

**Stevensville Public Hearing  
Minutes for  
WEDNESDAY, JUNE 17, 2020  
6:30 PM**

Stevensville Town Council  
**APPROVED**  
Date 9/24/20

1. Call to Order and Roll Call

Mayor Dewey called the meeting to order.

Roll call: Mayor Dewey, Council Members Devlin, Holcomb, Michalson.

2. Pledge of Allegiance

3. Public Hearing

Mayor Dewey: Entertain a Public Hearing, goal of the council is gathering the Public comments regarding the town's community housing need (public facilities, economic development, and housing need), including the needs of low-income persons, to be served by the proposed development of a low-income multifamily housing project known as Burnt Fork Place Apartments. Representatives of the development are here tonight to give a presentation to explain the development and then we will open it to public comment. Public comment is to express your views but is not set up as a questions/answer forum. If there are questions that you would like to ask the representatives of the development, we ask that you get their contact information and facilitate with them.

Presentation given by Jim Morten executive director of the human resource council. Gave a background on the low-income tax credit program. This particular project will be serving elderly/seniors, disabled and victims of domestic violence.

Mayor Dewey asked if there were any questions from the council, no questions from the council.

Missoula Housing Authority purchased the land in 2005 and has now donated the land to this project. What you have in front of you is a site plan and Bob Robinson the staff architect for the human resource council presented the site plans for the project. PCI is also working on this project.

Bob Michalson asked Bob Robinson about this project being brought before the council before and why it wasn't approved. Jim Morten answered the question for Bob Robinson stating that it had been approved by another council and another mayor but due to funding it took a few years to be approved for the tax credit project. Michalson stated thank you.

Mayor Dewey asked for any further questions. Clarified the point that Michalson was making, that when this project has been brought before council in the past it was to seek support not to ask for a yes project or a no project.

Jim Morten stated that this is a 3-acre parcel with 16 units, 2 duplexes and 3 four-plexus.

Mayor Dewey stated that this is a 3-acre parcel and do to our zoning code you can place 16 units per acre and he is doing a third of that. Any further questions from council, Council member Holcomb,

Robin Holcomb stated that you are going to retain the water, so when you start building is that going to start pushing water into other peoples homes?

Bob Robinson stated that is why we go with a “challis” system. Jim Morten stated that there is high ground water and everyone already knows that, but the surface water is our responsibility. Robin Holcomb stated thank you.

Mayor Dewey asked if there are any further questions council and we will open it to public comment.

**Public Comment:**

Jim Tadvick, 509 Mission St, water and sewer system concerns. Not only for this project but also for the proposed subdivision at Creek side and I question whether our current system can handle it or will we have to put up another bound issue to upgrade it, thank you.

Bent Larson, 102 Winslett Ave, this project will be boarding my property, my comment is on ground water, I put a fence in last spring and I hit water at 3 feet, every spring we get water in our crawl space and I have a sup-pump to get it out, water is a problem there, big problem. My question is, sometimes after a project is done there are problems, unforeseen problems we are always the ones left holding the bag. Like you were saying Robin and what happened to your basement as a result of that development, what recourse do you have, none. That is why I am here; I think it is great for the senior citizens and the abused people I think it is great I think we need stuff like this. We need to be careful with the ground water, that is the only problem, we have wildlife in that area and it will be gone when the development comes in. Like Jim Tadvick said, our system can it handle more, thank you for your time.

Dave Thorson, 106 Winslett Ave, I have the same issue with ground water. Crawl space didn't get wet this year but has in the past couple years and I think a lot of that has to do with the storage units. I am just curious if all the engineering is taking into consideration all of this, Bob Robinson answered about the requirements that have to be met. Mayor Dewey spoke about refraining in asking questions and reminded that this is a comment period. Dave stated, thank you that is all I have.

Mayor Dewey asked if there was any further public comment.

