize reduction of greenhouse gas emissions from our water and wastewater utilities, which generate 58% of the City's emissions of greenhouse gases. Now the water utility, a little overview, Missoula Water provides excellent customer service and produces some of the highest quality drinking water in the state of Montana. The DEQ views us as one of the best operated systems in Montana; they've told us that a number of times. Our facilities can meet the community's needs for domestic and fire protection water

into the foreseeable future, 24 hours per day, 365 days per year. And our customers know that the water from the tap is healthy and that we rigorously test it, as required by the state and federal law. A little bit of background on our water utility rates. Again, as the Mayor described, the water utility was acquired from Liberty Utilities in 2017, and we're still charging the rates they had in place which are less than what was adopted in 2011. As the Mayor also said, Liberty Utilities, we know, planned to raise rates about 5% a year. And in the four years we've owned it, we haven't changed the rates at all. We've increased investment in maintenance staff and in capital spending. So, when you compare our water to the cost of bottled water, our customers pay about 0.4 cents per gallon, compared to \$1.15 per gallon of bottled water, or it's about 287 times more expense than our water. So, another chart from the AE2S study down here, you know Missoula Water rates are relatively high in Montana and particularly when you compare us to groundwater systems, which the, the pound sign for us old people I guess it's got a different name now but those are for groundwater systems. So, we're the highest groundwater system in Montana and that's a factor of long-term private ownership of the system. That's all I had to say here. So, the AE2S study says that our, our average metered residential water rate is about \$40.56 per month when using that 6,000 gallon per month comparison. What will these increased water rates be used for? We want to work toward our goal of replacing 1% of water mains each year, that assumes a pipe you put in the ground can last a hundred years. Recently and then prior to our ownership, it was about 0.3% each year of replacement. The FY22, we're targeting about 0.6% per year replacement. So, still not quite at that goal but we are building toward it. We'll be replacing about 2.3 miles of, of water mains in Missoula this year. Another goal is to complete our implementation of our advanced metering infrastructure or AMI system by 2024. These new water meters will provide customers with real-time information about their water usage through a customer portal that we will be developing once we get enough of these new meters installed to, to make it worth having that portal in place. And this system is going to reduce vehicle miles needed to gather meter reads. It used to be every month, we had to drive every street to pick up meter reads. So, our hope is to collect more than 90% of these just through radio transmissions. We'll still have to do some reading but we're going to significantly reduce FTE time and fuel used for gathering meter reads. We're going to invest in new storage tanks, transmission mains, and water supply wells. And lastly invest in new technology to find water leaks. I'll talk a little bit about the wastewater utility now. We provide our customers with an incredibly high value for about \$16.00 a month current. The system protects the Clark Fork River by removing pollutants such as 98% of suspended solids and biochemical oxygen demand, more than 93% of the phosphorus that enters the plant, and more than 80 % of the nitrogen that enters the plant. The resource recovery facility converts

organic material and sewage to methane and compost, which reduces our energy bills and provides the compost product used throughout western Montana. Our poplar plantation, that you're probably all aware of, it diverts more than a thousand pounds of phosphorus and 10,000 pounds of nitrogen from the river every year, which reduces algae blooms that can happen in the Clark Fork River. Some background on wastewater rates, again current wastewater rates are same as they were in 2015. The same time period, the CPI has risen 14% and as the bar chart at the bottom shows, our rates are 50% lower than the next lowest city in Montana. We implemented a new flow-based wastewater rate structure in FY21. Our intention was for that to be rate neutral but due to a variety of factors, mostly related to pandemic, our revenue actually decreased by about \$500,000.00. So, a big chunk of the of the rate increase is just to get us back to where we were prior to that new rate structure. So again, at the bottom based on the AE2S study, we're, they show us about \$15.44 cents a month currently. What will these increased wastewater rates be used for? Again, to offset that reduction in revenue I just mentioned. We want to rehab or replace three lift stations and develop plans for two more lift station rehab projects in FY22. We need to improve our UV disinfection system and other systems at the resource recovery facility. We want to upgrade and expand garden city compost facility to meet stricter DEQ requirements that we've agreed to. Again, our goal is to decrease Public Works and Mobility's greenhouse gas emissions by 10% over the next 5 years. One way we're going to do that is to complete a third party financing package for a 500 kilowatt solar farm at the resource recovery facility, which will be implemented in 2022 and will take advantage of a 26% tax credit that's in place, that the third party financiers can benefit from. And we need to study land application alternatives so that we can continue to divert unwanted nutrients from the Clark Fork River. Onto the stormwater utility, we strive to protect Missoula's water quality and comply with state and federal water quality regulations. We've been working hard to identify and map all of the stormwater infrastructure that's in the ground throughout our city. We're ramping up our inspections of construction sites to reduce the erosion that can be discharged to our water bodies. We're working to complete projects to improve the quality of storm water discharge to both the Clark Fork and Bitterroot rivers and the Missoula aquifer, and these rivers are both considered to be impaired by sediments and nutrients and other factors. So, we need to do better with the water that we're discharging. We are striving to improve our compliance with the City's municipal separate storm sewer system permit or our MS4 permit, which is driven by the Clean Water Act. We're working to maintain and recertify 4 accredited levies and one high hazard dam. We're training contractors to improve construction site stormwater runoff and we're educating the community on the importance of eliminating pollution from our urban runoff. And one thing I want to point out

