

# **DRAFT Journal of Proceedings**

## **Missoula City Council**

**December 8, 2025, 6:00 pm**

**Council Chambers (in person) or TEAMS (virtually)**

**Attend in person: City Council Chambers, 140 W Pine, Missoula MT**

Members Present: Stacie Anderson, Mirtha Becerra, Bob Campbell, Daniel Carlino, Gwen Jones, Sierra Farmer, Betsy Craske, Kristen Jordan, Sean McCoy, Eric Melson, Mike Nugent, Amber Sherrill

Administration Present: Mayor Andrea Davis, Ryan Sudbury, City Attorney, Claire Trimble, City Clerk

### **1. CALL TO ORDER AND ROLL CALL**

The meeting of the Missoula City Council was called to order by Mayor Andrea Davis at 6:04 PM.

### **2. APPROVAL OF THE MINUTES**

#### **2.1 Minutes from December 1, 2026**

The minutes were approved as submitted for December 1, 2025.

### **3. ANNOUNCE CHANGES TO COMMITTEE MEETING AGENDAS AND COMMITTEE MEMBERSHIP APPROVALS**

#### **3.1 Committee Schedule for December 10, 2025**

Schedule for Code Reform Update: Councilor Nugent updated everyone that the public hearing will be held on January 12. First reading will occur next week, December 15, and final consideration will occur on January 26.

### **4. SPECIAL PRESENTATIONS AND PROCLAMATIONS**

#### **4.1 Neighborhood Council Updates**

##### **4.1.1 Franklin to the Fort Leadership Team Report**

Jen Worrell with the Franklin to the Fort Neighborhood Team thanked the Trees for Missoula group for trees planted and appreciated the lighting of the Bitterroot Branch.

### **5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

- Bryson gave an update on his 8th grade class trip to Washington DC.
- Martin Reinboldt spoke regarding the vehicle permit program, giving an update on his attempts to retrieve his vehicles since.
- Karl Spitzmacher discussed concerns about documentation related to his situation efforts to move his belongings efficiently using public transportation.
- Steve Miller spoke about dampness in his basement and found that there was a plan for a drain and barrier but his house never passed final inspection and doesn't have a certificate of occupancy.

### **6. PUBLIC HEARINGS**

## 6.1 2315 Clark Fork Lane Casino and Tavern Conditional Use Request

Lauren Stevens, of Development Services, presented the staff report. The project was previously approved in 2022 but expired.

Jeffrey Crouch, representing the architects, acknowledged that the project had been previously reviewed and approved but required resubmission due to changes in partnership and budget constraints. The project was scaled down from a two-story to a one-story building, removing a large catering kitchen and overflow meeting space to align with a realistic budget.

### Councilor Questions & Comments

- Councilor Becerra asked if the casino use would be permitted under the new zoning code (UDC). Lauren Stevens clarified that the new UDC would not permit a casino in the proposed zoning district.
- Councilor Becerra also inquired about assurances that the restaurant would be built and not just the casino. Jeffrey Crouch explained that the project includes a restaurant occupying 75% of the building's square footage, and the casino would occupy only 10%. Lauren Stevens added that the building permit must conform to the submitted plans, ensuring the restaurant's construction.
- Councilor McCoy asked if a restaurant would be permitted under the new UDC without a casino. Lauren Stevens confirmed that a restaurant and a Tavern would be permitted uses under the new UDC, but a casino would not be allowed.
- Councilor McCoy also inquired about parking requirements under the new UDC. Lauren Stevens mentioned that the new UDC would have different parking requirements, but the current project is being reviewed under Title 20, which has specific parking standards.
- Councilor Becerra noted it was unfortunate that casinos are what makes this project feasible, as the neighborhood does want a restaurant but there are already casinos nearby.
- Councilor Jordan stated she will not be in support of this due to the addictive nature of bars and casinos.
- Councilor McCoy acknowledged that it is difficult to make restaurants pencil but that neighborhood taverns are generally desirable by constituents.

No public gave comment.

**Moved by:** Alderperson Nugent

**Approval** of the tavern and casino conditional use request located at 2315 Clark Fork Lane, in accordance with the Missoula City Zoning Ordinance, Title 20, Sections 20.10.020.D, 20.40.040, 20.85.070, and 20.105.040.I.2 and X.1, based on the findings of fact in the staff report and subject to one condition of approval.