Kim French, 510 East 2<sup>nd</sup> #4, I grew up in that neighborhood so I am well aware of the water issues over there, the river bottom and the reason that we can dig 3 feet and find water is because there is clay there and you are directly above bedrock and what used to be the bitterroot river that came when the glacier, blah blah blah, came through it will always have water it has had water since the pioneers arrived here and that is why Robin's basement is always flooded. I kind of wonder who the investees are I looked this up on the MT cadastral and it says it is owned by Garden City Neighbor Incorporated at 1235 34<sup>th</sup> St Missoula, I looked up 1235 34<sup>th</sup> St Missoula and that is a Missoula County Housing Authority so I can't seem to figure out who owns this property and I don't recall this coming in front of any council meeting in the last 10 years. I am questioning how we are going to figured out the seniors and the disabled and the domestic violence \$34,000 go to a two bedroom and that is what I am living in right now \$964 when my rent is only \$650, I have a pretty good unit, my water and sewer is paid. I make 8.50 an hour and don't work 40 hours a week I have to supplement my income. If I did work 40 hours a week, I would make \$17680 which would put me in low income standards so I think I am better off where I am at or I would be paying \$300 more a month for a two-bedroom house. Victims of domestic violence I am not sure how we are going to make sure that victims of domestic violence get into this house and victims of domestic violence tend to repeat the cycle without counseling or other intervention's to cease and desist and make better choices most of the disabled people that I know max out at \$1200 per month

which still doesn't get to the \$34,000 at 60% number. So, I have a lot of questions here, who are really the investors for this project really are? Why is it being directed to the Missoula County Housing Authority? And how are we going to insure that people in our valley are being helped, because \$34,000 is a pretty good number if that is what you are making here and you would get a pretty nice house in this valley, teachers make between \$27,000 and \$34,000 each. And that is not low income and I know because I lived there and I did not make \$17,680 a year I made 12 and my rent was paid for me and I paid \$100 a month and I was on food stamps and I worked 40 hours per week minimum wage. So, I am really questioning a lot of these numbers and who is investing in them.

Mayor Dewey asked for further public comment.

Sheri Dietsch, 105 Winslett Ave, so the idea of a low income housing, I used to be low income, single mother, so to me that sounds like something that would be great for our community and I think that there is low income housing here that could use an upgrade something affordable that is nice for people in our community a big concern that I have is like other people is the water, I know in my back yard if I dig down less than 24 inches I am hitting clay I am sure if I went much further than that I would hit water the water table is so high I don't water my grass and it stays green all the time I have trees in the back and I don't water them they stay green my crawl space has had flooding and I have to have a double vapor barrier in order to keep my house from having impact on that. I gather just like it is required that test have been done, when have those tests been done? I would question what time of year were these done, was it done during the time when the most melt off is happening and you would see the worst of it. Or is it done in a time when the river is really low and everything is absorbing well. I guess a while back you sent out a letter endorsing this project no body has ever sent a letter on my street that I am aware of a letter letting people know that these things were in the works until that letter, no opportunity. I know we are hearing don't ask questions just make statements but we are the people of this town that are impacted by these things that you are sending out and endorsing no inquiring from any of us of our concerns or questions that we might have that would like to be answered I have a big concern with that, with you as the mayor endorsing something that you just seem to not care what the people of this town think about it that seems to be a theme I am just going to say, it's a theme. So, I guess if I am allowed to ask a question what time of year where the perk tests done? Can anyone answer that?

Mayor Dewey stated that we will refrain from a dialog we are taking your questions down we are not engaging in a dialog allowed during public comment, you can ask your questions of the representatives. Sheri Dietsch then asked when they would be answered, how do I find out when they will be answered do, I call your office? Mayor Dewey stated that we will make the contact information for the developers available to you.

Mayor Dewey asked for any further public comment.