about the, the levees and the high hazard dam, we're the only storm water utility in Montana that has that responsibility, the others are focused solely on stormwater. We have those additional duties that that other utilities do not have. I'll talk a little bit about the stormwater utility rates. The utility began with a low initial rate in 2018 and then the current rate structure was set in FY20, with an average residential rate of \$4.21 per month. And again, the bar chart from the AE2S study puts us about in the middle of the communities in Montana. And like I mentioned, we, we take on those levees and high hazard dams and that's a significant part of the work that our storm water utility performs. So, what will these increased stormwater rates be used for? We want to construct capital projects such as the Carras Park project pictured to the right and it's it looks a lot different now if you've driven over the bridge there. It's, it's actually already done and, and the storm water is now being injected into the ground rather than discharged directly to the river. We're also working on a South Hills storm drainage project, we were successful in achieving an ARPA grant so we have some, need to provide some matching funds for that, but it's a little over a two million dollar project. We need to continue expanding maintenance of our stormwater infrastructure, cleaning dry wells inlets, and sediment basins. We need to do more work at jetting out storm mains. They haven't received the kind of attention that our sanitary sewer system has over the years. So, we need to put more effort into cleaning these things out. We want to continue installing infrastructure to remove stormwater pollutants before they enter our local water bodies and expand maintenance on the 4 FEMA accredited levee systems that we are responsible for. These protect property from flooding, and they provide the benefit of reduced flood insurance rates for the properties that are behind them. So, some things that came up when we came to the Public Works Committee. The question, what if the rate increases are not approved? What happens? So, we would need to continue to defer necessary maintenance and capital projects on all of these utilities. Deferred maintenance can lead to system failures, impacts the surface, and groundwater quality, and ultimately can endanger public health. Water leakage rates would very likely increase even further. For our wastewater utility, we would likely result in staff reductions, reduced levels of service, and could ultimately lead to compliance issues with our Clean Water Act discharge permit and for our stormwater issues with our MS4 permit as well. I think there were questions about sustainability you know in the Public Works Committee, so, we I've talked about a lot of these things, but I just want to talk a little bit more. What are we doing to become more sustainable? You know for wastewater; you know electricity used to pumps and our wastewater treatment equipment is by far our biggest source of greenhouse gas emissions. I mentioned previously the solar farm which is projected to produce 650 megawatt hours per year of renewable energy, which would offset 20% of the power consumption from our main electrical

