

**ADMINISTRATION AND FINANCE COMMITTEE**  
**CITY COUNCIL CHAMBERS**  
**140 WEST PINE STREET**  
**MISSOULA MONTANA**  
**May 27, 2009 1:05pm**

**Members present:** Stacy Rye, Chair; Ed Childers; Marilyn Marler; Renee Mitchell; Pam Walzer; Jason Wiener; Dick Haines; Lyn Hellegaard; John Hendrickson; Dave Strohmaier; and; Bob Jaffe.

**Members absent:** Jon Wilkins.

**Others present:** Mayor Engen, Ellen Buchanan, Kari Nelson, Tod Gass, Brentt Ramharter, Keila Szpaller, Bruce Bender, Dee Krevey, Jim Hausauer.

**I. Administrative Business**

A. Approve committee minutes dated: [May 20, 2009](#)-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 the [claims](#) totaling \$331,638.46 ([Detailed Claims](#))**

B. Confirm the reappointment of David Nelson to the Public Art Committee for a term commencing July 1, 2009 and ending June 30, 2013 ([memo](#)).—Regular Agenda (Mayor Engen)**REMOVE FROM AGENDA**

**MOTION: The committee recommends the City Council confirm the Mayor's reappointment of David Nelson to the Public Art Committee for a term commencing July 1, 2009 and ending June 30, 2013.**

Mayor John Engen requested reappointment of David Nelson to the Public Art Committee (PAC).

Dave Strohmaier commended David Nelson's work with the PAC and moved to reappoint.

Upon a voice vote the motion passed unanimously.

C. Reappointments to the Missoula Housing Authority: James Hoffman as a regular board member for a term starting June 26, 2009 and ending June 25, 2014 and Betty Zander as a resident commissioner for a term starting June 26, 2009 and ending June 25, 2011 ([memo](#)).—Information Only (Mayor Engen)**REMOVE FROM AGENDA**

Mayor Engen reappointed James Hoffman as a regular board member and Betty Zander as a resident commissioner to the Missoula Housing Authority.

**III. Regular Agenda**

A. Review the FY 2010-14 CIP projects in committee ([memo](#)).—Regular Agenda (Brentt Ramharter) (Referred to committee: 03/23/09)**HELD IN COMMITTEE**

Ellen Buchanan, Director, Missoula Redevelopment Agency (MRA), presented all MRA CIP requests for FY10. Project numbers CS-20, 21, 28, 29, 30, PR-21, 22, 23.

Stacy Rye asked about PR-22 and if it grants river access to the island, and if the island floods.

Ms. Buchanan replied that it does flood and there is one bridge that allows access, it would be nice to clean it up and make part of the trail system however, but MRA has been unable to get ownership of the island it's been a longstanding project.

Ms. Buchanan explained the goal for PR-23 is to complete the Milwaukee and Bitterroot Trail and connect the gap in the trail that runs from South Ave south.

Jason Wiener asked how we can work with Montana Rail Link (MRL) to settle on the future for these parcels that are located in the Urban Renewal District (URD).

Ms. Buchanan said MRA has had conversations with MRL regarding those parcels, but about three years ago MRL decided to hold onto the parcels for the time being. For project CS-28, there are infrastructure needs and uncommitted funds from URD II. There are large areas to the west of where Russell and Catlin intersect that are critical pathways that don't have sidewalks or sidewalk and curb. The estimate is between \$200,000-250,000 from URD II funds.

Ed Childers asked if the intersection at third and Catlin can be fixed, it's difficult to cross there.

Ms. Buchanan explained that MRA is trying to stay away from the existing projects such as the 3<sup>rd</sup> street project that is already programmed and funded. We can jump in and be of help if needed if it is within the district we can extend and include it.

**B.** Consider the establishment of Parks and Street Maintenance Districts ([memo](#)).—Regular Agenda (Bob Jaffe) (Referred to committee: 05/04/09)**HELD IN COMMITTEE**

Bob Jaffe suggested directing staff, to provide additional information to decide whether to go forward or not.

