

**JOURNAL OF PROCEEDINGS  
MISSOULA CITY COUNCIL MEETING  
July 15, 2019**

**I. CALL TO ORDER AND ROLL CALL**

The meeting of the Missoula City Council was called to order by Mayor John Engen at 7:00 PM in the City Council Chambers at 140 West Pine Street. The following members were present: Mirtha Becerra, John DiBari, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse L. Ramos, Bryan von Lossberg, Heidi West, Julie Armstrong, Stacie Anderson, Michelle Cares. The following members were absent: The following staff members were also present: Mayor John Engen, City Attorney Jim Nugent, City Clerk Marty Rehbein, Communications Director Ginny Merriam. The following staff members were absent: Chief Administrative Officer Dale Bickell, Central Services Director Steve Johnson

**II. APPROVAL OF THE MINUTES**

1. Minutes for June 17, 2019  
Minutes were approved as submitted
2. Minutes for July 1, 2019  
Minutes were approved as submitted
3. Minutes for July 8, 2019  
Minutes were approved as submitted
4. Minutes for July 10, 2019  
Minutes were approved as submitted

**III. SCHEDULE OF COMMITTEE MEETINGS**

1. Committee Schedule for the week of July 15, 2019  
  
Public Safety & Health Committee, July 17, 8:25 – 9:10 a.m.  
Parks & Conservation Committee, July 17, 9:15 – 9:55 a.m.  
Committee of the Whole, July 17, 10:00 – 10:30 a.m.  
Land Use & Planning Committee, July 17, 10:35 – 11:00 a.m.  
Administration & Finance Committee, July 17, 11:05 – 11:55 a.m.  
Public Works Committee, July 17, 12:25 – 2:25 p.m.  
Budget Committee of the Whole, July 17, 2:30 – 5:00 p.m.

**IV. PUBLIC COMMENT**

Kandi Matthew-Jenkins, 1211 Cooper Street, continued to read from the Soviet Art of Brainwashing Psychopolitics: The Art of Mental Healing as read into the Congressional record on Un-American Activities between the years of 1936 and 1939. "In that the psychopolitician has under his control the insane of the nation, most of them have criminal tendencies, and as he can, as his movement goes forward, recruit for his ranks the criminals themselves, he has unlimited numbers of human beings to employ on whatever projects he may see fit. In that the insane will execute destructive projects without question, if given the proper amount of punishment and implantation, the degradation of the country's youth, the defamation of its leaders, the suborning of its courts becomes childishly easy. The psychopolitician has the advantage of naming as a delusory symptom any attempt on the part of the patient to expose commands. The psychopolitician should carefully adhere to institutions and should eschew practice whenever possible, since this gives him the greatest number of human beings to control to the use of Communism. When he does act in private practice, it should be only in contact with the families of the

wealthy and the officials of the country.”

## **V. CONSENT AGENDA**

### **1. Claims**

#### **Recommended motion:**

Approve claims in the amount of \$999,978.95 for checks dated July 16, 2019.

### **2. Bid Award for the Wastewater Treatment Plant Reroofing Project**

#### **Recommended motion:**

Award bid for construction services for the Wastewater Treatment Plant Reroofing Project to Metalworks of Montana for an amount not to exceed \$89,852.00, and authorize the return of bid bonds.

### **3. Appointments to the City Board of Adjustment**

#### **Recommended motion:**

Confirm the Mayor's reappointments of Lance Koch, from Alternate #1 to Regular Member, and Katelyn Hepburn, from Alternate #2 to Alternate #1, to the City Board of Adjustment for terms commencing immediately and expiring on June 30, 2020.

#### **Recommended motion:**

Confirm the Mayor's appointment of Don Briggs as Alternate #2, to fill a vacated term on the City Board of Adjustment, for a term commencing immediately and ending on June 30, 2020.

### **4. Annexation Policy**

#### **Recommended motion:**

Adopt a resolution establishing an annexation policy for the City of Missoula and set a public hearing on July 22, 2019 to adopt an annexation policy for the City of Missoula.

### **5. Maggie Jax Subdivision**

#### **Recommended motion:**

Approve the variance request for the Maggie Jax Subdivision to allow narrower right-of-way, with public access easements each side and curbside or boulevard sidewalk on only one side of Alloy North, subject to conditions of approval as amended by council.

#### **Recommended motion:**

2. Approve the request for the Maggie Jax Subdivision to vary from the regulation prohibiting cul-de-sacs.

#### **Recommended motion:**

3. Approve the Maggie Jax Subdivision, based on the findings of fact and subject to the recommended conditions of approval in the staff report.

6. Adaptive Reuse Overlay District (A/R) Amendment to Missoula City Zoning Ordinance Title 20

**Recommended motion:**

[First reading and preliminary adoption] Set a public hearing on August 12, 2019, and preliminarily adopt an ordinance amending Missoula Municipal Code, the City Zoning Ordinance, to incorporate new section 20.25.035 /AR Adaptive Reuse Overlay.

7. Memorandum of Agreement Missoula Business Improvement District and City of Missoula Downtown north riverside Parks.

**Recommended motion:**

Approve and Authorize the Mayor to sign an Agreement with the Missoula Downtown Business Improvement District for the purposes of advancing the master planning for the north side riverfront downtown parks and trails.

8. Appointment to the Bicycle and Pedestrian Advisory Board

**Recommended motion:**

Confirm the Mayor's appointment of Chris Siller to fill a vacated term on the Bicycle and Pedestrian Advisory Board beginning immediately and expiring on September 30, 2020.

9. Utility Easement for NorthWestern Energy at Osprey Stadium

**Recommended motion:**

Approve a twenty-foot wide utility easement to NorthWestern Corporation D/B/A NorthWestern Energy behind the outfield fence at Osprey Stadium for the relocation of underground power lines.

10. Amendment No. 2 with Hybrid Energy Group (HEG) Montana, LLC for the Hybrid Poplar Wastewater Reuse Land Application Service Agreement

**Recommended motion:**

Approve and authorize the Mayor to sign Amendment No. 2 with HEG Montana, LLC for the Hybrid Poplar Wastewater Reuse Land Application Service Agreement for FY 19-20 at a cost not to exceed \$179,290.73.

11. Bid Award for the Wastewater Treatment Plant Lab Expansion Project

**Recommended motion:**

Award the bid for construction services for the Wastewater Treatment Plant Lab Expansion Project to D. Lower Construction, Inc. of Missoula, Montana, for an amount not to exceed \$552,267.00 and authorizes the return of bid bonds.

12. Council Appointments to the Public Art Committee: LeBlanc; Lippert

**Recommended motion:**

Appoint Dennis Lippert and Courtney LeBlanc to the Public Art Committee for the term beginning July 1, 2019 and ending on June 30, 2023.

13. Approval of Reimbursement Agreement for the AC by Marriott Hotel

**Recommended motion:**

Approve and authorize the Mayor to sign the reimbursement agreement between Missoula Investors, LLC, the City of Missoula and the Missoula Redevelopment Agency for eligible improvements associated with the construction of the AC by Marriott hotel at 175 Pattee Street including: (i) environmental remediation and deconstruction of a vacant building on the property, (ii) relocation of overhead power lines within the public right-of-way, and (iii) construction of new curb, gutter, sidewalks, lighting and landscaping within the City's right of way (collectively, the "Improvements").

Mayor Engen said, thank you, Ms. Rehbein. Anyone in the audience care to comment on any of the items on the consent agenda this evening? Seeing none, questions or comments from Councilmembers? Mr. DiBari?

Alderman DiBari said, I will be abstaining on item #10.

Mayor Engen said, okay. Mr. Ramos?

Alderman Ramos said, thanks, Mayor. Can you please divide the question so that we can vote on item 13 separately?

Mayor Engen said, we may.

Alderman Ramos said, thank you.

Mayor Engen said, alright, seeing no others, we'll have a roll call vote on items #1 through 12.

Upon a roll call vote, the vote on the consent agenda, items #1 through 12, was as follows:

AYES: Anderson, Armstrong, Becerra, Cares, DiBari, Harp,  
Hess, Jones, Merritt, Ramos, von Lossberg, West

NAYS: None

ABSTAIN: Becerra (on item 7), DiBari (on item 10)

ABSENT: None

Motion carried: 10 Ayes, 0 Nay, 2 Abstain (items 7 and 10), 0 Absent

Mayor Engen said, and on item #13.

Upon a roll call vote, the vote on the consent agenda, items #13, was as follows:

AYES: Anderson, Armstrong, Becerra, Cares, DiBari, Harp,  
Hess, Jones, Merritt, von Lossberg, West

NAYS: Ramos

ABSTAIN: None

ABSENT: None

Motion carried: 11 Ayes, 1 Nay, 0 Abstain, 0 Absent

Mayor Engen said, thank you, Ms. Rehbein. Consent agenda is approved.

**VI. COMMENTS FROM CITY STAFF, AGENCIES, BOARDS, COMMISSIONS, AUTHORITIES AND THE COMMUNITY FORUM**

None

**VII. PUBLIC HEARINGS**

1. Petition Number 9962 – Request to Annex and Zoning upon Annexation (C2-4 Community Commercial)

**Recommended motion:**

(Adopt/deny) a resolution to annex and incorporate within the boundaries of the City of Missoula 3763 and 3771 West Broadway Street legally described as Lot 1 of Missoula West Industrial Subdivision and Lots 2 and 4 of Amended Missoula West Industrial Subdivision, Lots 2, 4, 7, and 9 and zone the property C2-4 Community Commercial, subject to the recommended condition.