feed at the resource recovery facility. For water, 50% of our energy usage is a result of leakage and you know we're ramping up investments in main replacements and in technology to find and fix leaks as well. Water is also planning to replace inefficient pumps and intending or working towards plans to develop a new well site where we can take advantage of Missoula Electric's mostly carbon free power portfolio. So, that'll lead to a significant reduction in greenhouse gas emissions as well. So again, we're targeting a goal to reduce greenhouse gas emissions by 10% over the next 5 years. And a few questions, I wouldn't call them frequently asked questions, but a few questions came up in the last couple of weeks from, from customers, from, from the community so we wanted to help address some of those things. So, one of the questions, why can't the federal infrastructure funds be used to avoid these rate increases? These funds are generally only available for capital projects and are not intended to offset operational expenses, which is a big part of the rate increases that are needed. We are, we have received some funds, we've got 10 million dollars in ARPA minimum allocation funds for water and wastewater, so that's, you know those funds are allowing us to do a bunch of projects that would either have to not they would have to be postponed or it would lead to even larger rate increases. So, these federal infrastructure funds are helping, and they'll continue to help. We're going to continue to work hard to apply for, for more of them and you know, we certainly have hopes that the infrastructure bill is going to lead to some principal forgiveness on some of our SRF borrowing so they will lead to lower rates over time. And questions about how these average rates are calculated and why are they less than my bill? Of course, you know, these bills vary depending on the property that you live in and the amount of water you consume and it's, it's less about how many people live in your house and more about how much irrigation water that you choose to put on your lawn in the case of, of water bills. Questions, will these changes to utility rates affect which utilities I'm going to be charged for? And now, you're still going to be charged for the same utilities you currently pay for, your rates are just going to go up a bit. And again, why are rates going up faster than the CPI. Well, we need to keep up with inflation, of course, as well as increase our replacement of aging infrastructure. And as we've talked about, we haven't changed rates in years, so we've got a lot of catch up to do with previous inflation that, that we've already experienced. This last one is about the second public hearing item. So, I guess I'll address it now, if that's okay? So, there's, after this hearing, we have a hearing about a tap fee and a staff assistance fee. So, the tap fee is an existing fee, it's actually, we're actually reducing the fee from what it is now, but the customer is going to be providing some of the tapping materials, so they have more control to get it ordered in a timely manner. We've had a lot of issues with, with delays of tapping saddles and that kind of thing. So, the water tap fee only applies when you're making a new connection

to the water main and would not be charged, it's not going to affect anybody's monthly utility bill, and it's a fee that contractors are already paying. Now the staff assistance fee, that's only going to apply to contractors and developers that request staff assistance with additional testing of water mains and that's not going to affect anybody's monthly water bill either. So, I can pause for any questions that have arisen.

Mayor John Engen You know, we'll keep plugging please Mr. McInnis and then we'll, we'll take Council questions when we're clear of the entire presentation.

Logan McInnis Okay, thank you.

Mayor John Engen Thank you.

Logan McInnis So next, I would like to introduce Melanie Hobart from the FCS Group. Melanie has 14 years of public sector and consulting experience. She's completed dozens of rate studies for water, wastewater, and stormwater utilities throughout the northwest. FCS Group is an industry leader in providing financial, economic and management consulting services for the private sector. They've performed more than 3,000 utility, finance, and rate development projects for state and local governments. So, with that, I have Melanie's slides. Melanie do you want me to flip them, or would you like me to stop sharing and let you share them yourself?

Melanie Hobart It works either way. I'm happy to do it myself, if that works for you?

Logan McInnis That's fine, I'll stop sharing.

Melanie Hobart Okay. All right, all right, can everybody see my slides now?

Mayor John Engen We can.

Melanie Hobart Excellent, okay. So, I want to say thank you Logan for the introduction, most of you have seen me before. I'm here today to talk about the recommended kind of three-year updates to the water, sewer, and stormwater rate adjustments. I also have with me, Angie, she's the Principal and Vice President on this project at FCS Group, so she's here as well, if any questions come up, but let's get started. So, to begin, I want to start with a very high level, on what is utility rate making. Utility rates are, on a very basic level, set to recover the cost of providing service and Logan did a really great job of describing what those needs are and what they are going forward. There are 2 types of primary costs that a utility incurs. The first is operating costs, these are pretty regular. These are salaries, benefits, maintenance the type of things that are increasing annually with inflation, but pretty predictable. The second type of costs are capital costs. These are a lot less predictable and as you see here in the chart, the capital costs change year to year in a way the operating costs do not. Capital costs are one of the main drivers in a lot of utility rate studies and including these and we've developed plans for each of

