

Impact Fee Advisory Committee Minutes

November 3, 2011

Attendance:

Committee Members	Staff	Other
Dick Ainsworth	Bruce Bender, CAO	
Collin Bangs	Brentt Ramharter, Finance Director	
Jerry Ford	Steve King, Public Works Director	
John Freer	Donna Gaukler, Parks Dept Director	
Jim Galipeau		
Paul Hubbard		
Kate Sutherland		

Kate Sutherland was introduced as a Mayoral appointee. Her term ends November 30, 2014.

Review of Expenditures for FY11

Transportation Impact Fee

Lower Miller Creek ROW Acquisition \$25,188.99 – These funds were used to acquire right-of-way from the roundabout to Linda Vista for the left turn lane near Birdie Court. The construction of the overlay and bike lanes was funded with federal money. There was a federal grant of \$546,000 for construction and engineering, which should be finished November 4.

Miller Creek: Briggs to Mockingbird \$137,116.04 – [Attachment](#) – This project was done in partnership with Missoula County and Missoula County Public Works. There were residual funds from pre-annexation as the subdivisions had provisions for improvements. The work benefited both the City and the County and the County owes the City \$37,724.85.

George Elmer Drive / 44 Ranch \$50,630.50 – Mullan Road to 44 Ranch. There is general benefit and the improvement was paid for by impact fees. There will be a further extension to the north to connect to Broadway. That will be funded in future years.

S 3rd Street \$66,558.67 – This reconstruction from Russell Street to Reserve Street is part of the 1996 Transportation Plan. The Environmental Impact Study has been signed by the state and federal agencies, which allows construction to begin. The preferred alternative was a three lane street with bike lanes and curb/sidewalks. Signalized crossing signals will be added later with additional funds. Construction will start in 2013. This money was used on preliminary work identifying right-of-way and public utilities. This is part of a much larger impact fee project. One-third of the cost is paid for by impact fees, one-third by in-kind donation of work by the Streets Department and one-third assessed to adjacent property owners for the curb/sidewalk. There is no federal money available for S 3rd Street.

All projects are completed with the exception of S 3rd Street. Future projects will be on CIP's, as will the additional phases for S 3rd Street.

There is approximately \$1.5 million in the transportation impact fee fund. It is being intentionally built up.

Parks Impact Fee

44 Ranch \$75,000 – There was a development agreement that this park would be built in phases and would include pathways, picnic areas, large turf areas, etc. The developers are ahead on their work and have received a \$75,000 payment.

Pleasant View \$1,699.36 – This is the first park that impact fees were used on and the first park to meet the standards as noted in the Master Park Plan. There was a credit on impact fees instead of collecting fees and then payment when park construction was complete and met specifications. There were a few concerns such as irrigation issues and turf free of undulations and holes. Impact fees and cash in lieu fees are begin used to make repairs.

LaFray Park \$2,718.410 – This is a 1.5 acre park in the River Road Neighborhood. There were several funding sources for it. This money was spent on a fence to keep vehicles off the pathway. It was a very successful project.

White Pine Park Improvements \$25,754.10 – This project had several partners. It is by the Scott Street Overpass and is just shy of three acres. It is being used for active play. There was a CDBG grant to include turf development and we have recently applied for a second CDBG grant for a playground. The neighborhood is identified in the Master Park Plan as needing services. The concept came from the Watkins' at Zip Beverage. They gave three acres to the City if the City was willing to have it as a park. It had to be cleaned up of contaminated soils before it could be made into a park.

Conservation Lands Management Plan \$257- This plan has been completed and adopted. The plan helps to address needs for future infrastructure improvements to better meet the demands of a growing population.

Fort Missoula Regional Park \$6529.40 – This money was used for contracts with engineers for water rights investigating and surveying. Finding adequate water sources are an important park of this park. Water rights are incredible difficult to acquire through DNRC.

Knife River has extracted more than was approved per their permit. Extraction stopped recently and the Department of Environmental Quality is now working with KR to finalize a plan for the reclamation process. The City has a high interest in the settlement since it is on the edge of the Fort Missoula Regional Park. The plan is to retain the pond area and the potential is great.

Motion

Jim moved to accept the expenditure reports as presented and Collin seconded the motion. The motion carried.

The next meeting will be scheduled in early spring. Melani will work with schedules and send a meeting invitation.

Respectfully Submitted,

Melani Coyle
Impact Fee Advisory Committee staff