Andrew Boughan, Development Services, said, today I'm presenting a request from Jeff Smith, WGM Group, on behalf of the property owners, Curtis and Jean Bowler, for the annexation and zoning upon annexation of a property located at 3763 and 3771 West Broadway Street. The applicant makes this request in anticipation of future commercial development on the parcels. The parcel, as part of this request, is shown in blue with the red star on the slide. The red area on the slide indicates the existing city boundaries. The parcel is just west of Reserve Street along West Boulevard Street, between the intersection of Flynn Lane and West Broadway and the future Mary Jane Boulevard. Upon annexation, the property will become part of City Council Ward 2 and Captain John Mullan Neighborhood Council. This slide shows the parcel to be annexed outlined in yellow. All adjacent right-of-way is already within the city limits. The Growth Policy recommends a land use designation of Regional Commercial and Services. Areas designated Regional Commercial and Services have commercial and residential uses and are mixed with more intense commercial uses and allows a high density residential up to 43 dwelling units per acre and integrated travel corridors. Zoning districts which closely align with the land use designation includes C2-4, M1R-2, OP3 and C1-4. The current county zoning that applies to this parcel is CI-1 Light Industrial. CI-1 accommodates a wide range of light industrial uses. The recommended city zoning upon annexation of the parcel is C2-4 Community Commercial. The C2-4 zoning district permits commercial and residential development up to 43 dwelling units per acre. C2-4 is adjacent to the property to the south, shown in red, and 1R-2 is adjacent to the north, shown in light purple and all of the other sides are within the County. Title 20, which is consistent with state law, permits municipalities to assign zoning districts at the time of annexation as long as the zoning meets any of the following criteria: City zoning that is comparable with the existing County zoning, authorized land uses that were approved by County officials, and is consistent with land use and zoning recommendations as set forth in the Growth Policy. In this case, the recommended zoning of C2-4 permits commercial and residential development at a density of 43 dwelling units per acre aligning with the Growth Policy recommendation for this area. Staff recommends one condition of approval. The applicant shall petition into the Missoula Urban Transportation District within 60 days of the resolution to annex subject to the review of

approval of the MUTD, otherwise the annexation and zoning upon annexation of the property shall become null and void and the property shall revert to the original status in the County of Missoula. In conclusion, staff recommends the adoption of a resolution to annex and incorporate within the boundaries of the city of Missoula certain parceled land described as Lot 1 of the Missoula West Industrial Subdivision and Lot 2 and 4 of the amended Missoula West Subdivisions 2,4,7 and 9 and zone the property C2-4 Community Commercial and subject to the condition of approval. Thank you.

Mayor Engen said, thank you, Mr. Boughan. With that, I will open the public hearing. Anyone representing applicant this evening, like to speak? Nope. Thank you. Alright, anyone care to comment on this proposal? Seeing none, I will close the public hearing. Are there questions from Councilmembers? Ms. Becerra?

Alderwoman Becerra said, Andrew, can you share with us or perhaps the representative what the intended potential uses are going to be for this area? Do we know yet? I'm just trying to get a little bit more information for the public?

Jeff Smith, WGM Group, said, representing Curt Bowler tonight. So, the planned use of the parcel is a carpet store so a flooring store, so consistent with that community commercial and industrial use you see in that area.

Mayor Engen said, further questions? Seeing none, Mr. DiBari?

Alderman DiBari said, I move that Council adopt a resolution to annex and incorporate within the boundaries of the City of Missoula 3763 and 3771 West Broadway Street legally described as Lot 1 of Missoula West Industrial Subdivision and Lots 2 and 4 of Amended Missoula West Industrial Subdivision, Lots 2, 4, 7, and 9 and zone the property C2-4 Community Commercial, subject to the recommended condition.

Mayor Engen said, that motion is in order. Is there discussion on the motion? Seeing none, we've had a public hearing, we'll have a roll call vote.

## **RESOLUTION 8355**

### **MOTION**

A resolution to annex and incorporate within the boundaries of the City of Missoula 3763 and 3771 West Broadway Street legally described as Lot 1 of Missoula West Industrial Subdivision and Lots 2 and 4 of Amended Missoula West Industrial Subdivision, Lots 2, 4, 7, and 9 and zone the property C2-4 Community Commercial, subject to the recommended condition.

Upon a roll call vote, the vote on Resolution 8355 was as follows:

AYES: Anderson, Armstrong, Becerra, Cares, DiBari, Harp,  
Hess, Jones, Ramos, von Lossberg, West

NAYS: None

ABSTAIN: Merritt

ABSENT: None

Resolution 8355 carried: 11 Ayes, 0 Nays, 1 Abstain, 0 Absent

Mayor Engen said, thank you, and the annexation rezoning is approved.

Mayor Engen said, our second public hearing this evening is on a Skyview affordable senior housing project. This public hearing is unusual for us in as much as there's no action to be taken by the Council this evening. And, Ms. Rehbein, are you staffing this? You're doing it all tonight, Marty.

2. Skyview affordable senior housing project—2400 9<sup>th</sup> Street W.

**Recommended motion:**

No Action

Marty Rehbein, City Clerk, said, good evening. My name is Marty Rehbein. I'm your City Clerk and Legislative Services Director. Before you this evening is a project called Skyview. And last year you had a project before you called Skyview at a different location so this is same name, new location. Housing Solutions, LLC is putting forward an application for housing tax credits before the Montana Board of Housing for an affordable housing senior rental complex at 2400 9<sup>th</sup> Street West. That lot is on a vacant lot and the City Council is not required to act this evening. The Montana Board of Housing requires that you conduct a public hearing to gauge whether there is a community need for this housing. And so, I will let Alex give his presentation, a little bit more about the actual project itself, but there is no action on the part of City Council tonight. What we do is we take the record of this meeting or minutes and forward them with the application to the Montana Board of Housing. They make a determination about whether or not to award the funds. They're competitive across the state of Montana. And at that point, I understand that if the project is to proceed, there would be some other land use matters that would need to come before the City Council in terms of our rezoning request, so I'll let Mr. Burkhalter talk a little bit more about the project. Thank you.

Mayor Engen said, thank you, Ms. Rehbein. Mr. Burkhalter?

Alex Burkhalter said, thank you, Ms. Rehbein. If you can't figure out that technology, you're starting to get a handle on this tax credit stuff. Good evening, Mayor, members of the Council. Thank you for the opportunity to share this proposed project with you as well as solicit input from the community as to whether or not this proposal meets a community housing need. I'll be brief in my comments tonight as I want to make sure there's plenty of time for the community input as well as answer any questions you might have. Before we jump into the project itself, I've heard some rumblings of a sentiment that there was a collusion or a secret agenda related to the subdivision of this property and now these proposed apartments at 9<sup>th</sup> Street and I'd like to clearly state that is not the case. So, to get started, I'll give you a brief history of our efforts to bring affordable rental housing to Missoula. A timeline, how we got to now. After being unsuccessful with the Montana Board of Housing in November of last year, we immediately went to work trying to preserve last year's site and plans. When that option expired, we started scouring the town for alternative locations. As I've said, we searched from Lolo to Butler Creek to Bonner and all points in between. Earlier this year I remember trying to decipher the cost of removing buried garbage that had been placed on a site in Missoula several years ago. I share this only as an example to the lengths we've gone to try and find a suitable site. Much of the bare ground that is build-ready and sized appropriately for a project like this is commercial and we can't touch the prices they're asking. Three to four times higher than what our budget can support. So, this brings us tonight 9<sup>th</sup> Street. Late March of this year we started with the Mountain View Subdivision duplex developer. They were in process on the



subdivision and headed for an approval in May or June. I can't tell you when the subdivision process started because we weren't involved with the site prior to March, but with the deadline for the Helena application looming, they agreed to our option to purchase the property contingent on award of housing tax credits. April 8 our preliminary application was turned into the Montana Board of Housing. With the uncertainty of housing tax credits, for example last year while we thought we had a slam-dunk, it didn't come through, they continued to pursue the subdivision and indeed have received approval. Again, I can't tell you the date the subdivision was approved as it wasn't something we had been working on. Late May, Skyview survives the first cut in Helena. We, along with seven other proposals from around the state, were invited to submit to the next round. Half the proposals from April didn't make the first cut. Late June, we had our first meeting with neighbors. This was arranged by Mr. Lowe who, I have to say, was diligent in keeping the meeting civil and not letting it become about personal attacks. I very much appreciated his character and how he handled this. I told them this same story, share what I will share with you here shortly about growth plans, land use, housing policy and the need for new housing for seniors. They were understandably upset and had just gotten used to the idea of the property no longer being undeveloped acre of land but rather duplexes. Here I was bringing something different. Go to the future. The end of this month, July 29<sup>th</sup>, we'll turn in our full application to Helena. We are one of eight. Ultimately, five or six will be funded. This limitation comes by the funding authority of the Montana Board of Housing. Even further forward into the future, the end of October. Montana Board of Housing picks which projects in which towns to fund. If we hear a no in Helena, our proposal ends. It's back in the hands of the developer who did the subdivision. If you aren't familiar with development, I could see how all of this could look like a bait-and-switch but I assure you this wasn't the case. As with any endeavor, you start with an idea of where you want to end up but you have to continually adjust based on what is happening along the way. Our proposal, senior housing, wasn't on the table when they started this subdivision. Because of the uncertainty of housing credits, I'd say it still isn't fully on the table. We could again hear no in October. With this knowledge it makes sense to me why if a new option isn't a sure thing, you continue with your original plan until the alternative becomes more firm. There is no bait-and-switch or conspiracy to hoodwink the neighbors. So, why did we proceed with our proposal? Well, it seemed to be a perfect match with the direction the City was headed. We looked at things like the Growth Plan, the future land use map. In the Growth Plan, Priority 4 of 10 identifies affordable housing for all and it talks about supporting financing tools to promote affordable housing. Two of the main tools we have our housing tax credits and a property tax exemption. This project would leverage both of those. As far as the site when we looked at the future land use map, this property was designated for a higher density. Secondly, and maybe most significantly, the recently adopted Housing Policy, a Place to Call Home, meeting Missoula's housing needs, I've pulled just a few items out of this, but the policy is loaded with good ideas and strategies we are following with this affordable rental proposal. The policy outlined four strategies and I'll highlight just two of them. One, is a line and leverage existing funding resources. Property tax exemption, as I mentioned earlier, are the only hard dollars the State of Montana puts into affordable housing. This property would leverage those. Another strategy. Partner to create and preserve affordable housing. And under that was support affordable rental development. This is straight from the Housing Policy and I quote, "The single most impactful resource for affordable rental housing development is the low-income housing tax credit program." This is what we are working on. This is what we are trying to bring to Missoula. Using housing tax credits will bring nearly \$5 million in private equity to support affordable housing. The overriding reason though, of course, is the incredible need. Just last week we received the first draft of the market study for our application to Helena. It showed, unsurprisingly, incredible need. 266 new units needed for aging, income-limited homes today, right now and each year we're falling further behind. All existing senior tax credit housing reported being full with waiting lists, when interviews, the managers stated that more homes were needed, they get calls daily from people who need something immediately but can't wait to be put on a waiting list. Skyview would bring



