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# MEETING MINUTES

## IMPACT FEE ADVISORY COMMITTEE

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***April 25, 2019***

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Jack Reidy Conference Room – 140 W. Pine St., Missoula, MT 59802

**Members Present:** John Freer (Chair), Nick Kaufman, Jerry Ford, Hank Trotter, Maria Chestnut, Derek Goldman

**Members Absent:** Bruce Bender, Dwight Easton, Jim Galipeau

**Staff Present:** Dale Bickell, Kevin Slovarp, Scott Paasch, Donna Gaukler

### **Administrative Business:**

- A. Minutes to approve dated: January 24, 2019  
Nick Kaufman made the motion to approve the minutes. Jerry Ford seconded the motion. The minutes were approved as submitted.
- B. Public Comments  
None
- C. Financial Update – Scott Paasch/Dale Bickell  
Dale Bickell detailed the financial update including the FY2019 Year to Date and funding projects into FY2020's upcoming budget. He spoke about the funding brought in for the Bicycle Project that would be discussed later during the meeting.  
Scott Paasch added how the Van Buren project was completed but had requests for work with the approved remaining funds. Kevin Slovarp spoke about how the project was under budget but they had found a section to correct.  
Maria Chesnut expressed her concern about the projected deficit of funds in Transportation for FY2023. Dale Bickell spoke about how a deficit would mean that projects listed for future development would not be done until funding would become available again.  
Hank Trotter asked about the Community Services funds. Dale Bickell detailed how those funds could be expended in the next fiscal year.

### **I. Current Project Updates:**

- a. South Ave. – Kevin Slovarp  
WGM had been hired to determine current capacity of traffic and that staff would use the results to create the new roadway improvements.
- b. Higgins Ave. Bridge – Kevin Slovarp  
The majority of funding was for bridge widening although some was set aside for bridge access. A contractor had been hired under the estimated funding and was currently within 7-10 days from completion.
- c. Mullan & George Elmer Dr. Intersection Signal – Kevin Slovarp  
The traffic warrants needed to be met before beginning designs. A new study would be coming shortly and after the results were in, staff would begin designs and construction as quickly as possible.
- d. Cregg Lane – Kevin Slovarp  
The improvements were not completed last year due to weather, but was now under construction.

e. [Mullan Rd](#) – Kevin Slovarp

Kevin Slovarp reported on the funding package for the improvements. There were developments being planned for the area and that the developers may need to help fund the improvements since they will directly benefit from them.

John Freer asked if there were any updates on Clark Fork Lane widening. Kevin Slovarp detailed the scope of the improvements. Dale Bickell noted that staff may bring a new project forward next meeting to address it.

f. [Lower Miller Creek Sidewalks](#) – Kevin Slovarp

Staff had received the RFP's and would look to hire an engineer shortly. Kevin Slovarp noted there would be challenges and was working on a funding package for the remainder of the project.

g. [Community Center](#) – Donna Gaukler

The Community Center was still in the conceptual design at this time. No other progress had been made yet.

h. [Bellevue](#) - Donna Gaukler

Bellevue was scheduled to open July 1<sup>st</sup> and the project would be closed out by then.

i. [Play Fair Park](#) - Donna Gaukler

Play Fair Park had \$20,000 to begin the design process. Staff had been working with a group for a shared use trail and the bulk of funding would go to engineering the area.

j. [Ft Missoula Regional Park Phase 3](#) - Donna Gaukler

The next phase will be open July 1<sup>st</sup> with the 2 dog parks. The remaining impact fees would be allocated to long range planning. Staff was also looking at the Knife River ponds that would be turned over to the City and that staff would get into the public planning process for the area.

k. [Clark Fork Bridge](#) - Donna Gaukler

Staff was looking to get the project done and continue the Milwaukee Trail.

l. [Splash \(Aquatics\) Expansion](#) - Donna Gaukler

The goal was to ascertain if staff could get a net revenue generated. The park was doing better than the proforma anticipated. However the facility has been aging and staff was looking at offsetting costs of operations.

m. [PROST](#) - Donna Gaukler

The trail has been planned and public comment will be opening within 2 weeks. A large deal of mapping has been ongoing. Staff will move from open space to recreation parts in the growth policy.

n. [Dragon Hollow](#) - Donna Gaukler

Dragon Hollow was well underway with the expansion of services and playground equipment for all play levels.

o. [Pattee Area Conservation](#) - Donna Gaukler

The City had acquired the South Hills Spur recently. Several projects have been ongoing to reclaim the trails.

p. [Westside Master Plan](#) - Donna Gaukler

The City has an Urban Renewal District that includes a school system that has been growing quickly. A redesign had been done and staff was looking at a strong agreement with MCPS as well as the ability to increase capacity.

## II. **New Funding Requests:**

a. [Bicycle Safety Project Stephens & Orange](#) – Kevin Slovarp

Kevin Slovarp spoke about the scope of the project and the requested amount of funding.

Nick Kaufman asked how bicyclists and pedestrians would interact around the corner. Kevin Slovarp detailed the steps that would be taken to differentiate the bike lane from the sidewalk.

Maria Chesnut asked how it was supported by the “expansion of existing facility to serve development”. John Freer assisted to clarify the question. Kevin Slovarp detailed how a past funding request worked together to support the new development. John Freer asked about the useful life of the improvements that would be available in the area. Kevin Slovarp detailed the lifetime of the concrete, asphalt and street that this would affect. There was a discussion into which category the project would best be supported.

**Nick Kaufman moved to approve the motion to fund \$18,750 for the Bicycle Safety Project located at Stephens Avenue and Orange Street. Motion was seconded by Derek Goldman. The motion carried unanimously.**

### **III. Impact Fee study**

Dale Bickell stated there was a second draft in review by staff. It was being considered to hold it from implementation until after Memorial Day. He detailed what had been completed so far and what will be presented to the IFAC in the future.

John Freer asked about ordinance changes. Dale Bickell stated how the study would bring forth updates to the ordinances.

Nick Kaufman spoke about the timing to release the information. There was discussion into how the revision of the Impact Fees could impact other City policies. Derek Goldman asked that TischerBice to update the IFAC before the new form became public.

Next meeting July 25, 2019.

#### **Adjournment:**

The meeting was adjourned at 4:21 PM.

Respectfully submitted,

Regina Swensen

*For a verbatim recording of this meeting, please contact Regina Swensen (406) 552-6110*