



PUBLIC MEETING

October 20, 2022
MINUTES

The Lewis and Clark County Commissioners Public Meeting was held on Thursday, October 20, 2022, at 9:00 AM in Commission Chambers, Room 330.

Roll Call

Chair Jim McCormick called the meeting to order at 9 a.m.

Commissioner Tom Rolfe and Commissioner Andy Hunthausen were present. Others attending all or a portion of the meeting included Roger Baltz, Nicho Hash, Kayla Morris, Jessica Makus, Dan Karlin, Candice Payne, Worby McNamee, Tim Burton, Andy Shirliff, Nichole Simpkins, Matt Simpkins, Melani McBride, Sarah Eckman, Haylie Wisemiller, Brian Coplin, Russ Bell, Emily McVey, Katie Bonamason, Theresa Ortega, Michael O'Neil, MaryAnn Dunwell, and Brandi Spangler, Recording Secretary.

Pledge of Allegiance

Everyone recited the pledge.

Proclamation Declaring October 2022 as the Great ShakeOut Month.

Chair Jim McCormick, read the proclamation proclaiming October 2022 as the Great Shakeout Month for earthquake awareness and preparedness.

No public comment was received.

Consent Action Items

- a. Public Meeting Minutes for December 8, 2020; December 7, 21, 2021; September 8, 13, 2022.
(Brandi Spangler)
- b. Resolution 2022-102 Amending Resolution 2022-95 Declaring County Property Surplus Property.
(Amy Reeves)

Roger Baltz, Chief Administrative Officer, reported on consent action items 2a-b and recommended approval.

No public comment was received.

A motion to Approve was made by Commissioner Rolfe and seconded by Commissioner Hunthausen. The motion Passed on a 3-0 vote.

Housing is Healthcare Frequent Users of System Engagement Overview. (Kayla Morris - FUSE Team)

Kayla Morris, St. Peters Health, presented an overview of the Frequent Users of System Engagement (FUSE) and the support needed in Helena to address crisis systems, homelessness, and supportive housing.

Katie Bonomosso, Corporation for Supportive Housing (CSH), gave an overview of the foundation. The FUSE model was created to address the problem of the cycle of homelessness resurfacing in emergency services and the detention center. They coordinate with the justice system, housing system, and the healthcare system. Frequently resurfacing goes unnoticed and coordinating with multiple systems helps stabilize people in their lives. They get connected to employment services after they are housed, they are offered parenting classes, life skills training, connected to primary care doctors and behavioral health services. The services are the most important in the housing model and is specific to a persons needs.

Supportive housing is backed by data including two operations, one in Bozeman and one in Missoula. They have seen a decrease in the police contact, arrests, detention center, emergency services and in behavioral health services. Helena has seen similar results. People who qualify for FUSE are people who have used emergency room services five times or over but have found the average being eleven visits. Current FUSE impact in Helena is 2 community health workers, 32 FUSE clients (plus 6 waiting to be engaged), 76 active days and a 52% reduction in overall utilization. These numbers will change over time as the program is in the very beginning stages.

Theresa Ortega, Good Samaritan Ministries, shared a success story of changing a life by helping with housing and connecting her to community resources. Before housing she was living in the mountains in the cold and snow, peer support was driving to her camp, and she was suffering from Post Traumatic Stress Syndrome. Several entities came together to help her get her application in and paperwork submitted for Helena housing. She was housed within three weeks. She is still housed and doing much better today, over 2 years later.

Overall, the program saves public expenditures by reducing the amount of emergency services being used. Preventative services and housing can be provided for a less expense. CFS training has had a positive impact with the mobile crisis response keeping people out of the hospital. Community health workers work very closely with Good Samaritan and Our Place to help keep the FUSE program successful.

Michael O'Neill, Helena Housing Authority, explained the housing authority in Bozeman and Missoula and pointed out there is significant housing, but the housing crisis contributed to the shortage of affordable housing. They need housing paired with services to address underlying issues. FUSE project is about simple concepts to avoid evictions, connecting to services, and developing service agreements with partners. One of the greatest challenges that need to be focused on include mental health services. They are working to improve the data systems to track interactions and show the savings in overall cost of emergency services. They are searching for further funding and improved monetary resources.