affordable rentals to meet this need. Our rental rates will be significantly below market, if you can see the presentation, our one-bedrooms will be between \$525 and \$715 and the two-bedrooms between \$630 and \$815. This is between \$200 and \$400 below market rent and \$200 to \$400 a month is a huge amount when you're living on between \$1,200 and \$1,800 per month. Just last week I heard of an elderly woman who's forced to move from her Front Street apartment when the rent was sharply increased. Left with no other option, she's now living in the basement of unrelated friends whose kids have moved out of the house. Is this the only option we want to give our seniors, living in someone's basement? I believe we can do better, so finally here's a bit about what we're proposing for Missoula. Our proposal for Missoula is 36 units on 9<sup>th</sup> Street in Missoula's Franklin to Fort district. I understand the concern the term rental apartments and affordable housing brings all kinds of images to people's minds. Unfortunately, oftentimes they are very negative things. We tried and will continue to try to put their minds at ease. An affordable senior property, while denser than single-family homes, wants the same things they do, peaceful and quiet neighborhoods with friendly neighbors. An affordable seniors' property is much different than a conventional building and here's just a couple of ways why. One, there will be a manager on property making sure the social calendar is full, the property is kept up and there's a quiet and peaceful enjoyment for all the residents and neighbors, a large community room for regular activities and relationships amongst the residents, long-term residents. Oftentimes our residents are coming from a home they can no longer physically keep up. And when they move in with us, they stay until they can make, as my mom who's a Hospice nurse used to say, a celestial exit or alternatively move into a more intensive facility like a fully-assisted living community. This means our residents become a part of the neighborhood they're in for as long as they are able. This is much different than a traditional apartment in a college town where every year the mix of roommates is switching around. Quiet. As I mentioned earlier, our senior residents want to enjoy a quiet neighborhood as much as though who are already living there. The apartment homes will be nearly all occupied by single persons, widows or divorcees. If we do have an older couple, I can assure you the difference in impact between one 72-year-old and another is negligible. While talking about this proposal, I mentioned to a colleague and she related that she had lived across an affordable senior building and she had a pretty good story. She said they're actually a real great neighbor. She said they were best of neighbors you could have. Very quiet. Very little traffic and the best part, the most effective neighborhood watch community you've ever seen. If there was an unfamiliar person or car around, they would spot them immediately. We've invited and continued to invite those who are curious and want to see a finished product of a senior property to the one we worked on in Missoula five years ago, Aspen Place. With land as hard to find as it is, we were looking for a suitable site for any housing tax credit proposal, family or senior. When we encountered this site, we knew it had to be senior. Two and three-bedroom apartment homes with three or four persons per home would be too much, not right for this neighborhood. But a senior property, it will fit well. Their desires are the same as the neighbors, peaceful and quiet enjoyment. Lastly, I'd finish with a bit more about the building itself. I tried to zoom in as much as I could. I'm sorry that's not brighter. But first I think it's worth noting the property is bounded by two more intense and single-family uses already. To the north, we have a group home. And to the east is the church. Based on neighbors' comments, we put the parking area near the church and away from the home to the west. Also, since our neighborhood meeting, we reduced the size of the building from 39 to 36 units. This allowed us to narrow the building by about 30 feet which all went into moving the building further from the property lines to create nearly three times the property setbacks that would be required. We've added patios for all ground-floor homes. Also shown is a drop-off area in the front. This is something we'd like to see but we want the neighbors' inputs on. Would they like this or would they rather see a large lawn out front? So, of course, inside the building we'll have an on-site manager's office, community room, exercise room and other spaces for gathering. The apartments themselves will be, you know, just kind of your standard one or two-bedroom apartment. It'll be a three-story building with an elevator so all the units will be universally accessible. In closing for me, it

comes back to those 266 seniors that need housing now. I want those seniors to be able to enjoy their golden years in Missoula without fear of their rents spiking and then scrambling for a place to live. I think this is a wonderful neighborhood, a place I'd want my parents to live. A place I'd want to live. And I want Missoula to offer this opportunity to seniors in need of affordable housing. Thank you.

Mayor Engen said, thank you, sir. And, with that, I will open the public hearing. Anybody new to the public hearing process this evening? Okay. So, this is interesting. Your audience this evening is actually the Montana Board of Housing. You will read the transcript of this meeting. In the event that those tax credits are awarded, you will likely have another opportunity before this body to discuss the merits and the parts and pieces that the Missoula City Council has jurisdiction over. So, if you'd bear that in mind and the other piece of business here is if you try to keep your remarks to about three minutes, we would appreciate that. And, with that, I am happy to hear what you have to say. If you'd step to the microphone and just identify yourselves for the record and let us know what you think. Mr. Lowe.

Malcolm Lowe said, I'd ask everybody that came here from our neighborhood to please stand. Thank you. While I have three minutes, Alex took 12 to describe the project to you. I will be brief. However, I do have a more complete set of comments that I would like to submit as part of this hearing process.

Mayor Engen said, and I'm happy to give you flexibility, Mr. Lowe.

Malcolm Lowe said, thank you. I've been asked to speak on behalf of many of the residents adjacent to the proposed Skyview development, specifically of the citizens in a six-block area known as the Rangitsch Addition built in the late '50s, which is made up primarily of owner-occupied single-family dwellings situated on lots of about 8 to 10,000 square feet. It's a working-class neighborhood which expresses the dignity of the American dream and the rewards of hard work. To infect our neighborhood with density as high as one dwelling per 500 square feet of land is to disrespect the values that have made Missoula such a great and desirable city. We are the workers. We are the taxpayers. We are the ones that plant flowers and mow our lawns and raise good kids, as Alex puts in his proposal. To the state, "it is a well-kept-up walkable neighborhood." Thirty-nine units on one acre would be an ugly, glaring contrast to and would be an insult to the family homes identified as an asset to his project. We have been informed that neighborhood character is a consideration usually dismissed in a rezoning hearing. Well then let's talk about infrastructure. A walkable neighborhood he says. We have no sidewalks. We have no street lighting. While the parking proposed for the Skyview project is one per unit, we all know it will exceed that with additional vehicles, trailers and so on. These will be parked on our streets so effectively our streets will become narrower and where will these pedestrians have to walk? In the street. Streets which are projected to carry an additional 300 cars a day and to that, add the fact that our streets get plowed maybe twice a winter and you have an icy, dangerous reality for the residents, not the rosy picture painted in the developer's proposal. But if one of our residents is injured on that street, will he be sued? Will Alex be sued or will the City? We, who live on these streets are telling you now that this will create an unsafe situation. If a person is injured walking in the middle of these streets, doesn't some of that responsibility lie with those who decide to overburden the infrastructure? Proximity disservices. Reserve Street and the bus line are touted as assets to this proposal. Those of us who live there now know that Reserve Street is no asset. It must be avoided. We all drive on crowded surface streets to get to the nearest light in order to make a safe turn on Reserve Street. It cannot be crossed as a pedestrian. The services within a few blocks, with the exception of a liquor store, are mostly offices. Rosauers is a mile away. The developer has taken the blueprint of a project he built behind Target and wedged it into our neighborhood saying it will work just fine. There, behind Target, the infrastructure and services really do exist. Here, they do not. It's

apples and oranges. It's a square peg in a round hole. So, we're frustrated. We've gone to work. We paid our mortgage. We paid our taxes. We raised kids and we mowed our lawns. We hoped our elected officials would represent our views because we, frankly, don't have time or energy left at the end of a workday to dive into the complicated mire of an urban growth plan. We have found some sympathetic ears among you but in the end, we hear that there's not much we can do to stop rezoning of this project or any project of similar density. The game seems rigged in favor of the developers. We've been encouraged to participate in this process. We did. We came to the subdivision on May 13, 2018 when it was a proposal for four duplexes. And then we find out that Alex has actually worked for Tim, the other developer, they've worked together for years. So, it's really hard to believe that there wasn't some sort of conversation about how this might work as a higher density project. So, our reward for participation is a bigger pill to swallow. We've been encouraged to participate. We tried. It seems to us the developer gets \$6 million and we get the bill for sidewalks. We've been encouraged to participate. We have. We paid our taxes. We mowed our lawns. We've been encouraged to participate and here we stand with just three minutes to shout into the wind.

Mayor Engen said, thank you, Mr. Lowe.

Sandra Varseka said, I am just here. I live in Ward 6, and I'm here because I was a candidate for the Ward 6 seat. I have had neighbors and Ward 6 residents reach out to me about their mass concerns about the location of this Skyview affordable senior housing project. And I just wanted to get this on the record to urge everyone to really look and listen intently about their concerns, the single-family homes, the quiet streets, they have a lot of concerns and they are very valid concerns and I just wanted to show my support for their nonsupport of this location. Thank you.

Mayor Engen said, thank you, ma'am. Yes, sir?

Monty Puru said, what caught my interest was in the paper, oh, a couple of weeks ago, the residents in this neighborhood. We're concerned about the traffic that might result from this building. And I live in the University District, right across from the Linwood Apartments. Some of my neighbors are here. Retired people, many of them don't even have cars. In Seattle where I used to live for 30 years, when a new building is put up, they have to allot 1-1/2 car spaces, per unit and it's usually an underground parking lot. And here you have an above-ground parking lot and I wager it won't even be full. And so, I don't think that that's really a valid concern and I would like to see, having lived in many different cities, a mixed use such as this, I would like to see something like this go in, especially since I'm retired. I have a degree. I taught high school. It costs me 65% of my income to live where I'm living now. That's ridiculous. I've lived in Great Falls for the last five years taking care of my dad and the same type of apartment was costing me \$450. Here it's twice that. Why? And then I just did a quick search before I got here. The cost of living, it's the most expensive city in Montana and one in the nation. On an index of 100, the cost of housing in Missoula is 149. Everything else is more expensive than other cities. Food, medical care, transportation, well, maybe not transportation, the busing is free. But, after my dad passed away and I moved back here...he lived here from the mid-'60s to the mid-'80s and I kind of liked it in spite of the fact that there were some days you couldn't see across the street because of the air pollution. But I wanted to move back and now I'm questioning that. I'd be a lot better off in Great Falls but I'm here now trying to enjoy it. And we really do need affordable housing and the fears that my community members, fellow community members, have voiced are not really valid. It just doesn't happen. And there really is no traffic, you want traffic, go to Seattle. Thank you.