AYES: (10): Alderperson Anderson, Alderperson Becerra, Alderperson Campbell, Alderperson Jones, Alderperson Farmer, Alderperson Craske, Alderperson McCoy, Alderperson Melson, Alderperson Nugent, and Alderperson Sherrill

NAYS: (2): Alderperson Carlino, and Alderperson Jordan

**Vote result: Approved (10 to 2)**

## 7. NEW BUSINESS

**7.1 Mayoral Appointment of New Parks and Recreation Director**

Mayor Davis gave an introduction about the process of choosing a new Parks and Recreation Director.

Public Comment

- Karl Spitzmacher commented on the birds defecating on the picnic tables at the park near the baseball stadium.

Council Comments

**Moved by:** Alderperson Sherrill

Confirm the Mayor's appointment of Marina Yoshioka, as the new Parks and Recreation Director.

AYES: (12): Alderperson Anderson, Alderperson Becerra, Alderperson Campbell, Alderperson Carlino, Alderperson Jones, Alderperson Farmer, Alderperson Craske, Alderperson Jordan, Alderperson McCoy, Alderperson Melson, Alderperson Nugent, and Alderperson Sherrill

**Vote result: Approved (12 to 0)**

**8. PUBLIC COMMENT FOR ITEMS ON THE AGENDA**

**9. CONSENT AGENDA**

Public comment offered, no comments made.

AYES: (12): Alderperson Anderson, Alderperson Becerra, Alderperson Campbell, Alderperson Carlino, Alderperson Jones, Alderperson Farmer, Alderperson Craske, Alderperson Jordan, Alderperson McCoy, Alderperson Melson, Alderperson Nugent, and Alderperson Sherrill

**Vote result: Approved (12 to 0)**

**9.1 Accounts Payable (claims) for checks dated December 2, 2025**

Ratify accounts payable (claims) for checks dated December 2, 2025, in the amount of \$1,306,502.38.

**Vote result: Approved**

**9.2 Accounts Payable (claims) for checks dated December 9, 2025**

Approve accounts payable (claims) for checks dated December 9, 2025, in the amount of \$5,350,262.31.

**Vote result: Approved**

**9.4 Reimbursement Resolution - 2026 Water Mains Replacement**

Approve the Resolution Relating to the Financing of Proposed Water Main Replacements; Establishing Compliance With Reimbursement Bond Regulations Under the Internal Revenue Code.

**Vote result: Approved**

**9.5 Planning Fee Schedule Amendment**

**Set a public hearing on December 15, 2025**, to adopt a resolution of the Missoula City Council Amending the Planning Fee Schedule, Exhibit B of Resolution 8887, adding a resubmittal fee, technology fee, hazardous vegetation fee and snow and ice removal fee.

**Vote result: Approved**

**9.6 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, 2026 and expiring on December 31, 2029

**Vote result: Approved**

**9.7 Reappointing Regular Member to a New Term on the Open Space Advisory Committee (OSAC)**

Reappointing Lander Karath as a regular member on the Open Space Advisory Committee with a new term beginning January 27, 2026, and expiring January 26, 2029.

**Vote result: Approved**

**9.8 Missoula Loft Homes on Mary Jane Blvd Subdivision Phase 1 - 3 Final Plat**

Approve the Missoula Loft Homes on Mary Jane Blvd Subdivision Phase 1, 2 & 3 Final Plat

**Vote result: Approved**

**9.9 Purchase of one (1) Crack Sealer for Streets Department**

Approve the purchase of one 275 Gallon Road crack sealer Model OJKH25-38 from Stepp Manufacturing of North Branch, Minnesota for \$103,397.60.

**Vote result: Approved**

**9.10 Self Insured Health Plan Stop Loss Coverage Contract for Services**

Approve and authorize the Mayor to sign a one year service agreement for Stop Loss Coverage with Wellpoint.

**Vote result: Approved**

**9.3 Reappointment to the Missoula Civic Television Advisory Commission**

Confirm the Mayor's reappointment of Nevin Graves to the Missoula Civic Television Advisory Commission for a term beginning January 1, 2026 and expiring on December 31, 2028.