Community health workers are with clients until they are considered "placed and stable" and they back off. Once it is determined the client is still stable and thriving, they then will be graduated from the program. People on the FUSE list stay on the list until they are graduated, move away, or withdraw.

PUBLIC COMMENT-

Andy Shirliff, Helena City Commissioner, looks forward to working with the State and County to assist programs like this in the community.

Phillip Teneca, resident, stated no one should be homeless and out in the cold. Mental Health is an issue and he sees the need for people to get help. That he knows of, there is only one facility for mental health in Helena that is St. Peters. He has seen the homeless downtown sleeping out on the sidewalks. He would like to see more facilities to take care of the homeless. He sees that addiction is an issue as well. Jail is not the answer. Getting more funding is the answer.

Maryann Dunwell, State Representative of Helena and East Helena, spoke about the housing crisis and gave kudos to the Criminal Justice System and Kellie McBride, the FUSE team and their partners. There is an additional financial responsibility, and a tax credit should be offered to landlords willing to help with the housing crisis by providing affordable housing. Montana is number four in the country for rental rates in the last year with 35% increase in Helena. Prices of homes went up 40%.

Memorandum of Agreement Between Lewis and Clark County and the Lewis and Clark Conservation District. (Jessica Makus)

Jessica Makus, Special Districts Coordinator, presented a Memorandum of Agreement (MOA) for oversight and project management of improvements to Countryside Road for the Lewis and Clark Conservation District. The actual payment amount is \$61,199 so the memorandum will need to be changed. The change was just discovered this week, with the conservation crew going over budget just over \$400. Staff recommends the MOA be tabled so necessary changes can be made.

The Rural Improvement District (RID) was created by the Commission on October 21, 2021 and was levied and assessed on December 21, 2021. Improvement costs were estimated at \$137,000, however, property owners were awarded a grant from the Lewis and Clark Conservation District through the Department of Natural Resources and Conservation as a result of the damage from the 2019 North Hills Fire. The funding is to be used to repair and replace culverts and repair damage to Countryside Road. The amount of funding was reduced with the Intercap loan, lowering the overall assessment rate needed to fund improvements.

The County will oversee and manage budgeting, engineering, construction, and will provide quality control on all improvements made. The County will also track and maintain records of all costs and invoices associated with the project and provide that information to the Conservation District for grant reporting purposes. Improvements will be maintained by the RID for at least 15 years or the term of the improvement loan, whichever is less.

No public comment was received.

Commissioner Hunthausen made a motion to table the item to October 25, 2022 and seconded by Commissioner Rolfe. The motion passed on a 3-0 vote.

Lost Moose Meadows Campground Subdivision Modification of Conditions/Variance Request. (Applicant: Matt and Nichole Simpkins) (Planner: Worby McNamee)

Worby McNamee, Planner II, requested a modification of conditions and variances in the Lost Moose Campground Subdivision to allow for an alternative road design standard for the internal road network. The subdivision received preliminary approval on November 9, 2021 subject to 15 conditions. When the conditions are completed, the subdivision will provide a seasonal recreation vehicle park with 40 spaces on the existing 30.74 tract of land in Lincoln.

The applicant is requesting approval of a variance application from non-residential development standards that paving is required for all non-residential development. If approved, they are requesting modification to Condition of Approval number 4 to allow an alternative to the requirement to pave the internal road network that uses an environmentally friendly enzyme (Perma-Zyme) that is combined with the top six inches of native soil. It makes a pavement like surface and can be treated with chip

seal, pavement or gravel finish. The treated roadway makes repairs quicker and easier to handle. The applicant requests language to the condition be changed if this modification is approved.