your utilities to maximize debt and cash funding, as appropriate going forward. So, 2 different types of costs here that we're looking at. The first thing we're going to talk about here and the main thing is a revenue requirement. A revenue requirement is just an analysis of how much rate you need in the door to cover your annual financing needs. What it results in is a rate adjustment strategy, a multi-year plan. We're going to look at 3 years here. Our models go much longer and we, we wanted to focus on these 3 years for Councils, for Council's attention. There are a number of things that go into what is required in your annual revenue requirement. We have 4 categories here and I want to first talk about financial policy impacts. There's a number of different financial policies we have included and they're driving the needs in this case. One of them is the day's cash on hand. This is your operating minimum balance, so the idea here is if the utility revenues stop coming in tomorrow, how long can you operate without cutting levels of service? So, this is kind of an industry standard thing we look at. We have recommended, you know different for each utility because each utility has a different revenue stream, but we've recommended kind of a minimum days on hand of cash. The, the next one we looked at is a capital minimum balance. The capital minimum balance is really for unexpected emergency failures in your system, maybe a pump fails, maybe a vector truck dies. Whatever it is, we've set up kind of a minimum capital balance target we want to achieve, over the forecast period. So that's one of the other drivers here and then the last one is both a financial policy, as well as a, an industry kind of requirement; it's debt coverage ratio. Debt coverage ratio looks at the amount of revenue after you pay all your normal operating expenses that is available for debt service. The general standard is you want to have about 125% or 1.25 times your annual debt service in excess revenue. We've used that metric here planning forward that is both a requirement of many of the loans you have, as well as something that lenders use to determine future interest rates when you're looking for new, new loans in the future. So, that's a really important metric as well. Those are the kind of the 3 main financial policy impacts we've looked at. Beyond that, we look at your O&M costs. Your O&M costs are just your budget going forward, your salaries, your benefits, your maintenance costs, all of those normal predictable annual expenses. We consider capital funding; capital funding can be either in rate funded, it can be grants, it can be debt funded. How you balance that is something we're going to look at here and then that's part of your annual expenses. And then last is your existing and then your new debt service. So, anything going forward, we want to make sure we're accounting for that in your annual operating expenses. So, that's your total annual revenue needs. We're going to dive in now first to water and we're going to start with capital. So, the water capital needs in the next 3 to 4 years are through 2024 are 36.7 million. You can see that there's a big capital plan intended for this coming year and the other thing I want to

call out here is, we have delineated between general capital and development capital. So, these green boxes are capital that's needed for growth going forward and that's separated here on your, on your graphic. The other thing I want to point out is that of this, you know the 36 million, 18 million is for main replacements and that's really to reduce system leakage, which increases efficiency and lowers the energy usage, which is something Logan talked about earlier and it is a really important goal for your system. Beyond that, we have about of this total capital plan about 22.5 million are loan, SRF loan, State Revolving Fund. This is state loan funded proceeds. We've got about 6.4 in ARPA grants coming in, so that's the American Rescue Plan Act. So, a lot of grant revenue coming in and then the remaining part is funded through development fees and rate revenue. When we look at what this means for kind of an annual revenue requirement question, I'm going to orient you to the graphic you're looking at here. We have up here at the top these lines, those are your revenues, the solid one is your existing rate revenue and other revenues at your existing rates and then the dotted one, the dashed one, is what we're recommending. These revenues as you can see at their existing rate levels don't meet your ongoing needs. And then when we look at the bars here there's a couple different things to note here. Water is pretty unique in that it has a pretty large existing debt service portion. That's the debt service when you acquired the utility. It's still well under your existing rate revenue but I wanted to point out that it is larger than you'll see in the other utilities. We have your cash operating expenses in the navy blue at the bottom and then that gold portion there is your rate funded capital. And then we also have those reserve targets in that in that dark green at the top. The other thing about this slide is the bottom, that table, you'll see that your average monthly single family bill is about \$42.00 right now. Going forward with our recommended rate increases, you're looking at about \$1.26 to \$2.28, so within a couple dollar range increase annually. So, that would be the impact to your monthly bill on an annual basis. This is the recommended rate impact; this is the rate schedule with those changes. I'll pause here for a moment everybody can, can absorb what that what that means. Okay. Next, we're going to look at wastewater or sewer. Sewer has about 11.2 million in capital needs in the next three years including this year. Of that, more than half, 7.8 million is in the collection system, just investing in that older collection system, replacing placing pipes as needed. The funding for this capital plan is about 7.5 million in state revolving fund loans, about 2 million in ARPA grants, about 3 million in development fees, and then kind of the remaining portion is covered by, by rate revenue. I will also note that there is an investment here in the compost facility, to meet those DEQ requirements going forward. For the sewer revenue requirement, you'll see this looks a little different than water. So, we've got your cash operating expenses in that navy blue bar at the bottom. We have existing debt service much smaller, a

