

PUBLIC MEETING
September 30, 2003

Chair Anita Varone called the meeting to order at 9:00 a.m.

Commissioners Murray and Tinsley were present. Others attending all or a portion of the meeting included Ron Alles, Sharon Haugen, Frank Rives, Jerry Grebenc, Gene Leuwer, Sherri Downing, Andy Skinner, Steve Skinner, Robert Hudnall, Katy Anthony, Brian LaMoure, Jacalyn Grenfell, Paul Spengler, Mike Henderson, Marsha Davis, Jason Mohr, and Carole Byrnes.

Pledge of Allegiance. Everyone recited the pledge.

Minutes. The minutes of March 25, April 1, 3, 15, 17, 22, 24, 29, September 11 and 16, 2003 were approved.

Public Hearing-Community Development Block Grant. Sharon Haugen reported on the Housing Facilities application for Rocky Mountain Development Corporation for a 32-unit one-bedroom project called Meadowlark. A representative from RMDC is present as partner to the county on this project, as well as some residents from the current project known as Pheasant Glen who would like to offer testimony on the application.

Gene Leuwer, RMDC Executive Director reported Rocky just completed Pheasant Glen a 32-unit one-bedroom affordable housing project and the units were leased within one month. Due to the market for additional affordable housing, Rocky proposes to build another 32-units with a community room. The units would be 700 square feet. CDBG funds, in addition to HOME federal funds, low-income housing tax credits, and a private bank loan are anticipated to construct this project. The rent levels are dictated by federal guidelines and regulations and rent may begin at \$346 per month. The rent levels are consistent with Section 8 payment levels.

Commissioner Varone. I visited the Ptarmigan Units and was extremely impressed with the quality, the cheeriness, and hominess of the units.

Commissioner Murray. Does Rocky or Helena Housing maintains a waiting list for these units?

Gene Leuwer. A waiting list is maintained but at this point given the recent availability of the project just completed, there are no names on that waiting list although we continually receive applications and we have more applications in the process than we have units available. I do know the Helena Housing Authority has a waiting list.

Sherri Downing, 3362 Tizer Road. At this moment there are approximately 178 people one waiting list and more than that on the second waiting list. There is a Section 8 waiting list for the vouchers and then is also the Helena Housing waiting list and those are strictly for the one bedroom apartments which seem to be the most difficult to get.

Commissioner Murray. It appears renting the units is not going to be a problem and affordable housing is a need in Lewis and Clark County.

Gene Leuwer. In addition to the grant funds that we would ask the county to apply for would include in part the sale of tax credits, the investors in those credits have to have the units rented by eligible folks to get a return. We would anticipate that the sale of the tax credits in this project would produce over two million dollars in revenue. So both the bank loan that will be approximately a half a million dollars and the tax credit investors would be in excess of two million dollars, both of these entities have to feel very comfortable that the market is there and based on our experience with the last two, we feel it's there. We feel there is probably room in this market for a project like this every year without it ever hitting bottom.

Commissioner Tinsley. Were you able to find investors for the Eagle's Manor project?

Gene Leuwer. No, we've not yet gotten a tax credit investor for that project, we're still talking to several

folks. We've had conversation with the HOME and CDBG folks in state government which through the city of Helena have funded grants for that project and at least one of those has indicated that they will allow us to spend their money quickly, some of it before the end of the year which will allow us a longer period of time in which to attract to identify a tax credit investor. If I had to put a number on it I think our chances are 50/50 of doing that. Again, it's a matter of the people who invest in these projects given the nature of the Eagle's Manor project, their view is there is some significant risk with it that may preclude their investment.

This is a public hearing for folks to come up and say whether or not they support this new project. Please come to the podium.

Patricia Rands, 3440 Ptarmigan Lane A7. This is the best place I've lived in. There is a lot of downfall to places like Eagle Manor where you have to purchase their meals. I'm on a special diet which I've had trouble in the past with places like Eagle's Manor. The advantage of where I live now, I can fix what is needed plus I'm also get one meal a day to help balance my meals through Rocky Mountain. The apartments are much bigger with more room. The bathrooms are much bigger. I get around in a wheelchair and I can turn around in the kitchen which is great and the stove is lowered where I can use it and the dishwasher is raised up. There are a lot of advantages. There are a few people that are happy of where I live that they would like to live there also. The need is out there.

Katy Anthony. I just rented B-1 of the Pheasant Glen project. It is beautiful inside and outside. The grounds are lovely. We have a beautiful clubroom. I am short and the kitchen counters are low enough to work on and the kitchen is a nice size with a huge walk-in pantry. All of the rooms are a good size. I was pleased to find indoor sprinklers. Everything is so beautiful and I can't wait to get in, they're lovely.

Lila Lingle, Manager at Ptarmigan and Pheasant Glen. What I've seen in the way of response and need at both projects has been overwhelming. Because so many apartments here have the challenge of stairs for their folks—this is all ground level living and parking is in front of their homes and they have a washer and dryer right there. We provide Meals-on-Wheels a couple days a week and we're looking at expanding that. I haven't found anyone to be unable there. They seem to be very grateful to have such a nice place to live. So I wanted to help support Rocky in the next project, because I do believe there is a need there.