AYES: (11): Alderperson Anderson, Alderperson Becerra, Alderperson Campbell, Alderperson Jones, Alderperson Farmer, Alderperson Craske, Alderperson Jordan, Alderperson McCoy, Alderperson Melson, Alderperson Nugent, and Alderperson Sherrill

NAYS: (1): Alderperson Carlino

**Vote result: Approved (11 to 1)**

## **10. REGULAR BUSINESS**

### **10.1 Committee Reports**

#### **10.1.1 Budget and Finance (BF) committee report**

**10.1.1.1 Minutes from December 3, 2025**

#### **10.1.2 Climate, Conservation and Parks (CCP) committee report**

**10.1.2.1 Minutes from December 3, 2025**

#### **10.1.3 Committee of the Whole (COW) committee report**

#### **10.1.4 Housing, Redevelopment, and Community Programs (HRCP) committee report**

#### **10.1.5 Land Use and Planning (LUP) committee report**

**10.1.5.1 Minutes from December 3, 2025**

#### **10.1.6 Public Safety, Health and Operations (PSHO) committee report**

**10.1.6.1 Minutes from December 3, 2025**

#### **10.1.7 Public Works and Mobility (PWM) committee report**

**10.1.7.1 Minutes from December 3, 2025**

**10.1.7.2 Missoula Public Library Living Roof Contract**

Public Comment

- Karl Spitzmacher spoke about the living roof in Salt Lake City, being concerned about repair costs.

Council Comments & Questions

- Councilor Jordan is recusing herself because she works for the granting organization, the Department of Natural Resources. She noted that the funding for this is coming from a federal EPA grant hoping to help reduce pollution in the Columbia River Basin while educating people on greener stormwater runoff solutions.
- Councilor Campbell reiterated his concern of using local tax dollars for this project. Specifically, he notes that this doesn't seem to meet the appropriate definitions of what TIF money can be used for.
- Mayor Davis clarified that this is an allowable use of TIF funding to improve a publicly owned building.

- Councilor Farmer noted that she also works for the DNRC, although she does not have any authority over the granting department.
- Councilor McCoy noted his support and the importance of green spaces.
- Councilor Becerra noted that the 25% match is being spread across the library, county and city. She states this is a good use of TIF funds.

**Moved by:** Alderperson Becerra

[Passed in Committee] To authorize the Mayor to sign a contract with Morrison Maierle for \$148,700 for engineering and construction phase services for the Missoula Public Library Living Roof Project.

AYES: (10): Alderperson Anderson, Alderperson Becerra, Alderperson Carlino, Alderperson Jones, Alderperson Farmer, Alderperson Craske, Alderperson McCoy, Alderperson Melson, Alderperson Nugent, and Alderperson Sherrill

NAYS: (1): Alderperson Campbell

ABSTAIN: (1): Alderperson Jordan

**Vote result: Approved (10 to 1)**

## **10.2 Informational Reports**

### **10.2.1 Administratively Approved Report**

#### **11. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

None at this time.

#### **12. COMMUNICATIONS FROM THE MAYOR**

Mayor Davis spoke to the wonderful participation in Holidays on Higgins. She also toured the new Animal Services building, noting the importance of providing a more safe and secure environment for animals and staff alike. She also noted that she was able to help celebrate Mayor Kemmis's 80th birthday.

#### **13. GENERAL COMMENTS OF CITY COUNCIL MEMBERS**

- Councilor Sherrill welcomed the new Parks and Recreation Director.
- Councilor Farmer welcomed Councilor McCoy, noting she served with him on Planning Board and found him to be thoughtful.
- Councilor Becerra gave her kudos to those who orchestrated the events for Holidays on Higgins.
- Councilor Melson noted that there may be areas of local flooding in the next week.
- Councilor Craske reminded folks of the seasonal closures on Mount Jumbo and Mount Dean Stone.
- Councilor McCoy said he hoped to meet with folks one on one in the coming weeks and months.

- Councilor Campbell welcomed Councilor McCoy and noted he may go visit Stumpy the Parrot.
- Councilor Jones welcomed the new Parks and Recreation Director.
- Councilor Anderson welcomed all the new folks. She also thanked the community for passing the safety levy and noted that the first nine rookies from that have been confirmed as firefighters.
- Councilor Jordan welcomed her fellow Ward 6 rep and the new Parks and Recreation Director.

**14. ADJOURNMENT**

The meeting adjourned at 7:43 p.m.