portion of your annual expenses, than water here and then we have kind of as you stack up those expenses going forward, we have some new debt service pretty minimal starting in 2023. We have some additions to meet those reserve targets that yeah I think it's 60 to 90 days for sewer as well as the capital fund minimum and, and then there's also some rate funded capital. So, you are spending some rates on your capital here. The thing I want to point out here is that your existing rate revenue, that black solid line here at the top, does not meet existing needs for expenses and debt service payments. So that's the most important thing here is that you need these increases just to kind of cover your ongoing annual obligations before capital comes into it or any other expansions. At the bottom here you'll see these increases range from about \$1.40 to \$1.70 monthly for your customers. So pretty minimal, minimal impact under \$2.00 per month on average, but they are they are increasing over time. This is the updated sewer rate schedule. Again, we see those increases each year, no change to the structure of the rate schedule just, just the revenue requirement needs. Last, we come to stormwater. Stormwater has about 4.1 million in capital needs in the next four years; the biggest project here is a 2.2 million project in 2023 that's the South Hills flood control project and it is largely funded by ARPA grants. So, the rest of this capital plan, we've got about a million in loans and bonds about \$500,000.00 in grants and contributions, and then the remaining about \$500,000.00 is funded through rate revenue. So again, a good combination of different types of capital funding resources here but largely ARPA funded. For the stormwater revenue requirement, again, this should look familiar by now we've got your capital operating expenses in the navy blue at the bottom, your existing debt service, minimal debt existing for stormwater, but you'll notice that your existing rate revenue, that solid black line, doesn't cover much more than your operating expenses and existing debt going forward. So, when you build in the new debt service for your capital needs, as well as any rate funded capital and also building those fiscal policy reserves over time, we do see a need for a rate increase here. And as you look at that table at the bottom, you'll see what that means. It really, you know, your stormwater rates are, are very low. So, the increase monthly is you know under 50 cents year over year, as we look forward. This is then your storm order rate table with those impacts. And then last, I wanted to show you the combined impact of those three different water, sewer, and storm water rate changes. This is, you'll see here, it's the same collection of cities that we saw earlier during Logan's presentation. Missoula, we have both your 2021, so your existing rate structure and then your 2024 projected rate increases here. You know they're both, they're both at the bottom of this chart and one of the things that there's a couple things I'd point out here. The first is that not everybody has a stormwater utility. The second is that your increases are still keeping you at the bottom of the overall range and in, in combination with the three utilities, you're

looking at about a \$3.00 to, at most, \$5.00 increase on average, over those, over the 3 years we're looking at. So, you know for the, for the investment your system you're looking at, it's a, it's a pretty efficient use of rate revenue. And that's all I've got tonight. I wanted to open it up for questions, if anybody has those? Mayor, I think you're gonna.....

Mayor John Engen And thank you Ms. Hobart. We'll take questions after we hear from anyone interested in the public. Logan or Jeremy, did you have anything else to add before we move to the public hearing?

Logan McInnis I don't, thanks.

Mayor John Engen Great, thank you. And Melanie, if I could bug you to take down the slide?

Melanie Hobart Yeah.

Mayor John Engen Thank you very much, I appreciate that. And I do have a comment, Chris Rowe.

Chris Rowe Thank you Mr. Mayor. This is Chris Rowe, I'm the Chair of the City of Missoula's Energy and Climate team. I work with Amber Sherrill to move forward the City's goals of carbon neutrality by 2025 and 100% clean electricity. I, I came on today, to really promote and be thankful for what Jeremy and his crew have done with this. You know I; I spent an entire career doing water quality and watershed management and, and know how hard it is to keep our local waterways clean, but today I'm here to talk about, about carbon emissions. So, and I appreciate in the presentation, there are quite a few places where it is, it is noted. One of the things that was noted was about 58% of the total emissions for the City of Missoula come from the water and wastewater treatment facility combined systems. So that's really the, the biggest place. So, if you want to go hit the biggest bang for your buck, that's where you're gonna go. It amounts to about 10,800 metric tons of CO2 equivalent, and most of that comes from the water department, really the pumping of water, the moving of water out of the wells up the hills, and all that stuff. And so, if we can work to reduce that, that would be a tremendous opportunity. And so, through what we've heard today is leakage is a real big issue; it's a great low bang for your buck and an additional revenue would help that. You know increasing pump efficiencies, that would also help that. One of the goals, excuse me, stated was to reduce greenhouse gas emissions by 10% in the next 5 years. Now not that, that isn't a problem, but I just wish to remind everybody here that the City of Missoula established a goal of 100% clean electricity by 2030, and also the City has established a goal of carbon neutrality for city operations by 2025. So, we're running out of time there, sometimes there's only so much you can do but I think this effort that Jeremy and team have come up with, the ideas are really move us forward. The solar system out at the wastewater treatment plant being another one of those great things. Improvements on the system at the wastewater treatment plant and garden city compost

where what we see is you know when we compost this organic material from the wastewater treatment plant and also where community members drop off their yard waste is we're sequestering carbon. So, there's an opportunity there where the more that is used, the more it's utilized, the more carbon is questioned. So that's, that's all good too. So, all that said, the, myself and, and I've talked to Amber about this, we certainly support this rate increase, in particular, as it concerns the reduction of energy uses, energy usage and carbon emissions. So that's all I have. Thanks Mr. Mayor.