Mayor Engen said, thank you, sir. Yes, ma'am?

Donna Ferguson said, my husband and I have resided at 2405 South Kemp for 47 years.

This is a neighborhood that has been of families who have, as Mr. Lowe said, raised their children. It is all level single-family dwellings. Now you want to put three levels so they can look down in our yards and on us and we have no privacy. You're waging an assault on our neighborhood. Previously, when it was rezoned for duplexes, you didn't get too much flak. Now I've heard its 36 tonight. Before that it was 39 and one time in print, I saw it was 40. What will it be when this finally is concluded? There will be traffic. Now I'm telling you, nobody wants to go near Reserve because that has turned into one holy nightmare. We can go clear to Mount Street and get on a light or back street to 3<sup>rd</sup> to get across Reserve. And for this gentleman that says there won't be traffic and he quotes Great Falls and he quotes Seattle, then go there. That's not our problem. We'll be hit with sidewalk SIDs. A lot of us has already paid for sidewalks and gutter SIDs. We'll get to shovel snow now by the City's mandates. A lot of us are seniors too. We're lucky to get our driveways cleaned off, not sidewalks for somebody else to walk on yet. There are a lot of reasons we've lived in and stayed in this area. It's a good area. We worked hard. Most homes have a value of over \$250,000-plus, but we're not willing to support greedy developers. Just say no.

Mayor Engen said, thank you, Ms. Ferguson.

Donna Ferguson said, you're welcome.

Mayor Engen said, yes, sir?

David McClain said, you've heard about the lack of sidewalks and patrolling of police and plowing and this is all true but we have to keep in mind these are senior citizens. They helped build our country and ensured our freedom. So, I'm sympathetic for them a great deal and my friends are senior citizens and I'm just a few years away from fitting in that category myself. I farmed the land adjoining that. I've been an organic farmer in this town for 35 years and provided a lot of people with good, clean food. I can't raise bees anymore. I could have chickens but they'd annoy my neighbors because for a lack of a better term, some people are willing to live on top of each other. I'm not. That's why I bought this property so I didn't have to live with people looking in my bedroom window at night, so that I could be out there listening to music in my garden. I can't mow my lawn without going out first on Eaton and cleaning up all the dog waste that's been deposited by all the new people that were allowed to move in this incredibly dense neighborhood just 200 yards south of Eaton. I believe it's Eaton and 10<sup>th</sup> or 12<sup>th</sup>. You know, there's a large development there. There is no room for those people to walk their dogs so they walk them up and down Eaton and they do their business on my property and I've got to clean it up. I've driven up and down Eaton for 34 years and never had close to an accident. Less than a month ago, passing that development south of this that I've talked about, someone came flying out of there and would have t-boned me if I hadn't gone down into the ditch to get out of their way. That never would have happened 20 years ago when it was three mobile homes and some knapweed. But because people are on top of each other, they're in a rush. They're stressed. There's people that are willing to live in that density. The people in our neighborhood are not willing to live in that density, that's why they bought single-family homes. You know, I wish you would keep in mind that we have a certain lifestyle that we don't want changed overnight. I mean, that building is going to cast shadows on my orchard. It's going to block out sunlight probably. You know, there is a need for this. There's a big need for this but not in the middle of a single-family, you know, when I moved there 35 years ago, it was 95 to 100 or 99% single-family homes. Now every backyard has been filled in. The ideal thing would be for the City to purchase that land and make it open space for all the people that live 200 yards of there that have no where to walk their dogs. That would be my suggestion but thank you. Please keep in mind.

Mayor Engen said, thank you, Mr. McClain. Ms. Kohler?

Susan Kohler, CEO of Missoula Aging Services, said, we promote the independent's dignity and how older adults and those that care for them. I am here tonight, I am in support of the project. I worked with Housing Solutions last year with the project they had which was a much better location, I would agree. I also recognize that the difficulties that the neighborhood has in even considering this project. This 36-unit apartment for older adults is sorely needed to help fill the gap of affordable housing for the 55-plus population. It will have good amenities, be close to a bus stop and close to grocery shopping. It's not going to be within walking distance. And I think the reality is those of us that want to age in place in our own homes, I'm one too, things we have to look at is, is it accessible? Can we get in? Will we be able to age in place? Will we be able to get the services we want because eventually someday we aren't going to be able to shovel our own walks and mow our own lawns and what will that cost be? And if you look at assisted living, it's pretty expensive. And the direction, in terms of overall aging, is to support people where they choose to live for as long as possible. You know, as people age, apartment complexes like Skyview, make it more efficiency for the delivery of services, whether it's Meals on Wheels, personal care assistance and other types of services. It's easier to deliver those services when you have a captured audience. You know, they're all one location. We have a caregiving shortage in this country and in this community and to get people to go from house to house because they want to stay there is more difficult, although it's really where we desire to have, but it's still more difficult. So, this is an efficiency for delivery of service. In addition, what we see as people grow older is loneliness and isolation that can contribute to bad health outcomes. And having an environment where socialization and making new friends within the same building can help relieve those feelings of isolation. And this housing complex doesn't have to be in itself. It can be a part of your neighborhood. They have a social environment there that you guys could work together and be a part of. Last year MAS received nearly 29,000 phone calls of asking for various kinds of needs to stay in Missoula and to support people as they age. Seven percent of those calls are, over 1,100, almost 1,200 calls, were people presenting with housing concerns. That's a significant amount. And we fully expect to see this increase over the next many years. Our community needs to realize that our aging population is growing along with the rest of the state and our country. And you're right, they all pay taxes too and were retired and raised our families so not everybody is fortunate enough to continue to live in their own homes or because of a major medical event, no longer have the resources to be able to do that. So, we need to create options as a community that cares about their older population. In 2017, almost 23,000 older adults in Missoula County and that number is to go over 25,000 in the year 2022. And we are a major medical hub so we're going to see people who live in the outlying communities moving and needing to move closer for easier access to medical. Having the ability to safely age in place is critical to a person's health and well-being, especially once they leave the workforce and their income is fixed. Tax credits from the Montana Board of Housing are very competitive and projects compete all across the state. Missoula deserves, and we have an affordable housing issue. We need to be successful in this and we need to be successful and flexible especially as it pertains to older adults.

Mayor Engen said, we're at about 4-1/2 minutes, Ms. Kohler.

Susan Kohler, CEO of Missoula Aging Services, said, okay. So, I just want to say that I do understand. I bought a home in the mid-'80s with State Board of Housing at 13% interest and above me was nothing. There was no Chief Carlo School, nothing. Across Moose Can Gully, nothing. Open. I loved it. I could hear coyotes. It was open space. As you all know, the hillsides are all filled with housing. I don't regret it. I didn't like the change but it's the reality that we can't keep our community for the way it was when we first got here and we have to work with the needs that are there and I just really encourage all the people of the neighborhood to embrace this project and work with Alex and their group about making it as amenable as possible cause we really need this housing. Thank you.



Mayor Engen said, thank you. Yes, ma'am?

Cathy Campbell said, I live at 951 Ronald in the Linwood Apartments or condos which are strictly senior apartments. Before moving there, six, seven years ago, I owned a home in the Slant Streets. One of the things that happened to me and one of the things that's going to happen to every person in this room, my husband passed away. I paid \$75 every time I needed the lawn mowed. I paid \$75 every time I needed the sidewalk shoveled. How could I afford to live in that house plus pay the taxes and everything that comes with owning a large corner lot? It made no sense. What did I do? I looked in my local neighborhood. Where could I move that would keep me in my neighborhood, which I loved, keep me close to my son who lives in the neighborhood so that I could have help when I needed it? I moved 3-1/2 blocks away to the Linwood. It is senior housing. At this time, it is not rent regulated but it is very affordable for many of the people that are living there. Those people are concerned that as gentrification takes place in our building, which we see happening, I'm sorry to say I'm one of them that did it. I bought a unit. I completely remodeled it. Probably if somebody were to rent it, it would be totally unaffordable to them. I reinvested my money where I was. So, it's extremely important to me to live in a neighborhood where I have access, either walking or a bus, because who knows, my next step, and it will happen to every one of you, you have to give up your car. That'll be next. First your home. You give up 75% of what you own and then you move into a place that you can manage and then the next step is you lose your car, either because you can't afford it or because you no longer feel safe driving. I am also a regular attendee at the Missoula Senior Center, a very important part of my social life. I hear from people from all ages and incomes. If you aren't aware of it, we do a senior meal project there. 75% of the people who eat at the Senior Center are on subsidized meals. If those people can't get there by bus or walking, where are they going to go, either for a hot meal once a day or for any social activity? So, I'm just saying, all the neighbors, I've been there. I've had a big house. I've had a big yard. I love my neighborhood. I hated to leave it but every one of you is going to face it sooner or later. Thank you.

Mayor Engen said, thank you, Ms. Campbell. Yes, sir?

Mike Gaab said, I live at 1115 South Clark Street. Can I read a simple statement from my mom who lives at 1115 South Clark Street?

Mayor Engen said, certainly, yes, sir.