There are 14 findings of fact, including the internal road network is private, seasonal campground traffic impact is estimated 160 trips per day, Perma-Zyne has no significant health risk to the public, speed limit 5-10 miles per hour, no concerns from Lincoln Fire Chief, and approved by County Engineer, Dan Karlin.

With the variance, the road would not meet County standards, but they are private roads and the owners are responsible for upkeep and maintenance on the road system. The variance would not impact the public.

Dan Karlin, County Engineer, spoke about the alternative road system. The public works manual states that a binder that holds material together, is required. Perma-Zyne binds like magnesium chloride. The product mixes well with the native soil to provide a structurally sound road system.

Greg McNally, Planning Director, explained how the requirement of non-residential areas being paved became the standard. Typically, 400 trips per day triggers the pavement requirement.

Mr. Karlin explained that the base sections do not stay the same with pavement vs. gravel. The structural numbers differ. The six-inch base would stay the same and they will use native material instead of imported material. Native material is used in County roads pulling it from the borrow pit, being crushed on site and laid to make the road. Magnesium Chloride provides dust abatement and holds material together. The Perma-Zyne proposed to be used, creates a structure between a magnesium chloride treated surface and a chip seal surface.

Two public comments were in general support of the variance request during the public comment period.

Staff recommends denial of the variance application and modification request.

Matt Simkins, applicant, stated that has put a lot of infrastructure into the property for sanitation and wastewater requirements. He does not see the proposal being a safety concern.

No public comment was received.

Commissioner Hunthausen made a motion to approve the variance as presented and seconded by Commissioner Rolfe. The motion passed on a 3-0 vote.

Commissioner Hunthausen went over findings of fact and conclusions. Conclusions show that granting the variance will not be detrimental to public health and safety or to adjoining properties; undue hardship will result if the regulations are enforced; will not create substantial increase to public costs; and will not place the subdivision in noncompliance of regulations.

Findings of fact shows the speed limit will be 10 mph or less; is a private road to be maintained by the owners; direct access projected impact of 160 trips a day or less; Perma-Zyne is a hardening agent, abates dust and creates a pavement like surface; the paving would not place the subdivision in noncompliance with any zoning regulations; no significant health risk; produces no increased cost to the public; and granting this variance request may jeopardize the projects completion.

Commissioner Hunthausen made a motion to accept the findings of fact and conclusions as stated and was seconded by Commissioner Rolfe. The motion passed on a 3-0 vote.

A discussion about possible future requests using the same method ensued. Changes may need to be made to the regulations so that more variance requests would not need to be applied for.

Commission Hunthausen went over the amendments to condition No. 4; modification of language in the condition. There are three changes that need to be made. On condition 4a, remove "said plan shall meet the requirements of the County Public Works manual and County subdivision regulations"; 4b to be removed that states the applicant shall improve all roads and provide legal and physical access to all RV spaces and be built to County regulations accept if modifications are approved; and 4c shall state that all roads must be built in accordance with the reviewed plans submitted to the CDP and Public Works, a registered engineer from the State of Montana shall certify road improvements as meeting the approved alternative road standard and applicant is responsible for all costs associated with meeting the condition of approval.

Commissioner Hunthausen moved to adopt the amendments and seconded by Commissioner Rolfe. The motion passed on a 3-0 vote.

Commissioner Hunthausen reviewed findings of fact and conclusions from original document. There will be no adverse effects on local services; there will be no adverse effects on the environment; no further impacts to wildlife; no further impacts to habitat; will be in compliance of regulations with the approved variance; compliance of survey requirements; engineering specs will be met; no further impact on legal and physical access. The conclusion is that requirements will be satisfactorily met.

Commissioner Hunthausen made a motion to approve the findings of fact and conclusions as modified and seconded by Commissioner Rolfe. The motion passed on a 3-0 vote.

Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.

Adjourn

There being no further business, the meeting adjourned at 11:29 am.

Meeting minutes approved on Jan 03, 2023

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Tom Rolfe, Chair



Andy Hunthausen, Vice Chair

Candace Payne, Member

ATTEST:



Amy Reeves, Clerk of the Board