

Impact Fee Advisory Committee Minutes
April 19, 2012

Attendance:

Committee Members	Staff	Other
Dick Ainsworth	Bruce Bender, CAO	
Collin Bangs	Brentt Ramharter, Finance Director	
Janet Donahue	Steve King, Public Works Director	
Jerry Ford	Donna Gaukler, Parks Dept Director	
John Freer		
Derek Goldman		
Kate Sutherland		

Bruce Bender reminded the committee that these projects were reviewed and approved last year. Some of the projects have been updated or have costs that have changed. The thing to consider is the criteria has not changed, but numbers have. Does the committee need to approve the updated numbers?

Review of IFAC Approved Impact Fee FY12 Submittals

Fort Missoula Regional Park: Donna Gaukler stated that nothing has changed on this park as a larger project. The change in FY13 is that FMRP became an AGO (American Great Outdoors) project, which bring a potential of working with various federal partners for up to \$0,000. Parks is trying to get \$30,000 from federal and state public partners to include a half mile loop trail on the city owned portion of the park. As part of the National Public Lands Day they are working with the Montana Conservation Corp and UM COT to build picnic tables as part of the AGO initiative. It doesn't change what the total against the impact fees might be eligible for. Donna's goal is to use impact fees last for this project. They will know within about two weeks on the money from the federal government.

There are 101 AGO projects nationwide. The initiative is led by the Department of Interior, Department of Agriculture, Environmental Protection Agency and the Department of Equality. The idea is to protect the environment, get kids outdoors and reinvigorate new jobs in the outdoors. This project was one of the few urban park projects selected. The problem with agencies that want to help with this project is finding out who has the authority to move money from federal to municipal governments. That is why this project is still a little bit questionable.

If the agencies are able to figure out the money part of the project, Parks will work with the College of Technology to blaze a trail. The Montana Conservation Corp will do cleanup on the trail and work with Parks staff on vegetation management and brush removal.

The National Lands Day project would be to construct picnic benches. They are looking at having the mill deliver the wood, already cut into the pieces, so they are easier to assemble.

Last year the CIP showed \$140,000 in FY15 plus \$10,000 in FY13. The current CIP shows \$150,000 in FY14. Donna will reduce the impact fees for FY14 to \$140,000 to keep the numbers the same.

South 3rd Street Reconstruction (Russell to Reserve): Steve King stated the Environmental Impact Statement has been completed. Council has approved the initial design for engineering. The initial survey, right-of-way identification, and utility process has been completed. They are working on construction. They are under contract with WGM for project design.

Justification was one-third impact fees, one-third adjacent property owners and one-third in-kind labor with the City's Streets Division. There is approximately 40 percent justification for using impact fees. These numbers are closer for various components, and some of the direct costs are going to be higher than projected. In last year's CIP, there was a \$2 million project estimate, of which \$700,000 were impact fees. In FY14, \$400,000 in impact fees are being requested. This is a large project that is not fully evolved. This is for building the basic road, sidewalks, boulevards, bike lanes, etc. This is the justification for the change in this project.

Transportation impact fees brought in approximately \$600,000 this year. This has been, and will be, the major traffic project in the near future. Dick asked about the increase in engineering experiences and Steve said it is the increase of cost for right-of-way and materials. The right-of-way is dependent on where you put the roadway.

Collin asked how the time of this project works with the timing of the Russell/S 3rd Street project and Steve said they are years ahead. They are starting at Russell Street so they can be out of there before the Russell/S 3rd Street project starts.

Van Buren Street Reconstruction: Steve King stated this is the same amount of \$100,000. Doug Harby and Kevin Slovarp, City Engineering, are working on the first phase this year. This will include sidewalks, bike lanes and enhancements to the shoulder area going north on Van Buren.

The Department of Transportation is scheduled to modify the ramp terminals for I-90 in 2014. The City's construction was coordinated with that construction so they were not working in the same area at that time.

Scott and Toole Intersection Improvements: Steve King stated this is a city and neighborhood initiative. There has been growth on the northside/westside with increased traffic on Toole, making it more difficult to go north and south on Scott Street. The roundabout was approved last year. MRA wants to do more improvements toward Meadow Gold. The costs have gone up and additional lighting has been added. The previously approved impact fee was \$33,000 and they are requesting an increase to \$50,200. Last year the project was approved at 20 percent growth, and they are still using that. This is based on the total cost of what MRA is paying for also.