Mike Gaab said, To whom it may concern: My name is Betty Gaab. I am 92 years old. My husband, Bob, and I purchased our home at 1115 South Clark in 1978. I still reside at this residence with my oldest son, Michael and me. We have worked hard through the years to maintain our home to be an asset to our lovely community. I am in total disagreement with the plans to build on the property on 9<sup>th</sup> Street. No objection to duplex or single-family homes." I know something about taking care of the elderly. I've been taking care of my mom for seven years now to keep her out of a nursing home. I know what the stresses or the things that they can't do for themselves and I'm telling you this project for senior citizens is a terrible location on a variety of levels. It's not in a walkable neighborhood. There are no amenities really in the area. The street you see there is the only really street, you know, access out of that place. If you go down to the left, you hit Reserve Street and Reserve Street, like Malcom was saying, it's not an asset. We avoid it. If I go out on 9<sup>th</sup> Street to try to make a left-hand turn during the day, you just can't do it. It's literally impossible. And no one disagrees with the need for taking care of our elderly. Nobody disagrees with that, but this is not the right location for this particular project. It's just simply not. Have any of you gone and actually seen this project and compared it to the project that the developers are making claims that there's some kind of equality or equivalency? There isn't any. This is taking a building that's completely out of character,

they're totally single-family homes, it's been like that for years and they're plunking this project right in the middle of it. You know, if I thought it was reasonable, I wouldn't be here but it's totally not reasonable. And I understand that property is expensive and that it's not profitable to do projects but don't sacrifice the character of our neighborhood for this project. Thank you.

Mayor Engen said, thank you, sir. Yes, ma'am? You can just bend that microphone right down.

Carol said, the end of the big people. My name is Carol. I'm a widow. I'm 70 years old and I came to Montana eight years ago following a daughter who graduated here and teaches here. For eight years I've been downtown in a studio apartment. It's something that I rented because I thought it would be short-term. Eight years ago, I paid \$500 a month. Again, it's a studio. It's in very bad disrepair. And recently I requested my storm windows be replaced. I only have single pane and my doors are broken and unsafe and don't lock. And I was told that my rent was going to be increased and I decided not to endure another winter so I put everything in storage and went to stay with some very nice friends. For eight years I've been watching places like the Roam be built. Somebody approved that. I endured the Mercantile deconstruction and construction. Now up two weeks ago it was the library. There's got to be a place for seniors who are active, like myself. I'm going to try to stay active as long as I can. In that \$500 or \$600 a month bracket, where we can maintain some decency and you've got to find space for us, you know. We're being run out of these buildings that are substandard, but we suck it up and we do it because we can't get to that next bracket. So, thank you for listening and understanding and I'd like you to just consider that. I'm one of those groups. I need a place and I'm going to keep looking, and hopefully, this might be it or something similar. Thank you.

Mayor Engen said, thank you. Yes, ma'am?

Arleeann Santoro said, I live at 2404 South 10<sup>th</sup> Street West, so a block up from this proposed development. I've lived there for 12 years now and I love this neighborhood and I echo the sentiments of many of my neighbors that this is not a good location for our seniors to be living in. Not only outside of this single-family residence and such, we're putting a three-story building in our neighborhood, but I wouldn't put my grandpa there alone or even with my grandma. I fear for the safety of our seniors. Working at the hospital I see a lot of people that fall. We get older. We break bones. Things happen. There is not access to services. In order for an ambulance to get there, yes, they can get down the street at Reserve, but otherwise they have to come through our neighborhood. It's not an easily accessible location. There's no restaurants. There's no places for people to go to in a close proximity. The bus station is a solid two blocks away. Accessing that is very difficult. One of my neighbors has broken her arm just trying to walk just out to the mailbox onto the street. We have no services, no snowplowing so I would be very hesitant to put one of my family members alone in a three-...or somebody without access to amenities in this location. Thank you.

Mayor Engen said, thank you. Yes, ma'am?

Laurie Harris said, I'm with the Missoula Interfaith Collaborative and tonight I'm here as a senior citizen. And with me this evening are my two sisters, Joan Funow and Pat Allen, and I'm really glad that they've been here to hear this discussion tonight as well. Fortunately, my sister and I are not some of the 266 needing housing right now. That's a really good thing and it's a really scary thought that we could be. It wouldn't take much to put us on that edge. We share a home. It's a decent place. We can't save anything because \$1,500 a month is a lot of rent. Now I admit it's more house than we need. And I think that probably a lot of seniors that have owned their homes for years find them self in



the same situation. That's a lot of home. It's a lot of house. It's a lot of space to take care of and you get to a point where you don't need that anymore. And we're downsizing. We're looking for, in the future, for the ability maybe to have our own spaces. Wow, wouldn't that be something to be able to just have our own spaces. We like each other just fine but, you know. I know I would, I think that she'd be in tears if we were able to live in a nice place like this and be able to afford it and afford other things in life that we like to be able to do, go out to dinner once in a while, go to a baseball game. Someday, if we can't work anymore, that's all we're going to be able to afford. We don't have, probably in our future, buying a home, even a small one. We're kind of on the wrong end of that whole deal. We're just in the wrong end of it. I think that we're actually pretty friendly people, all-in-all. I don't think we're too scary. Really? Not too scary. Pretty friendly most of the time anyway. And we also mow our lawn and take care of our home. We raised kids and we did all those things that all of these other people are mentioning. We did all of those things too. The fact that we may end up living in a single-unit of a moderately priced or affordable housing doesn't make us lesser people in the least. And I have to take a little bit of offense to words like infect and insult. I am not an infection. I am not an insult to anybody's neighborhood. I feel like I've been an asset to the neighborhoods that I've lived in and I want to believe that I would continue to be that. So, the truth is no matter where a project like this is proposed to be, there's going to be issues. We don't have a lot of land here in Missoula County. This is what it is. There's always going to be objections. There always going to be people with very valid concerns, valid fears that must be addressed. We cannot say that their fears are not valid. That's just wrong. Their fears are valid. Their concerns are valid and they just need to be addressed. Face forward and speak to them like they're not the enemy. These people deserve to be heard just as much as I do, but we need to act on this opportunity. We have 266 people right now that would vie for these homes. There's a disparity there, I think. Something around 230. But not just for this project. We need to say to developers, to builders, we will support in this. We need this in our community and we'll do whatever we can to support you in building and designing these kinds of projects. We said we'd do that. That's what the housing plan was all about. We said we'd do that. And we also acknowledge the way the hard work is ahead of us, right? Well, here we go. This is it. This is the beginning of that. It's tough being a trailblazer. It's tough being the one to push the envelope the first time and then prove, yeah, you know what, it can work. It can be aesthetically pleasing to the neighborhood. It can be proven that, sure, we might have to build some sidewalks around it. We might have to increase the services that are available to that neighborhood but it's possible and it's possible in a way that would please everyone eventually. Change is tough. Change is a very tough thing but it's exciting too. And that's how I feel about it. This is really exciting. We've all worked on this for a long time and to see a project come up like this now, this is great. Not to everyone, I get that, but this is really a great thing and it's exciting to see this happening. This project could build momentum. It could get us started on other ideas. A lot more blue-sky thinking, what else could we do? What other land could we use in a creative way? Maybe we could bring other developers into talk about what can we do here that isn't going to create more problems than we have right now. Otherwise, they're going to end up being reluctant. Well, I don't know, that was a fairly decent project, fairly straightforward and it didn't work. Do we really want to do that? How much time and energy and money do we want to invest in talking about something that's never going to happen?

Mayor Engen said, and we're pushing six minutes, Ms. Harris.

Laurie Harris said, alright. We said we're going to do this so we need to do it. That's what it comes down to. We need you to do it. And I understand this is not a decision-making process tonight, but my sister and I and 35 other senior families would be so grateful for this step forward and for all of the other steps that we'll be able to take following this project and I appreciate your time. Thank you so much.

Mayor Engen said, thank you. Yes, sir?

John German said, I live on 9<sup>th</sup> Street. Years ago, care of our elderly often fell to their children. Apparently now that care falls to those in the Franklin to the Fort Neighborhood. You know that project on 9<sup>th</sup> Street is only going to take care of 36 people and we've got hundreds of people we've got to think about. And after that, thousands down as the years go by. We need a project a lot larger than what can be built on 9<sup>th</sup> Street. There's also the fact that it has no sidewalks. Now this gentleman said that most of these people don't have cars. Thank God they have better knees than I do, but I rather doubt that they're going to walk two blocks to the bus to carry their groceries home after they pick them up at Rosauers, which is a mile away and I'm not sure how far the nearest casino is but sooner or later, you're going to say, hey, we need sidewalks in this neighborhood. Are you going to demand that we pay for sidewalks for a project that you come in and mandate in our neighborhood that nobody wants? The people that support this project do not live in our neighborhood. Now you can take Franklin to the Fort, knock the whole damn place down and fill the whole place with complexes which I suppose is the ultimate idea but you're never going to get rid of the homeless. That problem is going to go on for years and years. And I'll tell you what, we will gauge the success of our 10-Year Plan to End Homelessness by the number of homeless flooding into this valley to take advantage of our 10-Year Plan to End Homelessness. It's not going to stop. You've got to come up with a better plan than this. It's an awful lot of crying and whining and talking to save 36 people? Give me a break. Thank you.

Mayor Engen said, thank you, sir. Mr. Wolverton?

John Wolverton said, yes, the silver tsunami cometh. We all know this. My name is John Wolverton. I live on 8<sup>th</sup> Street about two blocks off of Russell Street and been involved quite a bit with the neighborhood in the past and also with bike-pedestrian issues in my recent life. I would say I'm not contrary to this project in itself provided that the project addresses the sidewalks, transit, and those kinds of connections. And also Reserve Street intersection conflicts. But what I'm really here to point out is an issue of fairness and equity. In the recent decade the central Missoula neighborhoods, west of Russell Street, have experienced very rapid multi-family housing development. More so than many other parts of the city. I submit that all of Missoula's neighborhoods should take on their fair share. The central Missoula neighborhoods have accommodated more than their fair share already. So, as you actualize a Missoula's housing plan, one answer to this is to follow the lead of Minneapolis by eliminating single-family residential zoning across the entire city. I absolutely agree with this community's decision to focus inward and it's time for the whole community to take on the burden of that focus by welcoming multi-family to their neighborhoods. I want to say yes in my backyard when all the other neighborhoods also say yes in my backyard. And one way to move the needle on this is by eliminating single-family residential. Thank you.

Mayor Engen said, thank you, Mr. Wolverton. Anyone else this evening?

