

City Clerk Staff

From: Teigan Avery <teigan.avery16@gmail.com>
Sent: Thursday, September 22, 2022 7:41 AM
To: City Clerk Inbound
Subject: Ward 2 Application
Attachments: Avery_Teigan_APPLICATIONFORCITYOFMISSOULABOARD.docx

Hello Ms. Rehbein,

Attached is my application for the Ward 2 appointment. Thank you!

Best,
Teigan Avery

City Clerk Staff

From: Marty Rehbein
Sent: Thursday, September 22, 2022 10:45 AM
To: Teigan Avery; City Clerk Inbound
Subject: RE: Ward 2 Application

Thanks for your interest in serving on Ward 2. This e-mail is confirmation that we've received your application.
MR

From: Teigan Avery <teigan.avery16@gmail.com>
Sent: Thursday, September 22, 2022 7:41 AM
To: City Clerk Inbound <CityClerk@ci.missoula.mt.us>
Subject: Ward 2 Application

Hello Ms. Rehbein,

Attached is my application for the Ward 2 appointment. Thank you!

Best,
Teigan Avery



Application for City Council Ward 2 of Missoula

*PLEASE NOTE: ALL APPLICATIONS ARE ATTACHED TO THE COUNCIL AGENDA AND ARE PUBLISHED ON THE CITY WEBSITE.

Applications are due September 22, 2022 by 12:00 PM

Please submit your completed application and attachments (resume, etc.) via email: cityclerk@ci.missoula.mt.us, or deliver it in person to the security desk at City Hall, addressed to:

Martha L. Rehbein, CMC, Legislative Services Director/City Clerk
 City Clerk Office
 435 Ryman
 Missoula, MT 59802

The City Clerk office will confirm receipt of applications. Applicants are welcome to contact the City Clerk's office to verify receipt of application. 406-552-6078.

*Late applications will NOT be accepted.

1. APPLICANT INFORMATION	
1.1 Name: Teigan Avery	1.2 Email: teigan.avery16@gmail.com
1.3 Daytime Phone: (406)471-9618	1.4 Alternate phone:
1.5 Street Address: 4009 Oleary St Apt A, Missoula MT, 59808	1.6 Mailing address (if different than street address):,
1.7 How long have you resided in Ward 2? Over 2 years	1.8 How long immediately prior to today's date have you been a resident of the City of Missoula? 6 years
1.9 What is your current occupation? Staff Researcher, UM Substitute Teacher, Missoula Catholic Schools Outside Service, Ranch Club GC	1.10 Where are you currently employed? The University of Montana Missoula Catholic Schools, Ranch Club Golf Course

2. QUALIFICATIONS

<p>2.1 Are you 18 years of age or older? (click on yes/no box)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>2.2 Are you a qualified elector registered to vote in Missoula County? (click on yes/no box)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>2.3 If you are selected, will you have resided in Ward 2 for at least 60 days prior to being appointed? (click on yes/no box)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>2.4 Are you a citizen of the U.S. and the State of Montana? (click on yes/no box)</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

3. QUESTIONS

<p>3.1 Briefly describe your educational background.</p> <p>2022 MA Economics, University of Montana</p> <p>2021 Rhodes Scholar Finalist</p> <p>2020 BA Economics, University Scholar with Distinction, University of Montana</p> <p>2020 BA Political Science, High Honors, University Scholar with Distinction, University of Montana</p> <p>2016 HS Diploma, Glacier High School</p>
<p>3.2 Please list your community service experience.</p> <p>Missoula Housing Authority Board of Commissioners, 1-2 hours/month</p> <p>M Trail Volunteer, 6-8 hours/summer</p> <p>American Red Cross Blood Drive Volunteer, 45-50 hours total</p> <p>American Red Cross Blood Donor, 22 donations total</p> <p>2016-2020 Elementary School Student-Athlete Reader, 2-3 hours/semester</p> <p>2019, 2021 University Food Day Volunteer, 4 hours</p> <p>2018 Jon Tester Reelection Campaign Volunteer, 15-20 hours</p>
<p>3.3 What is your interest in serving on the City Council as a representative of Ward 2?</p> <p>I am interested in serving on City Council as a representative of Ward 2 because I feel I am capable of advocating for the constituents of the Ward, from the Ranch Club to the west Northside, Grant Creek to Mullan, and all the businesses that are an integral part of the Ward. Advocating for Ward 2 is also important as the City of Missoula expands to the west and must make thoughtful decisions about annexation, provision of services, and zoning. I will serve not only for the best interests of Ward 2 but the city as a whole as Missoula continues to grow into the future.</p>
<p>3.4 Do you have any special knowledge, interest, related experience or training that the City Council should be aware of as they consider your application for this position?</p> <p>I have related experience from an internship I completed after a year of research into Missoula's affordable housing crisis</p>

