

ADMINISTRATION AND FINANCE COMMITTEE  
CITY COUNCIL CHAMBERS  
140 WEST PINE STREET  
MISSOULA MONTANA  
October 27, 2010, 1:05pm

**Members present:** Stacy Rye, Chair; Ed Childers; Renee Mitchell; Pam Walzer; Jason Wiener; Dick Haines; Lyn Hellegaard; Roy Houseman; Dave Strohmaier; Jon Wilkins; Bob Jaffe.

**Others present:** Kristina Swanson, Genevieve Jessop-Marsh, Lori Davidson, Josh Kosar, Don MacArthur, John Hendrickson, Brentt Ramharter, Dee Andersen, Mae Nan Ellington, John Newman, John Engen.

**I. Administrative Business**

- A.** Approve committee minutes dated: [October 20, 2010](#)-approved as submitted.
- B.** **Public Comment on items not listed on the agenda**-None

**II. Consent Agenda**

- A.** Approve claims (accounts payable). -Consent Agenda (Brentt Ramharter)

**MOTION: The committee recommends the City Council approve [claims](#) totaling \$731,550.47 ([Detailed Claims](#))**

- B.** Approve the bond resolution relating to \$10,345,000 taxable sewer system revenue bonds, series 2010 (Recovery Zone Economic Development Bonds – direct pay); authorizing the issuance and fixing the terms and conditions thereof. ([memo](#))—Regular Agenda (Brentt Ramharter) (Referred to committee: 10/25/10) **REMOVE FROM AGENDA**

**MOTION: The committee recommends the City Council approve the resolution relating to \$10,345,000 Taxable Sewer System Revenue Bonds, Series 2010 (recovery zone economic development bonds –direct pay); authorizing the issuance and fixing the terms and conditions thereof (the “Resolution”), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City council of the City at a regular meeting on November 1, 2010, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.**

Brentt Ramharter, Finance Director, explained this is the final bond resolution for the upgrade at the sewer plant headworks. We sold them as taxable bonds with a reimbursement from the federal government. This resolution lays out the specifics and fills in the blanks.

Bob Jaffe moved the resolution.

Upon a voice, the motion carried unanimously.

**Regular Agenda**

- III. A.** Confirm the reappointments of Mark Muir, Jerry Ford and Jim Galipeau to the Impact Fee Advisory Committee completing a term starting December 1, 2010 and ending November 30, 2014. ([memo](#))—Regular Agenda (Mayor Engen) (Referred to committee: 10/25/10) **REMOVE FROM AGENDA**

**MOTION: The committee recommends the City Council confirm the reappointments of Mark Muir, Jerry Ford, and Jim Galipeau to the Impact Fee Advisory Committee completing a term commencing December 1, 2010 and ending November 30, 2014.**

Mr. Childers asked what the advisory board does.

Mr. Ramharter said they meet several times a year and work with city staff, it is advisory in nature.

Mr. Wiener explained a little more on the function of the board and moved the confirmation

Ms. Rye expressed concerns at the small number of women on this board.

Upon a voice vote the motion passed, with Rye voting nay.

**B.** Consider a resolution amending ordinance No. 1547 as amended and supplemented by city resolutions No. 4484, 5247, 5307, 6250, 6359, 6408, 6500, 6589, 6707, 6752, 6831, 7060 and 7495 to include federal payments as a gross revenue of the city's sanitary sewer system; restating the ordinance as previously amended and supplemented; approving this amended and restated resolution. ([memo](#))—Regular Agenda (Brentt Ramharter) (Referred to committee: 10/25/10) **REMOVE FROM AGENDA**

**MOTION: The committee recommends the City Council approve the resolution amending Ordinance 1547, as amended and supplemented by City Resolutions No. 4484, 5247 5307,6250,6359, 6408, 6500, 6589, 6707,6752, 6831, 7060, and 7495 to include federal payment as a gross revenue of the City's sanitary sewer system; restating the ordinance as previously amended and supplemented; approving this amended and restated resolution.**