Kandi Matthew-Jenkins said, I found it hard to get up after that comment which doesn't belong in Missoula at all. Missoula is not Minneapolis. What I want to say is I'm going to be 70 in December, and I hope to, with the help of my husband, live a long life. I want to know specifically how much each unit is going to cost and what the cost...I mean, each unit...I hear that when you do construction like this, that there's unit price and I've heard some pretty scary stuff out of other cities that are way beyond the achievability for affordable housing. And I just am blown away by that man's comment. That's not Missoula. It's becoming Missoula, like this 200-unit A Place to Call Home and we're not even servicing our own homeless. And I believe that. And I know that. And they will come. But I want to know the price of each unit and I suppose the gentleman that presented this can tell me tonight.

Mayor Engen said, thank you, ma'am. Anyone else this evening? We only go around once, sir.

Toffer Lehnherr said, I live in Franklin to the Fort in Ward 6 and I guess I'm speaking in support of this project moving forward. I know it's not really quite an action item, quite yet, but I think, as I raise my son in this neighborhood, I think about the opportunities that I'll have to stay in this neighborhood in the city. And I support having more people here, having more neighbors. I look forward to having them make our access to Franklin Park better. Spent Sunday afternoon there and I really enjoyed biking up there with him and I hope that our neighborhood remains a place where everyone is welcome and that my family can stay there for a long time. Thank you for listening.

Mayor Engen said, thank you, sir. Yes, sir?

Mike Gunter said, I was born and raised on this street and I really wish you could zoom out to see; it looks like a great lot from here but a lot of people don't know that this right here is a dead-end. Okay. That's why everyone is complaining about traffic. There's going to be issue, there's going to be so many issues when it comes to just the traffic alone. Even if nobody moves in with a vehicle, you're going to have deliveries, you're going to have ambulances, and you're going to have fire trucks. You're going to have a lot of the issues that come up here. I think I can speak for all these people behind me that nobody is against having affordable senior living. We all know that we need it, but the other issue is everyone can't afford living right now. My wife and I work full-time and we can't afford it. There's other things that we should be looking at instead of building these huge complexes to try to accommodate people who can't afford it. We need to start looking at why everything is blowing up so big where you've got two young people, like myself and my wife, working full-time and we can't afford this town. I think there's a lot of issues to this spot. Like I said, I'm not opposed to this at all but this spot, like I said, I was born and raised on this street. This is a completely inappropriate spot with this. If you look at this map, a third of that lot is still going to be the church property. Okay? Now, you can see there's one, two, three houses right there that could take up where you're planning on putting 39 units or 36 units. It's inappropriate and part of that's a street. It's not right. You want to talk about safety and raising your kids here, I don't think it's going to be safe to raise your kids and take them for a walk down the street anymore. You're going to have too much added traffic. I don't think we're on the wrong end of this. I think we're on the right end. Like I said, none of us disagree we need it. This is not the appropriate place for this. Maybe I'm the youngest one here to fight this but I truly believe I was born and raised on this street and I truly believe, and I want you all to think about it seriously, it's not the appropriate place for it. You're going from these little tiny houses right here that you see to 40 unit's right there across the street. I would say it's not just the neighbors who are going to struggle either. You're going to find that the people who move into these units are going to be struggling too, if they do come in with vehicles and if there's a wife and a husband, they're going to be fighting the same stuff we're all fighting, and it's going to be miserable for everybody. So, thank you.

Mayor Engen said, thank you, sir. Anyone else this evening? Alright, with that, I will close the public hearing. There is no action to be taken by Councilmembers but if you'd like to make a comment, you're welcome to do that. Ms. Jones?

Alderwoman Jones said, thank you for all of the comments tonight. This is a big issue in Missoula and I think we need to start having a lot of conversations about how we're going to be addressing our living conditions here in Missoula. I think we definitely have and the point of the hearing tonight is whether or not there is a community need, and yes, we definitely have a community need here. We have affordable housing issues and we have senior affordable housing issues. And we have many seniors who can't afford to live here.

And would this project address that? Yes, it would help. So, I think it's important to just put that on the record, first of all, that this project would accomplish helping that issue. As I sit on the Missoula Aging Services Board as a City Council liaison and once a year, I get to go deliver Meals on Wheels because I'm a community leader. And in neighborhoods across Missoula we have seniors living in horrific situations and that's putting it nicely. There are some miserable, miserable places out there that we have seniors living in. We do not have any tools granted to us by the Legislature to inspect those places and make sure they're safe. And we have some seniors who are living in great situations, which is good, but we have many who are not. So, when I see those situations and the holes that they're living in, I think, yes, we definitely have a need. We have a Growth Policy that was worked on for numerous years that was passed in 2015. We have an Affordable Housing Policy that was worked on for two years that was passed last month with a huge amount of community input in all of those. And those are basically saying we are going to be building more densely. I'm not a developer but I'm pretty sure that when I hear comments that this needs to be in a better location where it's close to services and close to this and close to that, it probably doesn't pencil out. It's hard developing in Missoula these days and there aren't many lots so that's why this is being looked at closely. So, I can understand it is a huge paradigm shift to go from a vacant lot to possibly some duplexes to possibly 36 units. That's a huge spectrum there and that's very hard to digest but we have to be talking about this and figuring out how we're going to make it work in Missoula. That's where we're at. So, I'm very much in favor of this. If we are lucky enough, as a community, to get these affordable tax credits, that's great. I've gone to Helena before and testified on this. They're very hard to get, frankly, and Missoula should have more than we have gotten in the past, which is very frustrating, but I don't know how they read the tea leaves in Helena and dole them out, so I hope we get some this time. So, I understand this is hard. Like someone said it tonight, change is hard. It is. And I think every neighborhood will be featuring change in the future as we address these issues. But having seen some of the situations that we have seniors living in, in this town, I think we need to do what's right for our community. And our community is acknowledging that we have existing neighborhoods and we have change that's going to be coming into neighborhoods and how do we make it work for everybody in those neighborhoods? I think that's what we really need to focus on. So, thank you for your time tonight.

Mayor Engen said, Ms. Merritt.

Alderwoman Merritt said, thank you. I've heard the neighbors and the facility of this proposed project for the Skyview senior housing. The concerns they raised are valid. The proposal is for a higher density than the current zoning allows. If the development goes forward as proposed, it will bring increased traffic and other changes to the neighborhood. Because I empathize with those concerns, this issue has caused me to think long and hard. Part of my thinking has been to consider the reports on median home price in Missoula that indicate this cost continues to rise. The latest report puts the median home price in Missoula at \$305,000. In addition, a recent report from the Bureau of Economic Research at the University of Montana revealed that the income level for renters is decreasing while the income level for homeowners is increasing. This is creating an even bigger disparity in our community between the haves and the have-nots. All the data indicates that we must take immediate and sustained action to do what we can, as a city, to combat these disturbing trends. In 2015, the City adopted its Growth Policy with a goal of focusing inward. In that Growth Policy, the Franklin Neighborhood is identified as the location for dense development. More recently, we overwhelmingly adopted a new housing policy and, as Laurie mentioned, a common theme in the discussions in this room the night that we adopted that plan was that now is when the hard work starts to make the ideas in that policy become reality. I think this project is an example of that hard work that we need to do. I support this proposed project. It fits a desperate need in our community. I'm willing to roll up my sleeves and get to work now. With the level of density this neighborhood is experiencing, we must address the lack of infrastructure. I'm calling on

the Mayor and the other city leadership to work with me and the neighbors to make improvements to the infrastructure without burdening those current owners. The neighborhoods experiencing this level of increase in density must be a priority for the city moving forward. Thanks.

Mayor Engen said, Ms. West?

Alderwoman West said, I was wondering if I could ask Eran a question and then follow it up with a comment.

Mayor Engen said, sure.

Alderwoman West said, since she was so kind to be here tonight, I was wondering if you could speak a little bit too where Liteco projects could be located within our community to begin with.

Eran Pehan, Office of Housing and Community Development, said, sure. So, low-income tax credit projects can be developed across the entire community. They do receive additional equity or essentially additional funds if they're built within a qualified census tract of which we have four in Missoula. This area constitutes one of those four areas.

Mayor Engen said, Ms. West.

Alderwoman West said, thank you, Eran. So, low income housing tax credits are the primary tool that we have nationwide to develop affordable rental housing and this is a highly competitive process and it's also the primary way that we develop affordable housing across the state of Montana. And I also went to the meeting last year to watch the process and comment on the Skyview project when it was located in the west side and it is incredibly stressful. It's incredibly competitive. Folks have to go back on an average of three times to get a single project funded and it's not a great way of developing affordable housing but it's the only thing we have. And, as Eran said, there are areas in our city that it's easier to get these projects funded. There's more benefit to them, and so there does tend to be higher density of these projects within certain areas. And I wish I could say that this conversation is unique to this proposed development but it's not. There is a tension that exists between neighborhoods and our community needs and the proposed future developments and that there is no place where there's going to be unanimous support for a project. This is true for the last Skyview proposal, which was 100 units and would have gone in in the west side and then there's also currently a 200-unit, you know, project that's going in on the north side of Missoula. And all of those projects there is a worry about access to services and the resulting increased traffic and also the safety to all the citizens. And the reality is that there just is no such thing as a perfect location and there is no location that isn't in somebody's backyard. The other reality that we're faced with is that there's a lot of different kinds of housing needs in our community from the chronically homeless to having safe rental housing or homeownership opportunities. And while some people require maybe some more emergent interventions, all people, you know, should have a right to having a dignified housing option. I think that our recently adopted consolidated plan has some really great data that supports building housing specific to the elderly population. By 2035, we're supposed to increase and Missoula County is experiencing a 55% increase in folks that are 65 or older and with that, you know, I support this project.

Mayor Engen said, further comment? Ms. Armstrong?