with the then titled Office of Housing and Community Development, which immersed me in the City's zoning, housing policy, and organizational structure. My education in economics and political science complement each other for this position with City Council in that I have an understanding of good policy and good politics that prepare me to serve Missoula and Ward 2 well. My experience applying and interviewing for the position of Mayor of Missoula is also relevant and informative. I also have experience collaborating with other leaders to manage and direct volunteers from my role with Common Power as a state team lead in which I co-directed volunteers on get-out-the-vote efforts in Montana, a role I was asked to step into for efforts in Georgia and Texas as well because of my success.

3.5 Have you thought about any legislation you are interested in seeing the City Council enact, repeal or revise? If so, what is it? What would you propose?

There are many pieces of legislation I am interested in City Council considering, but one specific act I would like City Council to do is repeal the deed restriction that limits homeowners seeking to construct Accessory Dwelling Units (ADUs) on their property, while maintaining other building standards. The deed restriction requiring homeowners to live on property if they construct ADU, even one they don't necessarily intend to rent as is the case of a true mother-in-law apartment, has been a noted hurdle preventing homeowners from constructing ADUs because it makes it difficult to acquire loans and to resell their home. Releasing the deed restriction would be one way to support homeowners that either want to increase rental stock by one unit on their property but require a loan or want to build a space closer to home for an elderly relative and open up another home to the market, but have plans to eventually sell the property in the future which is made more difficult because of the deed restriction.

3.6 The City's ability to increase property taxes is limited to half the rate of inflation by the state legislature. How would you address the continued provision of city services given these constraints?

Though the City of Missoula is limited by its ability to raise revenues through property taxes, I do believe there are ways within this constraint as well as other sources of revenue that can ensure city services can be sustainably funded. One such opportunity is through a progressive property tax structure assessed by income and home value to ensure homeowners--and downstream renters--are not overburdened by property taxes but yet pay a fair amount. This can be calculated by setting an expectation for property taxes to be no greater than 6% (or the appropriate rate) similar to the expectation that no more than 30% of a person's income go to housing costs. I see another opportunity for the city through various funds available from the federal government that can be accessed to support public transportation, sustainable energy initiatives, affordable housing, and other city initiatives. Another opportunity is increased coordination between the City and the multiple philanthropies, non-profits, and other non-governmental organizations that operate in Missoula so that efforts to provide services are not duplicated at needless expense, but rather are aligned to be most effective.

3.7 How do you see the relationship between Missoula's economy and growth management? How would you facilitate that?

On the issue of the Missoula economy and growth management, I am very much of the mindset that the City should put up guardrails so that the City does not grow faster than the City can handle but that the City should generally let the market take care of itself. Many, not all, but many of Missoula's pains in the present are due to past, well-meaning zoning and standards that have hampered business and housing growth from either red tape or challenging code requirements. I think City Council can facilitate intentional growth with code reform, as discussed below in 3.11, and a reevaluation of Missoula's current laws and standards against Missoula's current and future needs. Liberating business and home growth through code reform will help the market take care of itself.

3.8 How do you view our city's responsibility to our most vulnerable populations?

The City has an obligation as a government entity to help those who, at present, cannot help themselves. As a local government unit, the City should be on the front line of accessing and implementing state and federal resources directed at the neediest, which the City already does to a large extent. The City's Reaching Home, A Place to Call Home, Conservation and Climate Action Plan, and other initiatives are great guides for the City to continue to follow. I would also like to see greater coordination between the City and the philanthropic organizations in Missoula to meet the needs of the most vulnerable in a synergistic way.

3.9 How should Missoula, as a community, address people with active addictions to drugs and alcohol who lack housing?

That is honestly something that I need more information about. I know this topic was important to Mayor Engen and one of the topics he set Davidson Honors College QUEST students to investigate. As the Trinity Mullan housing development comes online with navigation services, I think that will be a critical access point for individuals experiencing homelessness and with addictions to drugs of abuse to find the care they need. I would like greater education on this topic, perhaps from the wonderful staff in the City Houseless Initiatives like Montana James and Emily Armstrong, to get information on best practices. It is likely that support for substance abuse will be tied to support for mental health concerns and that Medicare billable services will be essential to funding the care that is necessary. Medicare billable services, for better or worse, run health outcomes in the US and are something the City Council does not have much control over but can advocate for as a body.

