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MISSOULA COUNTY

PUBLIC WORKS

Official Newsletter

Tips To Getting Your Home Spring Ready!

Winter in Montana can bring all types of possibilities for damage to your home. Following these tips can help get your home spring ready and even help keep it safe from damage!

- Inspect your roof for loose shingles, damage and separations.
- Clean or replace your HVAC filters.
- Check your windows and doors for cracks and make sure seals are still good.
- Drain your water heater to rid it of sediment at the bottom. By doing this, you may prolong its life.
- Clean your gutters from debris and direct your downspouts away from your home.
- Clean your dryer vent, not just your lint trap.
- Look for cracks in your foundation, basement or pavement. Fixing these issues early can save big bucks later.
- Check your septic tank, it may need to be cleaned.
- Clear debris from around the base of your home.
- Repair cracked or peeling exterior paint.



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L-R:
LAUREN (CAPS)
NICOLE (BUILDING)
LAURIE (CAPS)

Missoula County participates at local home shows

This was our first year partnering with Community and Planning Services at the Missoula Building Industry Association Home show. Representing our departments at a popular Missoula home show gave us the ability to connect with citizens and home builders, allowing them to see that government agencies do have friendly faces! By sharing a booth, we were not only able to answer questions pertaining to our individual departments, but could easily refer questions to the other. Due to the COVID-19 virus, the Missoula Home and Garden Show was cancelled, but we look forward to seeing everyone next year!



*The loan agreement will be amended if the cost of the repair differs from the bid.

Loan Opportunities for Low Income Residents

ELIGIBLE FOR LOLO, ELMAR, SUNSET WEST, LEWIS & CLARK RESIDENTS

Low income residents of the four Missoula County districts who are in need of financial assistance for water or sewer line repairs are eligible for a loan, via county Grants Administration. Applicants must meet certain criteria, including living in and owning their home, maintaining homeowners insurance, and must fall within HUD (Housing & Urban Development) guidelines. For more information, please visit missoulacounty.us/grants or missoulacounty.us/government/public-works/public-works/special-districts-owned-operated-by-mcpw.



MISSOULA COUNTY WATER & WASTEWATER REVOLVING LOAN PROGRAM

PROGRAM DETAILS

Income-eligible families living within RSIDs 8901, 8916, 8918 or 8925 that are facing an unexpected water or sewer line repair expense can contact their water and wastewater Operations Manager to file a loan application for funding to cover the repair costs. The application is submitted to a County Grants Administrator for verification of eligibility. The Grants Administrator will notify the homeowner of their eligibility and provide further instructions.

Once approved, the homeowner contacts at least two contractors to obtain bid proposals. The contractor with the lowest responsible bid is then selected to complete the repair work and the homeowner enters into a loan agreement with the County for the amount of the bid.*

Once connection repair work is completed, the County Operations Manager and homeowner verify the work was done to their satisfaction. The contractor sends the invoice to the County for payment.

ELIGIBILITY CRITERIA

- Must provide income verification
- Must meet annual U.S. Department of Housing and Urban Development (HUD) income limits of 80% or less of median income
- Must be owner and occupy residence
- Must maintain homeowner's insurance on the property
- Must reside within a participating RSID boundary: Lolo (8901), El Mar (8916), Lewis and Clark (8918) and Sunset West (8925).

TERMS AND CONDITIONS OF THE LOAN

- Deferred until the property is sold or transferred to another party
- One-percent simple interest (e.g., a \$2,000 loan would accrue \$20 per year in interest)
- Loan secured with lien on property in the amount and duration of the loan
- Owner agrees to use the property as primary residence
- Can pay off loan prior to property transfer
- There are no upfront costs to the homeowner

Contact Information:

Lolo RSID 8901
Jasen Neese, Operations Manager
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**El Mar RSID 8916,
 Lewis & Clark RSID 8918,
 Sunset West RSID 8925**
Tami Quinn, Operations Manager
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Sindie Kennedy, Grants Administrator
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 Assistant Director**
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DIRECTOR'S HIGHLIGHTS

SHANE STACK, P.E.