Bill Jarvis, 285 Village Park Way, Stevensville, I own the property and the business to the north of this development, if you are talking about water my property and I don't remember how many yards of dirt was brought in to fill that up and it is still really boggy and when it rains and my piece of property is a lot higher than theirs, much higher than the piece of property to the west. I have a question for someone at some time that I see there are 16 units being built and you got a schedule for 8 people in a 4-bedroom place. How many people are they intending to put into this complex and how many cars are going to be parked and how many cars are going to be driving up that road, I think you all know what Wild Foul Lane looks like,

they just repaired that, with the amount of water and traffic, 128 people, 8 people in each unit, what kind of traffic are we going to see how often am I going to have to kick in to repair the road way that runs by my shop I have been there for about 3 years and we haven't had one pot hole, big trucks and UPS come in there every day and I have not had any issues with that road way at all but if I would see the traffic that this road way is going to see than that is going to cost us a fortune to keep that road surface decent. That's my comments.

Stacie Barker, 104 Winslett Ave, I also boarder this property and I have brought many time concerns to the council about this piece that is going to go in I remember in 2016 when I sat in that chair and it was brought to you guys one time and then the project was dropped nothing else was brought forth no more paperwork was brought forth to see and you are saying it has been brought forth many times before the council in different times, I beg to differ with that. I have water in my basement or my crawl space several times every year not just in the summer. We watched the storage units go in behind us last year and he had to put in a drain field, do you know where that drain field went to? Right into that field and into our house, them saying that they are going to level it out and make it so the water is going to sustain in their area, mosquitos, infestations. I have a problem with this unit going in and what you say is going to be low income the other thing is has there been an assessment for road way and how much traffic it is going to bring in I like how the name has changed as well, thank you.

Leanna Rodabaugh and I am wondering why the council has no say in this why is it now up to a mythical person to decide if we have this issue in our neighborhood, who made that decision why is the council not involved why can they not say we don't want this, they don't want it the only person in this room that wants it is Mr. Dewey and Mar Dewey is ram roding it down the throats of everyone in this room and we don't want it does that make any difference to you Mr. Mayor when did the council say to you, you can't make this kind of decision for the people of the town. Why can't the council make this decision?

Jane Schuitz, Winslett Ave, (difficult to understand) commented on water in her basement, sewer and water are expensive and you are going to add all of these properties at whose expense. We are on fixed incomes and I can't afford more. I went to the Nicole Court one and gave comment and then I get a letter and this one is done. Thank you.

Tawnya Eickert, 106 College St, my question is water I had water in my crawl space last year I had water in my crawl space the year before, it is not going away. I understand that Darby and Hamilton had the option and they didn't take it. We don't want it. Have you looked at how many low-income housings have black mold in them? I have a friend that was just shipped down to Texas because 18 years ago she lived-in low-income housing there was black mold and it was hard to detect and now at 40 years old she is dealing with it. Are we thinking about that, it is a swamp, I have talked to people that have lived here a long time that it is a swamp? We don't want it; I suggest we say no.

Mayor Dewey asked for further public comment.

Leslie Tadvick, 509 Mission St, I would just like to say growing up here I peddled my byclicle all over this town except my mom said don't near the swamp it is a bog put your foot in it and it would sink you right down. Now these people are trying to tell you they don't want you

messing with the area behind their house, it floods it ruins their lives. We don't even know who is going into these houses and how it will affect them they are asking you to not put this through. I would like to ask the council the question which council put this through who was on this council and I think we have the right to know that I think you have the right and the honor to answer it. Thank you.