3.10 As Missoula grows, the cost of housing continues to rise. What role should the City Council play in making housing more attainable?

The City has been making aggressive steps by developing the Affordable Housing Trust and outlining the City's goals in "A Place to Call Home" but City Council can support those efforts through rezoning, in addition to other levers. The City's continued reimagining of zoning is an important step, increasing the ability of developers to build multi-family housing or mixed-used buildings that support business growth, reflect the eclectic Missoula community, and expand housing opportunities. Other possible avenues for City Council to pursue are repealing deed restrictions for ADUs as I mention above in 3.5, setting up a licensing system for short-term rentals, reconsidering building standards and parking space requirements, but the most important legislative action the City Council can undertake is rezoning which I discuss more in 3.11.

3.11 The City of Missoula is in the process of code reform. Do you support this effort? Why or why not?

I am extremely supportive of this effort and plan to involve myself personally as the opportunity arises through engagement on the Land Use Planning Committee and the Housing, Redevelopment, and Community Programs Committee to intentionally rezone the City of Missoula and bring the zoning of the City of Missoula in line with its values. As the City moves forward with this process, I want to look to other similar cities that have gone through this process before and best practices established by the National League of Cities to make sure Missoula can rezone in the most effective way possible and limit unforeseen consequences. Zoning maps reflect values and incentives and the process of code reform is an opportunity for the City of Missoula to update that map to reflect current, future facing values of the City. Rezoning to from single-family to mixed-used and multi-family throughout the City is good not only for infill but also for stronger, more resilient neighborhoods in which folks of all walks of life intermix and reflect the Missoula we all love.

3.12 What do you see as transportation issues in Ward 2 and how would you address them?

The transportation issues I see in Ward 2 are the bikeability of the ward, expand access to the Mountain Line, congestion

on the main artery of the ward, Reserve Street, congestion related to Hellagte Elementary and Lowell Elementary, traffic flows on Mullan Trail and Broadway as the City continues to develop westward, and congestion related to construction projects. If I could wave a magic wand, I would add bike lanes to all major arteries and address the bikeability of the corridor of Mullan from the intersection with Reserve Street to the Intersection with Flynn lane with a bike lane in addition which will take coordination with Ward 6 council members Ms. Vasecka and Ms. Jordan, introduce a snow bus connecting residents to Missoula Snowbowl as other cities offer, change most of the stop-light intersections to roundabouts, designate a safe walk/bike to school route for children, and increase communication with residents affected by construction projects so they can adjust accordingly well in advance of the project and increase communication with the City and project partners so that construction projects are built as efficiently as possible.

3.13 What are your thoughts on the City of Missoula's role in addressing climate change? Should the city be taking additional action, and if so, what specifically?

I think the City of Missoula has the capacity to make innovative steps on climate change despite state and national inaction on climate change. In addition to the City's current climate action plan, I would like City Council to investigate a carbon tax at a local level, which could be an additional alternative funding source. This option would be best put forth through a ballot initiative secured through consent of the citizens of Missoula. A national carbon tax is needed to fully incorporate the climate cost of consumption choices, but until state and federal action meet that need, Missoula should join other cities like Boulder, Colorado, and enact a municipal carbon tax. The revenues from this tax can be used to fund assessment costs, cooling/warming stations to provide shelter for people without adequate AC or heating in extreme conditions, adaptive infrastructure projects to increase the City's resilience to extreme events like flooding and blizzards through grants to homeowners to adapt their homes, projects to create a safe Wildland-Urban Interface like thinning, and other projects that align with the Conservation and Climate Action Plan. Beyond a carbon tax, the City should aggressively pursue Inflation Reduction Act funds targeting sustainable energy development and climate-smart building renovation. This is a policy area in which the City of Missoula is poised to take bold action to be a shining city on a river for other cities to look to as an example of climate responsibility.

4. CERTIFICATION

I certify that the information contained in my application is true and correct in every respect and that I meet all the statutory qualifications to be appointed to the office of City Council, Ward 2 of the City of Missoula. To sign electronically, double click by the "x" and follow instructions.

Signature:

Date: Click or tap to enter a date.

X