Ms Rye pointed out that there were questions/requests left over from last week's discussion that Mr. Ramharter and Mr. Bender could answer, to help guide that decision.

- Ms. Walzer said her question can wait until the results from the Neighborhood Council are finished.
- Ed Childers's request was for complete tax information regarding other major cities in Montana that have Maintenance Districts, so he can have an accurate comparison.
- Ms. Rye had questions in regards to setting up Parks and Tree Maintenance Districts and what State Law will allow.

In response to Mr. Childer's question, Brent Ramharter, Finance Director said he has the information, but is reworking the format and will provide it as soon as possible.

John Hendrickson referred to last week's presentation and asked about the maintenance districts cost to tax payers by square footage and is it capped or does it go up incrementally

Mr. Bender replied that it is on a square foot basis and goes up incrementally by square foot.

Mr. Hendrickson asked what the logic is behind that.

Mr. Bender explained the logic comes out of Special Improvement Districts (SID's), which were primarily used for street improvements such as sidewalks and curbs, which are based upon the size of lot; the size of the lot speaks to the services provided and carried the same logic. The rationale gets weaker as you start discussing Parks Maintenance Districts, buts its how they have been historically created and what the law has followed.

Ms. Rye asked Bruce which maintenance districts take initiative or action.

Mr. Bender said Parks Maintenance Districts would have to go on the ballot.

Ms. Rye stated she would like to investigate this item further.

Ms. Marler agreed.

Ms. Walzer also expressed interest in a tree maintenance district, and feels property owners might be willing to pay something per year to maintain the trees.

Mr. Jaffe needs to know how the City of Missoula's taxing levels and service levels compare to other Montana cities before going forward.

Lynn Hellegaard pointed out that many residents that use the city parks live in state owned property and are not subject to property taxes. She used the university students living on campus as an example and asked how we can find a way for those individuals to pay their share of the taxes for these maintenance districts.

Mr. Bender explained that the City has a special agreement with Missoula Housing Authority to pay any assessments, but you can assess state property including the University of Montana.

Mr. Childers asked how deficient we are in street and parks maintenance funds.

Mr. Bender said historically we have had largest deficiency in streets; the cost of materials has gone up over 100% in seven years. Our average budget for materials is \$300,000-400,000 and that is where we have kept it at, so we are probably getting about half as much materials now as in the past. We have stopped sealing residential streets because of the cost of materials as well.

Ms. Rye asked for Public Comment:

Jim Hausauer, Neighborhood Council, said the discussion has merit, but is somewhat irrelevant in our neighborhood because we need more parks. The *Level of Service Study* shows that we need four more Franklin Parks to be on par with rest of the City. We have had no action on this and we hope that Council can help us find creative ways to address this need. Good parks are not just a nice amenity they are a necessity for a healthy community and healthy kids.

Ms. Rye asked Mr. Bender how we can realistically tax to the level of benefit and how can we address that.

Mr. Bender replied that you can create different districts. Billings has about 100 different Park Districts that they assess based upon the park and the neighborhood. These districts have flexibility and you can include or exclude what you want. The challenge can be how to manage them.

#### **IV. Held in committee**

- A. Update from the Missoula Performing Arts Center ([memo](#)).—Regular Agenda (Dave Strohmaier) (Referred to committee: 04/07/08)
- B. [Resolution](#) revising the City's sewer use fee structure and increasing sanitary sewer rates by 5% per year for four years to support infrastructure improvements required to operate the city's sanitary sewer system. ([A&F](#)) ([Slideshow presentation as a webpage](#)) (Returned from Council floor: 11/03/08)
- C. An ordinance amending the municipal code as it relates to bike licensing. ([A&F](#)) (Returned from council floor: 12/15/08)
- D. Amend City Council Rule 21(a) to clarify quorum requirements ([memo](#)).—Regular Agenda (Jason Wiener) (Referred to committee: 04/28/08) (*Tabled in Committee on 02/11/09*)

#### **V. Adjournment**

The meeting was adjourned at 2:00pm

Respectfully Submitted,

*Dee Krevey*

Administrative Secretary