Mark Adams, 610 E 2<sup>nd</sup> St, my wife and I live in the house that my mom and dad brought me to the day after I was born and that was 66 years ago. There are few years that we had to pump the crawl space/basement. I don't really want to address that issue I would like to address the economics of this situation everybody knows or should know by now that the residential development whether it be single family, multi family or an apartment building, multi-story apartment building does not pay the freight isn't that amazing. The tax revenue from a residential structure whether it be single family or multi-family does not pay for the services it requires never have and they never will. So, we have a 16-unit development going in and yes, they will pay property taxes and yes that will be an increase in revenue for the Town of Stevensville it will not cover the cost of additional police, fire, ambulance, water, sewer, not to mention parks and recreation, transportation. Another economic issue is these kinds of people, I know that they are not low-income people they are moderate income people need jobs. Am I correct, yes? This territory has a lot of low-income jobs. So, we are putting them into a situation were in order to pay the rent they would have to go outside Stevensville because there is not a lot of jobs in Stevensville to supply 120 people even though some of them may or may not be in the work force. Okay so all of a sudden you have a moderate-income person that needs a car to drive to Missoula or Hamilton to work or if they really want to better themselves to drive to Missoula or Hamilton to go to school. Okay, so you have to have a car and I know that there is kind of the mass transit system with the I Ride Van, but that is extremely limited. Or as Missoula has a mass transit they have the university and the college and they have jobs and here we are in little old Stevensville with a project that wont pay it's own way and it never has and it never will and we have people who needs jobs in order to pay the rent they can't afford to live here because of the job market is so low and there are jobs minimum wage and above and so it make absolutely no sense economically to do this. There is an old saying; common sense is like deodorant the people who need it never use it, thank you.

Name:?? (wasn't stated) There is a neat little thing about water, and after listening to everybody talk about their flooding all the way down to College Street, I didn't know that it was going that far, I should have known it the Bass House is down there. Water finds its own level that is why contractors really love their water levels and why it costs so much money. You build the water up, the water stays. Water is not going anywhere except when it rains it is going to go down. It used to just settle in the swamp and now we are going to build that up 2 feet so we can dig down 4 so that we can stay 2 feet above water level. That is all good in theory until you got rain and snow melt. Then all that water from above comes down but it has less space so it makes pervert sense what Tommy is saying that when they put the storage units in and now, they are experiencing flooding then when they put in Creek Side there was flooding there was less room for the water to disperse. Every 28 days the moon pulls on the water. Just becauseu the water isn't on the surface it is under your feet. This all used to be river bottom up to Logan all the way across to the banks now. You can build it up all you want but the people down below are the ones that are going to suffer.

John Kellogg with PCI my apologies to Mr. Robinson and Mr. Morton and we are working with them and they probably did not know that I was going to be here. I thought I would like to help answer a few questions that are arisen. Back in 2003 this property was proposed for a development by a previous owner and that came part way through the process that was called Nicole Court. Because of financing it was not followed through and since then there have been a number of proposals coming through. Now we have a great opportunity Board of Housing has chosen this to be there project one thing. As everyone is aware, we have ground water all over town. We have Spring Street were you really can't build a basement there are numerous other areas around town, like Councilmember Holcomb mentioned earlier we have ground water problems. Today there is ground water and there is surface water on this property we are not aloud to increase any of the surface run off from this property. We need to show DEQ that this won't happen. The depression that Mr. Robinson described it is not going to be ponds but in places in extreme situation say in the spring you have frozen ground and you have a big heavy rain fall you might have some water in that area temporarily but it is a temporary situation. Ground water, when Creekside Meadows was developed and I live right next to Creekside, I have a shallow well and back in 1950, the ground water in that well came up to 2 feet. Since Creekside has been developed and the water has come up to 4feet. What we are proposing is for our engineers to address and I appreciate your patience.


Bill Perrin, 503 Charlos, when I served on the council the council supported this project one of the previous times that it came up and we attended a hearing in Helena to testify in behalf of the project tax credits and they weren't able to get them at that time but we testified. We did look at it and we did testify in favor of the project.


Jim Tadvick, 509 Mission, would it be possible for George, head of the water department, to make a comment on the water and sewer.

4. Adjournment

APPROVE:

ATTEST:

  
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Brandon E. Dewey, Mayor

  
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Jenelle S. Berthoud, Town Clerk