Mayor John Engen Thanks Mr. Rowe, appreciate it. Thanks for your volunteer service as well. I see no additional hands up among attendees. Are there questions or comments from Council members this evening? I see none and you can yell at me if I'm missing you. So, we will, once again take this item up for final consideration next week. The public hearing will remain open so opportunities to comment abound in the meantime.

8.3 A Resolution of the Missoula City Council increasing the municipal stormwater, wastewater, and water rates for use of the Missoula City Utility Systems and amending the Utility Rate Schedule to be effective January 1, 2022.

The City Council will hold this public hearing open until the take it up under final consideration on December 13, 2021.

Mayor John Engen Our final public hearing this evening is a related item with regard to utilities, particularly water and that is the staff assistance fee and the new tap fee. And Mr. McInnis, is that your item?

Logan McInnis Yes it is. I don't have anything to, anything formal to present. I guess it's not a new tap fee, it's basically reducing an existing tap fee but then you know the contractor will absorb the cost of providing the materials. So anyways, it's more about them being able to obtain the materials when they need them is kind of why we're making that change. I think why we're here today is because of the, the staff assistance fee and that's, I think for instance is where a contractor or developer requests our assistance. You know, I think an example that we see is the contractor you know part of their work in installing a main extension is to make sure that, that the test or that the main is free of bacterial contamination and so they, they you know they flush the main after they install it and they collect bacteria samples and we perform a lot of work helping them out on those projects, but if you know contractor hasn't been very careful and they've gotten a bunch of debris into the pipe, the tests can fail and then we can be out there for hours assisting them you know to resample or to re-flush and

resample their tests. And, and we don't think it's really appropriate for all the other customers to be paying that time. So, you know the well we're happy to assist the contractor. We want these mains to be, we want them to pass the tests and to be safe for the customers to obtain water from, but we also want them, if they haven't been able to, to get them to pass initially we want them to I guess pay for our time and helping them do that. So that's, it's a new fee that we're proposing. It's not going to affect any customers, right? This is only for contractors that are requesting our assistance.

Mayor John Engen Thanks Logan. So, for the sake of our audience, you are reducing tap fee from what to what?

Logan McInnis Oh boy, let's try to think where I would find that information. I'm sorry I should have been prepared for that question. Katie's on, Katie might be able to tell me where to find them if she doesn't have them.

Mayor John Engen And you know, if we could just have that questions answered for next week under final consideration, that's great. For purposes of the, for purposes of folks wishing to comment, please understand that one fee is going down and we're adding a brand new one that will only affect new construction, as a function of contractors doing their work. So, we'll get that information for you. With that, I'll open the public hearing which again will remain open for a week and our attendees are got some attrition going on, and I see no hands up there. Are there questions from Council members or comments? All right, seeing none, once again we'll hold this item open and take it up next week under final consideration.

8.4 A Resolution of the Missoula City Council amending the current fees for new taps into existing Missoula Water system mains, establishing a Staff Assistance Fee, and amending the Utility Rate Schedule to be effective January 1, 2022.

The City Council will hold this public hearing open until the take it up under final consideration on December 13, 2021.

9. FINAL CONSIDERATION

Mayor John Engen Speaking of final consideration, that's our next agenda item. These items have had public hearing and have been vetted by Council. This evening we will entertain a motion based on the item and committee, and we'll take comment before we vote. Our sole item this evening comes from Ms. Jones, Administrative and Finance Committee.

Aldersperson Jones Thank you. I would like to make the recommended motion which is to adopt an ordinance to amend amending MMC 2.82 entitled "Establishment of continuous residency requirements

within the city limits for City department heads and supervisory managers". And I would like to speak to it.

Mayor John Engen Ms. Jones.