MRA has committed to \$70,000 and they are waiting on their board to commit to another \$40,000. The additions to this project are contingent on the MRA Board approving the additional funds. There is more substantial work. The cost of the sidewalks increased and they were able to get funding for those.

MOTION

Collin made the motion to approve \$50,200 contingent on the MRA funding of \$40,000. Derek seconded the motion. The motion carried.

Review of Impact Fee FY13 Submittals and IFAC Criteria

Park Development and Expansion (CIP / Criteria): Donna Gaukler said this CIP has two projects that are new since last year. Not all the details are worked out on these projects.

Jeffrey Park: This is a new park in Linda Vista. It is a five-acre parcel at far end of the Lloyd Twite's Developments. It will serve new development and is modeled after the 44 Ranch Project. It is a brand new park in a brand new development.

They used the formula of a half-mile radius and what impact fees would be brought in from residential development within that region. The half-mile radius came from the 2004 Adopted Master Park Plan. This was done with a rough estimate based off the plat of homes and average price of homes to get the average number. On the 44 Ranch project, the City worked with the developer, Kevin Mytty, to go through park planning and design and negotiated a price. Impact fees pay about 35 percent based on the formula and the City paid Kevin about 65 –

70 percent. It is significantly less than collecting the fees, designing the park, going to bid and then building the park and assessing SID's after the fact. There are a lot of great things about impact fees. They work for the developer and help them build a park as part of their plan. The Jeffery Park project came together about six weeks ago, and the numbers are approximate.

They used funding criteria number four. It is a local or neighborhood facility, park improvement. The estimate of eligible impact fees is \$190,000. The park development will be significantly more than that. Twite is already preparing for stage one which is grading soil, irrigation and seeding. What he would like to see done is to have playground equipment in the park.

Derek asked if it is possible to relocate it to another location so more people can use it since it is a new park. Donna said not at this point. In Twite's developments there are actually several parks. He wanted to have one larger park that is for multiuse. This park service area does overlap another park within the same development.

A park development agreement is pending and has to go to City Council, so the funding is not completely worked out. Dick asked if most of the impact fees have been collected. Donna said about half the impact fees have been collected.

Janet asked how this project affects other projects impact fees are being used for and Donna said it doesn't affect other projects. If the project is eligible, they will use cash-in-lieu, grants and other funding sources before the impact fees.

Brentt said the Parks Impact Fee has a good balance and this will not affect any other project.

Hellgate Park: This park is in Hellgate Canyon next to the old Friends To Youth building. Along Broadway there is the UM Tech Center, parking, Creekside Apartments, Cobblestone, and Ben Hughes. What is unique about this park is it is a three-acre park right on the Clark Fork River with river access. Because of that, it is going to end up with facilities the community is going to be interested in. Because of its size, it is a neighborhood park per the 2004 Master Park Plan. Donna checked with the Finance Department regarding what impact fees are available for that area because of Silvertip, and there is about \$32,000 available from the development itself. Per the Impact Fee Study, impact fees are largely based on community infrastructure. This is a brand new park, so the formula is a combination.

Ben Hughes has a neighborhood park. Creekside Apartments has open green space for its residents. Cobblestone has the trail. Those three areas would like to see this park developed. They applied for a grant from the County for \$3,000 and the Neighborhood Office for \$3,000 and they received both of them for a total of \$6,000. There are requests to Fish, Wildlife and Parks for support since it is a river access.

This project is eligible for impact fees because it is an expansion of services. The neighborhood wants to see a neighborhood garden in that area. There are a lot of challenges, but they will be going into a design phase.

They used formula number three and came up with \$150,000 eligible based on a community park, which was based on per acre of river access. Parking and lighting will be critical in this park.

Estimated fees for these two parks is \$150,000 for Hellgate Park and \$190,000 for Jeffrey.

Derek said he would support the Hellgate Park, but not Jeffrey Park because it appears it is a long way from where development is happening. Donna said one important aspect of this as a multiuse park is to keep kids in their neighborhood after school. They could have soccer practice, baseball practice, etc and are not out in the traffic. Having parks that are flat for active play is very important. The bulk of the fees are going to come from Linda Vista. Homeowners have been a part of the planning from the beginning.

MOTION

Kate moved to approve the expenditure of impact fees for Hellgate Park and Jeffries Park. Dick seconded the motion. The motion was approved with one opposed.

Schedule Next Meeting

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

Respectfully Submitted,

Melani Coyle
Impact Fee Advisory Committee staff