Mae Nan Ellingson, Dorsey-Whitney, explained that 35 years ago state law required bonds to be issued pursuant to an ordinance, and then it was changed to be issued by resolution. What the City had in its books was an old ordinance that had been amended and supplemented 15 times. What we have proposed is to put it into one document instead of the 40 year ordinance with 15 separate resolutions. Another reason for the amendment was that we wanted to be able to issue a series of sewer bonds and take advantage of some favorable financing so we also had to amend the substantive resolution. She said there is not much of the old resolution left.

Dave Strohmaier said he would like this verified by Mr. Nugent, the City Attorney.

Mr. Ramharter said he did anticipate that question and got Mr. Nugent to concur with Ms. Ellingson and he will forward an email from Mr. Nugent to the committee following the meeting.

Pam Walzer asked is there any value in repealing the ordinance all together.

Ms. Ellingson said this resolution will supersede that ordinance plus the 17 supplemental resolutions.

Mr. Wiener moved the resolution.

Upon a voice vote, the motion carried with Wilkins voting nay.

Ms. Ellingson wanted to add that her firm is giving an unqualified opinion that that is entirely legal and appropriate and would stake their reputation to the tune of 40 million dollars, she said she would never advise the city to do anything that wouldn't be legal and appropriate.

**VI. C.** Discuss the disposition of surplus city property. ([memo](#))—Regular Agenda (John Newman) (Referred to committee: 10/25/10) **HELD FOR FURTHER DISCUSSION**

**NO MOTION REQUIRED-INFORMATIONAL ITEM ONLY**

John Newman, OPG, explained that this discussion is a continuation from August. The Committee requested the costs associated with disposing of surplus City properties.

He said out of the entire list the staff has recommended the following parcels for disposal 6, 13, 14, 16-18, 19, 21, 22. He referred to the attached [spreadsheet](#)

He reviewed the zoning specifications for each property and discussed the possible use, the lot size and location. He also provided [photos](#) of each parcel.

The parcels along California Street are close to the old mill site and may have had some industrial use, so phase one environmental site studies would likely be required. They are \$2,000 each but suggested bundling the properties to get a better price, and said it should cost no more than \$10,000 for all of them.

All the properties discussed today have solid legal descriptions, so no surveying for the legal would be needed.

Mr. Wilkins said being that the market is so bad, do you have any idea of what these parcels are worth.

Mr. Newman said that getting an appraisal might be part of the process in disposing of the property

Ms. Rye asked where do we go from here and how does the MRA see their interests.

Mr. Newman said a housing project along California Street would be a good place to start, MRA would help but not take the lead and MHA would be interested in taking the lead. He said a recommendation from the committee and then the Mayor would act.

Ms. Rye said it would take considerable discussion before we are ready for a recommendation as there are so many ways we can go.

Mr. Jaffe said he would suggest removing parcel number 19 as Garden City Harvest is actively using it as a community garden site. He also feels a long term agreement should be put in place with Garden City Harvest to give them some sustainability. The parcels on California Street have street configuration and access issues. He would like to see the long term plan for this area before making any decisions. He liked the idea of doing an RFP to see some proposals as to what people may want to do with these parcels.

The committee discussed California Street and the need to rework the road and intersection.

Mr. Newman said they would need identification of the parcels you would like an RFP for.

Ms. Walzer said she agrees with Mr. Jaffe about fixing the strange intersection on California. She suggested offering some of the small parcels to the adjacent property owners.

Mr. Haines said he would like to see parcel number 14, 16, 17, used for roundabout.

Ms. Rye asked for comment from MHA.