Public Infrastructure

Construction

Shane Stack started as Director of Public Works on April 1, after nearly 23 years with the Montana Department of Transportation, most recently as the Missoula District Preconstruction Engineer. At MDT, he planned, implemented and oversaw several high-profile, multimillion-dollar engineering projects in the Missoula area.



'The COVID-19 crisis that we face will be overcome by a worldwide team effort, and the staff at Missoula County Public Works is doing their part to aid in this process.'

As I sit here and write this message, I am surrounded by the smallest of a skeleton crew. The COVID-19 crisis that we face will be overcome by a worldwide team effort, and the staff at Missoula County Public Works is doing their part to aid in this process.

We started by limiting the contact in our workplace by closing the doors to the public, followed by sending as many staff members home to work as possible. The doors to Missoula County Public Works will remain closed until further notice, however we are still providing services. The Building Division staff are all working from home but are still able to issue permits online and perform limited in person inspections as well as some with the use of technology.

The mechanics are all at work, and so are the men and women on the road crew. Those teams are all considered to be a part of our essential services.

Our Survey staff and Engineering staff are staying home where possible, but again are still providing services online. The safety of our staff is our number one priority, and we are following guidelines from Homeland Security on who is essential, and following the recommendations from the CDC and OSHA to protect the workplace environment. We are also asking our consultants and contractors to follow those same guidelines as they continue to provide services for Public Works.

I want to thank our staff for being a part of the solution. I want to thank our customers for being patient while we are doing our best to provide services during these challenging times. Finally, thank you to the rest of the departments and the leadership here at the county. It has been a team effort to navigate this crisis.

As always, wishing you the best.



SNOWPLOWING MERCER LN UP EVARO

(FEB 2019)

The current world-wide pandemic of COVID-19 has hit hard. And although Missoula County is but a tiny dot on this massive globe, we are taking it seriously. Since the governor's 'shelter in place' order, most office staff have been working remotely and road crew have been split even more than what's standard.

The season began optimistically with going straight into much needed grading, sweeping and pothole repair maintenance. As time has gone on, however, we are falling a little behind. Trying to navigate an unprecedented event, doing our due diligence of keeping roads safe and clear, and keeping our employees safe by social distancing has posed a challenge. Fortunately it's a challenge we're up for. We just ask for your patience as our work schedules are changing daily while we prioritize work tasks and staggered employee schedules combined with COVID-19 related absences.

Along with regular maintenance, our upcoming schedule involves preparing for dust abatement for both cost-share participants and for selected roads. These roads are chosen by criteria such as amount of traffic, how well the road material is benefited (therefore helping our maintenance needs), and of course, budget. WE Dust Control was awarded the bid again this year by submitting the lowest price, helping us pass on savings to cost-share participants. Dust abatement is tentatively scheduled to begin in the Condon/Seeley Lake area at the end of June.

Until the financial impacts and man-hour losses that have impacted the Road Division due to COVID-19 are clearer, several projects will be on hold.



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WELCOME TO THE BUILDING DIVISION

NEW INSPECTOR IN TRAINING!

Please welcome Erik Farnham! Erik comes to us with 20 years of contracting and carpentry experience. He is currently studying for his combination inspector certification. It takes A LOT of dedication to achieve, many hours of studying, and several tests to pass. If you see Erik in the office or out in the field training, welcome him to the county construction family!

“Don’t tell anyone, but I enjoy playing Minecraft with my 9 year old son, Everett, and my 6 year old son, Ernie.”



NUMBER OF PERMITS ISSUED IN MISSOULA COUNTY IN 2018 & 2019

	2018	2019
NEW SF RES	149	178
DUPLEX	24 structures: 48 units	8 structures: 16 units
MULTI-FAMILY	1 structure: 14 units	6 structures: 34 units
GARAGES	124	110
COMMERCIAL	61	72
REMODELS/ADDITIONS	153	172
REROOF	229	225