Hearing no other comments, the public hearing is closed. Commissioner Murray moved to approve the resolution to authorize Community Development Block Grant CDBG Housing to be used for the proposed Rocky Mountain Development Council housing and authorize the chair to sign. Commissioner Tinsley seconded the motion.

Commissioner Varone. The Commission for many, many years has always provided to Rocky the maximum allowed by law through our county to help folks that are elderly or in need of special care and I think this is a continuation of the support in whatever way we can to help the folks that are in our community.

The motion carried unanimously.

Volunteer of the Year Award. The Commissioners recognized Brian LaMoure for his outstanding service as Information Officer for Lewis and Clark County Disaster & Emergency Services.

Radio Site Lease Agreement. (Sheriff Liedle/Dave Clouse) The Commissioners will consider the agreement with the Wirth Ranch.

Proposed Minor Subdivision, Preliminary Plat to be Known as the Roberts Minor. (cont. from 9/25/03) (Jerry Grebenc) The Commissioners will consider creating three spaces for lease or rent, each for one single-family dwelling. The subject property is located in the NE1/4 of Section 24, T11N, R3W, generally located west of and adjacent to Applegate Road. comm M moved to approve subject to ___ conditions as outlined in the staff report. Comm T seconded the motion. Comm M moved to add cond 6.f. comm T seconded the motion as amended and it carried unan.

Request for Amendment of Restrictive Covenants for the Green Acres Major Subdivision. The applicant, Andy Skinner proposed to amend Covenant 11.c to maintain one foot separation from groundwater. The proposal is generally located south of and adjacent to York Road and east of and adjacent to Tizer Road. Frank Rives reported the applicant wishes to amend covenant 11.c. These covenants can only be revoked or altered with the consent of the county commissioners. Staff recomm that the applicant record the covenants in their entirety. Staff recomm approval of the covenant with two modifications. Map should be attached and recorded with the covenants.

Andy Skinner. Concurs with staff recomm and amendments.

Hearing no other comments, the public hearing is closed. Comm M moved to approve the amendment subject to two conditions as recomm by staff. Comm T seconded the motion and it carried unan.

Request for a One-Year Extension of Preliminary Plat Approval for the Holter Lake View Tracts, Tract 11, Minor Subdivision. (Applicant, P.J. Falleroni) Jerry Grebenc reported the applicants have shown due diligence. Staff recomm approval of the extension. Comm T moved to approve the one-year extension to October 22, 2004. comm M seconded the motion and it carried unan.

Final Plat Approval & Subdivision Improvements Agreement for the Holter Lake View Tracts, Tract 10, Minor Subdivision. (Applicants, Tom & Elaine Suurendonk) Jerry Grebenc reported the applicants have completed all conditions except for three asphalt aprons. The applicants submitted a subd improvements agreement. Staff recomm approval of the final plat and the agreement. Commissioner Murray moved to approve the final plat and the agreement. Comm T seconded the motion and it carried unan.

ComputerPREP, Inc. Renewal Amendment #3. Art Pembroke reported The Commissioners will consider the amendment. \$3,375.95. Comm T moved to approve and authorize the chair to sign. Comm M seconded the motion and it carried unan.

Resolution Declaring County Property Surplus Property. Ron Alles reported the Public Works Department wishes to surplus a 1984 John Deere backhoe. Commissioner Murr moved to approve the resolution and authorize the chair to sign. Commissioner Tinsley seconded the motion and it carried unanimously.

Resolution: County Attorney Request for Prosecutorial Assistance. Ron Alles reported the county attorney has requested assistance in the prosecution of Montana State Auditor Case No. 2003-45. Commissioner Tinsley moved to approve the resolution and authorize the chair to sign. Commissioner Murray seconded the motion and it carried unanimously.

Fairgrounds Architect Contract Approval. Tabled.

Flu Shot Cost Approval. The Commissioners will consider the costs.

Health Department Contracts. (Mike Henderson) The Commissioners will consider the contracts for nurse services for Trinity School, Wolf Creek School Dist. 13, and Craig School Dist. 25. comm M moved to approve and authorize the chair to sign. Comm T seconded the motion and it carried unan.

Cooney Convalescent Home Medical Director Contract. (cont. from 9/25/03) Tabled to October 2.

Other business.

Hauser Dam Road-Temporary Road Closure. Ron Alles reported that PP&L, Montana is proposing to improve a stretch of road identified as Hauser Dam Road north of Black Sandy Beach. PP&L is also paying for the work. The county needs to temporarily close the road in order for them to complete the improvements. The project will begin October 1 and run for 10 days. Commissioner Tinsley moved to approve the temporary closure of Hauser Dam Road from Black Sandy Beach to the dam for a period of ten (10) days beginning October 1 and ending October 10 and authorize the chair to sign any necessary documents. Commissioner Murray seconded the motion and it carried unanimously. Commissioner Tinsley moved to issue a press release and distribute it to the local media announcing the closure. Commissioner Murray seconded the motion and it carried unanimously.

Public comments on matters within the Commission's jurisdiction. None.

Adjourn. 10:00 a.m.