Lori Davidson, Missoula Housing Authority, said if you're talking about road revisions, that would impact what these properties will end up looking like and what they could be used for. She thinks they are good properties for housing as there is a 60 plus unit apartment farther north on California. Considering the size of these parcels we may consider some first time home buyer, land trust Town House style residences. There is a program called self-help housing, where families build their houses and rural development pays for the staff to find the families and train them and supervise the construction. It's not available in the City but there are similar urban projects out there. The land could be owned by a land trust. If we go the single family route, what about sub-division, they would have to be subdivided so the City would have to waive the subdivision costs, and there are some legal questions as well. The Council will need to think about what they want to do, do you want to make money off of them or donate the land. She asked what the concrete ring is on number 17.

Mr. Jaffe thought they were caps for the test wells.

Ms. Walzer said if they are monitoring wells they are permanent. She suggested we may be able to apply for targeted assessment grant to prove that these sites are clean.

**Public Comment:**

Dale McCormick, River Front Neighborhood Council Leadership Team, said at the housing summit in June there was a lot of discussion of partnership with local government and he sees great potential here. He said he agreed with Ms. Davidson there are a lot of rental units being constructed in that area and wanted to reinforce the importance of home ownership.

Don McArthur said we did some sketch analysis on the lots and with the density numbers Mr. Newman provided, we found it that it would actually be difficult to fit those units onto those lots. If you are thinking about the value and disposing of them, you are looking at about half the density that he proposed. It would take quite a few of these lots to develop a project.

Genevieve Jessop-Marsh, Garden City Harvest, explained their mission and said they have 15 years experience in growing and maintaining community gardens. She said a highest priority location for a community garden site is the Ivy/ Marshal site because the neighborhood has lots of interest; in fact they have approached Parks and Recreation. It would feed 30 households.

John Hendrickson, MBIA, said MBIA is interested in some of the lots at market value or donated.

Ms. Hellegaard said she attended a sustainably conference and asked if any of these parcels would work for senior co-op housing. Does MHA do any of those housing developments?

Ms. Davidson said there are several types of senior co-op housing, there will be a big need for senior housing and it's a question of what income level you are going to target, 40% of our waiting list is for seniors.

Mr. Strohmaier asked how we will move this forward.

Ms. Rye said I think we will send this back to committee as there is interest from MRA and MHA. She said her interest is in affordable housing. The City has not done a lot toward that and she is interested in seeing what can be done. There is some Garden City Harvest interest for keeping number 19 and we should draft an agreement with them. She doesn't know if she wants property as valuable as Ivy and Marshal being used for community gardens as the garden season is 100 days out of the year. It's well situated to schools and less than one mile to downtown.

Mr. Wiener said he would like to hear back from Public Works on the intersection on California and what they envision for the right of way.

**I. Held in committee**

- A. Approve claims. (Ongoing) (Consent Agenda)
- B. Approve journal vouchers. (Ongoing) (Consent Agenda)
- C. Approve budget transfers. (Ongoing) (Consent Agenda)
- D. An ordinance amending the municipal code as it relates to bike licensing. ([A&F](#)) (Returned from council floor: 12/15/08)
- E. Implications of establishing maintenance districts. ([memo](#)) – Regular Agenda (Bob Jaffe) (Referred to committee: 05/11/09)
- F. Clarify position of council member who also serves on the board of a non-profit agency that has dealings with the city. ([memo](#)) – Regular Agenda (Ed Childers) (Referred to committee: 07/20/2009)
- G. Review the FY 2011-15 capital improvement projects (CIP). ([memo](#)) – Regular Agenda (Brentt Ramharter) (Referred to committee: 04/19/2010)
- H. Amend Council rules to change the Council's regular meeting schedule to two meetings per month ([memo](#)).—Regular Agenda (Marty Rehbein) (Referred to committee: 06/07/10)
- I. Approve the funding from the Parking Commission's revenue for a part-time FTE for a Parking Toll Collector. ([memo](#))—Regular Agenda (Anne Guest) (Referred to committee: 10/18/10)

II. **Adjournment**  
**The meeting was adjourned at 2:10pm**

Respectfully submitted,

*Dee Andersen*

Administrative Secretary