Alderwoman Armstrong said, I've heard the neighborhood be upset about a change but I want you to consider the benefits of having your mom or your great-aunt or somebody close to you. I also was at the hearing last year. And we've all taken care of an elderly



parent of someone, but people do die of a broken heart and they do die of being lonely and even though they might be in a great house that they can or cannot afford, when they're separated from friends, people don't live very long and if they get hurt, they especially don't have anyone to turn to. So, I want you to consider the fact of having this community, where people can be together and live longer and have better quality of life, is good for all of us. Having a parent close to us is good for them, it's good for us and I understand it might be a hard pill to swallow but, as somebody said, Missoula is not a Social Security-friendly town. The upper Social Security payment of, you know, \$1,250 doesn't go very far in Missoula and it's going to get worse and worse and if we don't start planning ahead, this problem is not going to become something we get to choose places to put housing. It's going to become a situation where we're forced to make choices we don't want to make and everybody will be unhappy. So, I hope that you'll consider the benefits of having an elderly person closer to you than farther away, whether that's a relative or a new neighbor. Thanks.

Mayor Engen said, Mr. DiBari.

Alderman DiBari said, thanks. Thank you to everyone who provided comments this evening. First, I want to say is that I do not dispute the need for affordable senior housing or affordable housing in general or housing in general. We spent a lot of time and effort working through that as a community and we all know where we stand and what work we need to do and that's kind of what I want to talk a little bit about this evening. Ms. Kohler had made a comment that you can't keep the neighborhood the same as when we got there or got here. And what I would like to say is my neighborhood is not changing, Gwen's neighborhood isn't changing, Mirtha's neighborhood isn't changing, Jesse's neighborhood isn't changing, Stacie's neighborhood isn't changing and Heather's neighborhood isn't changing. The rest of the folks here, except for Julie, yeah, they largely live in one of those four census tracts. And I think if we are going to put our money where our mouth is, everybody in this whole community needs to figure out a way how we're going to equitably distribute all kinds of housing. And I think that means that we, as a governing body and as an administration, need to figure out how we're going to chip in to make things happen. I know some folks in the audience aren't big fans of the MRA but that's an awesome asset to help provide the money to buy land, to incentivize the kind of infrastructure that's required to put in all different kinds of housing. There is surplus land that the City owns that I think we should be chipping in. I would like to see this project in Ward 4. I think many people in Ward 3 and other wards would like to see a project like this, places that already have that infrastructure where we've made that investment and we have walkable communities or neighborhoods and we have grocery stores and things like that. So, I think we should be really careful about falling into the trap that, you know, every house is the right kind of house and every location is the right kind of location. I think we need to fully engage with this problem and figure out how we're going to ensure that everybody, every neighborhood makes a substantive contribution. Ms. Pehan, when she was here talking about the housing policy, stood right there and said that's the goal, and I sat in this seat and I said I want to make sure that that happens and I think we here around the table, as some of us have said, this is where the hard work begins and this is where I think we need to start making some decisions about how we're going to spend our money and how we're going to help projects like this happen, not just in Franklin to the Fort but everywhere. I think I'll stop there. Thanks.

Mayor Engen said, Ms. Cares.

Alderwoman Cares said, thank you. I live in the Franklin to the Fort and I stand with my neighbors against this site for this project. The tension around infill and need for additional housing has consistently resulted in my neighbors and me feeling the brunt of this pain. We have discussed the recent infill very nearby to this site called Aspen Grove that was 26 duplexes in a townhome exemption development. That and other projects have resulted in

change. We changed the townhome exemption development's notification standards when a project like that went in without anyone knowing, when there was a couple of mobile homes, some knapweed in a single house. We keep telling our neighbors to speak up and we need to start listening. One thing I think we could do better, as a municipality and as City Councilors, is keeping a closer eye on the Board of Housing because this project has been in the works for a while. I understand the developer on this point and think then it's not his responsibility to talk about what he might be bringing forward, but our responsibility to pay close attention so we can better see the writing on the wall when things like a minor subdivision come in in one month, and a 40-unit complex come in two months later. The infrastructure is so poor in this neighborhood that was county land before it was annexed. This street is not suitable. Support for connectivity needs to be more than a contribution. If this goes through, support for connectivity needs to be more than a contribution to a fund balance that more than likely will not benefit these or nearby neighbors. When we think about the Growth Policy, we speak very broadly. We must look carefully at specifics before we make decisions. Is this the right spot for the project? No. Is this the only spot for the project? No. Our community is not stagnant and opportunities for development are also not stagnant. We've consistently referenced housing solutions, Aspen House and the initially proposed Skyview housing project, both of which had better, although not perfectly suited infrastructure. I do not believe this is the last we'll see of this. Thank you.

Mayor Engen said, further discussion? Mr. Ramos?

Alderman Ramos said, thank you, Mayor Engen. I guess I just want to state first before I start is that this is probably the most emotionally draining hearing that I have had to sit through on City Council. I understand both sides of it. It's really heartbreaking on many different angles. I mean, it's heartbreaking that folks have lived in these neighborhoods for 40, 50 years and they're seeing the change and it's also heartbreaking that folks who have lived in Missoula for 40, 50 years and they can't afford to live in their homes anymore. So, there's so many different sides of these. And I just want to start with maybe a politically incorrect comment where I just want to say first off old people make great neighbors. I'm just going to say that right off the bat. Growing up in Libby some of my greatest mentors lived next door to me, there was a gentleman that was 97-years-old. He was a World War 2 veteran and he kind of took me under his wing and he told me all these amazing stories and I learned a lot from him and some of my other neighbors. But, as I've talked to you about, Mayor Engen and Eran, this is a really fine line and I understand the complexities of it now more than ever, Mr. Mayor. And I think it would help me, going forward, if I kind of defined the two sides a little bit and I think it might help everybody else. I think on one side there's what some folks would call the NIMBY side where people don't want to see any change in their backyard, where they have private property rights and then they establish their homes there and they don't want to see any change. And then there's the other side of it, the YIMBY side. I hadn't heard that term before tonight. The anyone in my backyard scenario where I think that argument is rooted in a good principle where private property rights kind of rule all in the sense that if you don't want a development going in next to you, then you should buy the development but that is not how the real world works. There's so many different things. And I think one thing that everybody's kind of struggling with here is maybe the changing of the rules and this isn't the fault of this City Council by any stretch. These rules have been in place for decades, and there's no way to foresee the future but I think that if a lot of these folks had known this development was going come in, maybe they would have purchased a home somewhere else or maybe there would have been a consorted effort by the neighborhood to purchase this parcel to keep it as open space. And I think that there's just so many variances and variables that as we're changing, I think that we have to start looking maybe at some issues that aren't as popular. And the fact of the matter is I'm very concerned about people right here not being able to afford live in Missoula, especially the elderly who have built this city on the backs of their tax dollars and their hard work. But I'm more concerned about why. Why are so many people being forced to live in these affordable homes for them? Why can't they afford to live there



anymore? And what can we do, as City Councilmembers, to try and help mitigate that problem. And I'm not so sure that this project is really going to address the root cause as much as we want it to. And I understand the thinking of all my fellow Councilmembers that 36 homes, I mean, it doesn't seem like a lot to the community but these are 36 fathers, mothers, grandmothers, great-grandmothers, great-grandfathers, but at the end of the day, it's not going to make a dent in our housing issue. And that's why on this side of the housing policy I tend to think that it's not going to do as much good as we think and we have to focus on the underlying causes, and I think the housing policy does that but this isn't one of those sides. And one of the reasons why I think that we need to start focusing on that is because I think that the fact that so many people are being forced to leave their homes right now, I think that's a symptom. I don't think it's the disease. I think the disease itself is a lot of actions taken by governments and our local government over the years. And we've heard a lot of those tonight where we're charging citizens for sidewalks. We didn't do that, thank you, Mayor Engen, for pulling that project but a lot of people, they've taken on the debts and they're homes of \$15,000 from the 2012 sidewalks, and that's tacked onto their property taxes. That's another bill. We talk about other SIDs. I've heard that a lot tonight. That all adds up. Sidewalks shoveling fines. A lot of these people can't afford those and that adds up. Property tax increases. That, again, when we talk about rents going up, every time we raise property taxes, we're raising people's rents. And I know that it's hard. I know we want to do everything. We want to have our cake and eat it too, but eventually we're going to have to start sacrificing some of those luxuries for necessities if we want to keep people here and not accidentally gentrify the area to a point where people have to sell and then wealthier people come in who don't complain about the property taxes as much. When we raise property taxes, it drives up rents and it also drives up the cost of goods because these local businesses, local grocery stores, local gas stations have to raise the price of goods to make up for that because they have to make their rent too and that has an effect on everybody. We talk about little things like dog licenses. A lot of these older folks have dogs. That cost adds up. We talk about TIF. I know that TIF is popular among some folks in the community, but that also increases property taxes because it depletes the other revenues that would otherwise cover these services and that money is not just walking out the door. In addition, there's fines and fees. There's different things that these older folks have to pay. The open space bond which is great for a lot of folks but it does drive up the cost of land. When you lower the supply, it increases and the demand is increased and it drives up the ultimate price. And then a big one that I want to talk about is annexation of affordable housing. Where we just annexed near the airport, a lot of those homes, and I know Ms. Kohler was here and spoke out against this as well, because those people saw 20% jump in their rent, AKA their taxes, not their actual rent went up 20% but their property taxes went up 20%. And that has an affect on it. And these folks have to go somewhere. So, unless we address those issues, we're not going to make a difference. I know we want to. I know this project feels good. Trust me, I get it but we just, in my opinion, we have to start focusing on those things more and they're not comfortable. People are going to be upset but at the end of the day we have to decide do we want a fancy country club or do we want an adequate place where people have lived for years and they're satisfied with it or do we want to keep making it fancier and fancier and forcing other folks out? And, again, I get both sides so thank you, Mayor Engen.

Mayor Engen said, Ms. Harp?