Aldersperson Jones Thank you. So, I'm not quite sure how long ago, 8, 10 years ago or so, this ordinance was put in place with the best of intentions I think, it, it. My understanding is, based on the history, it wasn't based on any specific situation, but it was just seen as a best practice, to basically have department heads and people in certain positions within city government, besides electives, having to reside geographically within the City in order to have them be invested in this City and in their job. However, now that we've had a few years for it to, to unfold and see how it worked in application, I think the consensus is that this didn't exactly go in the direction that we intended, that Council intended years ago. And so, it was time to not only revisit it but probably revoke it and in a nutshell, we've heard from human resources. And first of all, there's a lot of information out there these days, that basically in order to have good department heads and good employees for the City it's, it's not really where they live it's who you hire and how you manage them and the tools you give them. So, I think that is, is front and center as a discussion point these days in terms of how to how to have the best product in terms of services for local government. And also, I think we saw some unintended consequences and that there are some very good people in the pipeline to be promoted, but because they had already set up a life somewhere outside of the City limits, their career track was negatively impacted by that. And so, you start combining all these factors and what was intended as a good idea, 8 or 10 years ago, didn't really unfold that way. So, for, for that reason sometimes you gotta back it up and make some changes. So that's what we're doing with this, I'm in favor of it. I think we've got a lot of solid reasons to revoke it and I respect the prior City Councilor's who were working hard on this, but it didn't really work the way they intended. So, that's why we're having this discussion and I think it would be good to revoke it so that we can go forward. Thank you.

Mayor John Engen Thank you Ms. Jones. I will, I will also note that we do have a strategy for ensuring that folks who, who need to be, need to be able to respond quickly to either to city hall or to emergent challenges in the community where we have a, we have a process and a policy for that as well. So, we're buttoning up a few, tying up a few loose ends rather. So, with that, comments from Council members? Ms. Vasecka.

Aldersperson Vasecka Thank you. I also am in support of this. Usually folks that work, a lot of the roles that go on in the City, they're made by the legislative body and that is, that's us the City Council. So, I can absolutely understand why folks that are in the City Council, when they make the rules they have to

live with the rules that they make but with the department heads, they are not a legislative body. They, they can live wherever they want as long as they're great at their job and the department heads are wonderful at their jobs. So, I would be happy to support this motion and I also am really happy too that we have looked into prior Council rulings and, and make sure that they're working for the future because the time changes, you know change is the only constant in life and so a lot of laws and rules could be looked at again, and I really appreciate all the hard work that everyone has done in this. So, I will be in support tonight.

Mayor John Engen Thank you. Anyone else this evening? Ms. Merritt.

Aldersperson Merritt I will also be in support and I, one of my main motivations for supporting this is the idea of being able to continue to promote people who have had a long history of service to the City. It's, it's does not make any sense whatsoever that you've had someone who's worked for you for a long time, and you'd like to promote them to a to a higher position and oh, but you can't do that because they live just outside of the City limits. So, I think this is a much needed fix to a problem that, as Gwen said, I think was well intentioned to begin with but the in practice, it doesn't serve us. Thanks.

Mayor John Engen Thank you. Any further discussion? All right, seeing none. Anyone in the audience care to comment? And seeing none there, we will have a roll call vote.

Mayor John Engen And the motion is approved. We don't have any additional items for final consideration this evening.

9.1 Ordinance amending MMC 2.82 entitled “Establishment of continuous residency requirements within the city limits for City department heads and supervisory managers.”

Moved by: Aldersperson Jones

Adopt an ordinance to amend Missoula Municipal Code chapter 2.82 entitled “Establishment of continuous residency requirements within the city limits for City department heads and supervisory managers

AYES: (9): Aldersperson Harp, Aldersperson Hess, Aldersperson Jones, Aldersperson Merritt, Aldersperson Ramos, Aldersperson Sherrill, Aldersperson Vasecka, Aldersperson von Lossberg, and Aldersperson West

ABSENT: (3): Aldersperson Anderson, Aldersperson Becerra, and Aldersperson Contos

Vote result: Approved (9 to 0)

10. COMMUNICATIONS FROM THE MAYOR - None.

11. GENERAL COMMENTS OF CITY COUNCIL

Mayor John Engen We'll start general comments from Council members this evening with Mr. Ramos.

Aldersperson Ramos Thank you Mr. Mayor, I'll save mine for next week.

Mayor John Engen Okay. Ms. Sherrill.

Aldersperson Sherrill Pass, thank you.

Mayor John Engen Mr. Hess.

Aldersperson Hess I'll pass, thanks.

Mayor John Engen Ms. Jones.