Alderwoman Harp said, thank you all for coming. This is a very personal issue to all of us because I think we all value putting a roof over our own heads. We come to housing from different angles. Some of us rent, some of us own, some of us hopefully will be able to own homes. And some of us just are happy just renting because we know that's probably what's in our best interest. This has been a really tough issue and I remember when it first came before us, I really struggled with knowing what the right answer was. The fact is there's really no right answer. It's how we approach it. We can either resist the change

with anger, negativity or we can try and figure out a more positive way to be accepting of our neighbors. I was once, just recently, asked, in regards to this affordable housing issue what our greatest problem is and I turned to him and I said, that is not our problem. Our greatest problem that we face is climate change. What you think today is an affordable housing issue will pale in comparison to what we're going to see in 20, 30, 50 years. And if you think we're struggling now with the issue, it will be exasperated beyond our wildest imaginations. I have the pleasure of serving in our Climate Resiliency Steering Committee and one day I walked into a meeting and up on the wall were 12 maps of the United States. And the one that caught my eye was a map of the U.S. from Maine down to Florida and over to Texas. All of those coastal states were white. And as you move north into the west, they turn darker shades of blue. And what that indicated was net migration from those coastal states up into the west. And at this point we can't reverse that course. We try what we can locally but we know it's just a small little piece of what needs to be done. We have to prepare our community for what is to come. And we can either try and put up walls and put up fences and whatever it takes to try and keep people out or we can knock them down. And that, I know, is especially hard because we are all comfortable with what we know. And it takes, I think as Julie said, a lot of inward thinking to be able to kind of turn the tide and make sure that we are open to other possibilities. We have spent years working on an affordable housing plan and housing policies. Most of you probably have contributed in some way to that voice and maybe some of us haven't but that is regardless. We are all in this together and I think we are at this point that we have the opportunity right now to say yes. This window could close, maybe it won't, but it could close and then the option from getting some assistance from the Montana Housing Board will be gone, and you think we have an issue now, we will never be able to repair it again. And so, whether it's 36 units in this Franklin to the Fort Neighborhood, which absolutely has carried the responsibility of our inward focus for a long period of time, and I thank you from the bottom of my heart. My neighborhood has to step up and I will see to it that we can do everything that we can to open our minds within my own ward so that we can share in the equity of making sure that we have people of all income levels throughout our community. And I'm going to just finish off on one thing because, Eran, you brought up qualified census tracts so I think this is a really important distinction. What makes it a qualified census tract? It's the percentage of people who live under 60% of AMI in a particular census tract. Basically, it's the federal government saying, you have enough poor people in your neighborhood that we can put more poor people in it, which is incredibly unfair. Right? In order to diversify that move people of all income levels throughout all of our community the only way to do that is if the City of Missoula replaces HUD and the only way to do that is with a housing trust fund. And I know we have multiple ideas of how we can put money into that housing trust fund but that is, in a nutshell, what has to happen in order for all of us to share that responsibility of making sure Missoula becomes affordable. Thank you.

Mayor Engen said, Mr. von Lossberg?

Alderman von Lossberg said, thanks. I want to thank everybody for their comments tonight and for coming down. Multiple things can be true is one of the things I like to say. I appreciate the concerns of the neighborhood around infrastructure. Dr. DiBari didn't mention to me or my ward mate, Heidi, because we represent Ward 1 and we have a bit of a...it's not unique but we represent, as part of that, both the Rattlesnake and the Northside where we both live. Northside, tremendous deficiency and infrastructure and the quality of the streets, as she mentioned, I believe, where welcoming the Villagio Housing Authority Project, it's going to bring 200-plus units to that neighborhood. I'd be lying if I didn't say there were some concerns about that, but I'm excited about the project and I'm excited because the partnership that's putting that together is going to do a good job. And the Northside has a proud history, blue collar history, and I think it's going to add to that. I think on the question of community needs since this is a record that goes to Helena, there's no question there's a community need for projects like this all throughout the community and I don't disagree at all with my colleagues who've called on the need for

greater equity in addressing this issue. I disagree with the sentiment that this doesn't make a dent. Every little part helps. Every little part makes a dent in this issue. I respectfully disagree with a lot, as is common between Jesse and myself, with the analysis. On one thing we completely agree on and that is that older folks and I'm keenly aware that, and I've had gray hair since junior high school, older folks make great neighbors. And I took my 7-year-old daughter down to Grizzly Peak Living several months ago to visit with a woman living there who's a great-grandmother, she's not a family member, she's just a great-grandmother of a neighbor that we have out at some family, our family cabin. And I wish my daughter and my wife and I had more access to those folks within our own neighborhood. The Northside would welcome that opportunity and it's too bad we don't have that opportunity. I think it will happen and I think living in the Northside has also taught me just how much things have changed. The Northside, you know, our house was built, I think, in like 1890 or something and predominantly a mining neighborhood. And one of the great events that happened in our neighborhood was when the water main sprung a leak in front of my house ironically during the whole water case. And the whole community came out. Many people from the community came out and we set up beach chairs and had a couple of beers and watched the water company fix this leak. One of the great things about that was a lot of older residents in the Northside who I had not met before came out and started talking about the local butcher shop that used to be over here and the local grocery store that used to be over here and it, you know, my wife and I didn't have that history in the neighborhood and it taught me, I guess, a couple of things that I think are pertinent to this discussion. Things don't stay the same forever. Sometimes they change, I would argue for the worse. There's a ton of economic reasons why those local mom and pop places, you know, went out of business or were no longer viable. There's been somewhat of a movement to bring those, for entrepreneurial people who are willing to take risks, to bring those back into the neighborhoods and I'd hope that we continue to hope that we will see that. But neighborhoods are dynamic and they change and often when there are things that change that are difficult, they present opportunities for some entrepreneurial thinking around how to change them for the better. So, thanks.

Mayor Engen said, further discussion? Good deal. I'm just spit-balling here but I think the Missoula City Council actually spoke longer than the public at the public hearing so again there is no action to be taken this evening. I do want to thank you all for your time this evening. I appreciate you coming down and participating in the process and more to come, one way or the other.

#### **VIII. COMMUNICATIONS FROM THE MAYOR**

None

#### **IX. GENERAL COMMENTS OF CITY COUNCIL**

Alderwoman Merritt said Ginny Merriam emailed to the Council that there is an art project that's going on, at the Bank Street parking structure near Higgins Avenue bridge. The Flagship Program, with students from C.S. Porter and other schools, are painting a mural on the wall there and she encouraged folks to see that and support the Flagship Program.

Alderwoman Anderson said she didn't say anything during the Skyview project because she really appreciated all the insight that everyone else shared with everybody and it was a hard hearing to hear and she thanked everyone for sharing their feelings on that. If you're upset with any of this, she hopes you will voice your opinion one way or the other with the federal government because they're the ones who deem where our qualified census tracts are. If you're frustrated that we don't have more tools in our toolbelt here at the City Council, come with her and share your outrage with the Legislature. They are constantly tying Council's hands and they are left to sort of pick up where they are not taking leadership roles. She didn't want to say that on the record. With the Skyview Project part

of the record she could not say it because she shares the frustration, but she understands that it's so much more complicated than it's led to believe and Council are the ones at the bottom level who are left to pick up the pieces that other government agencies and entities have really sort of landed in their lap and given Council little to do with and that's where we need to take out some of our frustration and advocate for change to give them more tools to expand where qualified census tracts are and where buildings can be so that neighborhoods like hers can shoulder their fair share.

Alderman West said it's the third weekend of the Missoula Outdoor Cinema on the northside. She invited folks to come and watch the Goonies on July 20. It was the Facebook vote winner and starting time is kind of late because they have to wait for the sun to go down so it should be around 9:22 p.m. at the Head Start building.

Alderman Ramos expressed his gratitude for his fellow Missoulians and constituents that voted him Best Activist and Second-Best Politician. That was a shock to him. He got a phone call from a gentleman at the *Missoulian* that told him that and was asked if he would like to buy an ad. He thought it was a scam at first but he was deeply humbled by that. This has been a huge learning curve for him and far from the perfect leader and he thanked his fellow Councilmembers who are helping him with that learning curve. He's going to continue to try to do what he thinks is right. He thanked everybody and said that was a great honor and a bigger shock.

Alderman DiBari thanked Alex for his continued commitment to the city of Missoula and his interest in trying to do work here. He applauds his efforts in his ingenuity and hopes he's successful.

## **X. COMMITTEE REPORTS**

1. Administration and Finance Committee Report
  - a. July 10, 2019 Administration and Finance report
2. Budget Committee of the Whole Report
  - a. July 10, 2019 Budget Committee of the Whole report
3. Land Use and Planning Committee Report
  - a. July 10, 2019 Land Use and Planning report
4. Parks and Conservation Committee Report
  - a. July 10, 2019 Parks and Conservation report
5. Public Works Committee Report
  - a. July 10, 2019 Public Works report

## **XI. NEW BUSINESS**

None

## **XII. ITEMS TO BE REFERRED**

1. Administration and Finance Committee

- a. Appointment to the Public Art Committee
  - b. Appointment to the Tourism Business Improvement District
  - c. Resolution amending the fiscal year 2019 budget for Crosby/Cleveland Traffic Calming Circle & KAboom Playground contribution.
  - d. Annual Assessments for Street Maintenance District #1--Downtown
- 2. Committee of the Whole
  - a. Training on the use of eScribe - new legislative management system
- 3. Land Use and Planning Committee
  - a. Pleasant View Homes No. 5 Phasing Amendment
- 4. Parks and Conservation Committee
  - a. Bluebird-North Hills Open Space Acquisition
  - b. Tower Street Parking Lot Repair - FEMA Grant
- 5. Public Safety and Health Committee
  - a. Wildfire smoke mitigation measures; smoke-ready community.
- 6. Public Works Committee
  - a. Surplus property disposal and sale at 1536 Arthur
  - b. Surplus property disposal and sale at 701 East Beckwith
  - c. Waiver of Missoula Municipal Code Chapter 9.30 Noise Control for JAG Grading & Paving for the Pine Street Trail
  - d. 2019 Missoula Urban Pavement Condition Assessment
  - e. Ordinances amending Chapter 10.42 and 12.40 Missoula Municipal Code to permit electrically assisted bicycles on primary commuter trails and public right-of-way

### **XIII. MISCELLANEOUS COMMUNICATIONS, PETITIONS, REPORTS AND ANNOUNCEMENTS**

- 1. Administratively approved agreement report
  - a. Administrative report and chart of accounts

### **XIV. ADJOURNMENT**

Mayor Engen thanked the council members and the staff for their service.

The meeting adjourned at 9:02 p.m.

ATTEST:

APPROVED:

---

Martha L. Rehbein, CMC  
City Clerk

---

John Engen  
Mayor

Respectfully submitted by,

Kelly Elam  
City Clerk Office