Aldersperson Jones I will comment. I'll take you up on that. I, first of all, wanted to congratulate the Grizzly football team for a great win. And there were a ton of people in town over the weekend, spending a lot of money. So that's our synergy get, that we get from town and gown and hey I really appreciate the football team doing so well and going on to play this next weekend, so go Grizz. and I watched the game, and I got a kick out of the fact that after the Grizzlies ran up a pretty high score and the commentators were trying to figure out stuff to talk about, they talked about the fact that we have bear alerts on campus periodically. They had never heard of that before and I believe that there was a bear around dinnertime over treed, in a tree on the oval just tonight. So, which the whole wildlife issue of having too many bears in town is a different topic of discussion but I, I loved it that the commentators were, were just fascinated with the bear alerts on campus. So go Grizz.

Mayor John Engen Ms. Harp.

Aldersperson Harp I'm going to pass tonight. Thank you.

Mayor John Engen Mr. von Lossberg.

Aldersperson von Lossberg I'll pass, thank you.

Mayor John Engen Ms. West.

Aldersperson West Pass.

Mayor John Engen Ms. Vasecka.

Aldersperson Vasecka I'll pass as well. Thank you.

Mayor John Engen And Ms. Merritt.

Aldersperson Merritt I just want to say congratulations to the Downtown Association for a very successful Parade of Lights downtown on Saturday night. There was a ton of folks out enjoying themselves and it was a beautiful evening. The reverse parade, I would say was a success. Thanks guys.

Mayor John Engen Thank you all.

12. COMMITTEE REPORTS - None.

12.1 Administration and Finance committee (AF) report

- 12.1.1 Minutes from the December 1, 2021 Meeting
- 12.2 Committee of the Whole (COW) committee report
- 12.3 Land Use and Planning (LUP) committee report
- 12.4 Parks and Conservation (PC) committee report
 - 12.4.1 Minutes from the December 1, 2021 Meeting
- 12.5 Public Safety and Health (PSH) committee report
 - 12.5.1 Minutes from the December 1, 2021 Meeting
- 12.6 Public Works (PW) committee report
 - 12.6.1 Minutes from the December 1, 2021 Meeting
- 13. NEW BUSINESS - None.
- 14. ITEMS TO BE REFERRED - None.
 - 14.1 Administration and Finance committee referrals
 - 14.1.1 City Council meeting schedule for 2022
 - 14.1.2 Approve City Council Food Policy Advisory Board bylaws
 - 14.1.3 Eric Hallstrom Confirmation as Chief Operations Officer
 - 14.2 Committee of the Whole referrals
 - 14.3 Land Use and Planning committee referrals
 - 14.3.1 Our Missoula Development Guide (OMDG) 2018-2020 Yearbook
 - 14.4 Parks and Conservation committee referrals
 - 14.4.1 Caras Park and Trail Light Purchase
 - 14.4.2 Master Fee Schedule for Facility Use, Reservations, Permits and Programs 2022
 - 14.4.3 Westside Park Phase II Playground Equipment Purchase and Installation
 - 14.5 Public Safety and Health committee referrals
 - 14.6 Public Works committee referrals
 - 14.6.1 Purchase of One (1) Backhoe for Street Department
 - 14.6.2 Bid Award with Prospect Construction Inc., for the Lincoln Hills Water Tank Improvements
 - 14.6.3 Development Agreement with Wishcamper Development Partners, LLC for the Mullan BUILD Project
 - 14.6.4 First Amendment to the Mullan BUILD – Interlocal Agreement between the City of Missoula and Missoula County

**14.6.5 Referral – Vacation of Public Roadway Easement and Public Utility Easement
Forty-Four Ranch Estates**

**14.6.6 Professional Services Agreement with DJ&A for the Mullan BUILD – England
Blvd. Design Changes**

15. MISCELLANEOUS COMMUNICATIONS, PETITIONS, REPORTS AND ANNOUNCEMENTS

Mayor John Engen Any miscellaneous communications, reports, petitions, or announcements? Ms. Harp.

Alderperson Harp I just want to say good to see you Bryan von Lossberg; we've missed you at the helm. Glad you're back.

15.1 Administratively approved agreement report

16. ADJOURNMENT

Mayor John Engen All right, seeing nothing else happening for the good of the order this evening. As always, I thank you for your service and we will be adjourned.

The meeting adjourned at 8:05 p.m.

Martha L. Rehbein, CMC, Legislative
Service Director/City Clerk

John Engen, Mayor