

December 2, 2024

Mayor and Council  
City of Three Forks  
PO Box 187  
Three Forks, MT

**Re: Request for Change on Impact Fee Project**

Greetings:

The purpose of this letter is to request a change in the compensation for my work on the City's impact fees. As you are aware, this project has taken months longer than originally anticipated. When I agreed to do this, the CIP was scheduled for last October, then delayed until February. Ultimately, it was not adopted until August.

Work since then has gone as expected and the Impact Fee Advisory Committee's recommendations have been transmitted to you. There is, however, one final, unanticipated, but important task that should be done.

I set the project fee with the expectation that you could adopt the new impact fees by resolution, pursuant to the existing impact fee ordinance. Unfortunately, as the project has progressed it has become apparent to Randy and I that the current impact fee ordinance should be replaced. We believe that your staff shares our conclusion.

The "Credits" section of the ordinance is over-complicated and exposes the city to unnecessary liability without providing clear guidance on the topic that we believe you will need. There are other flaws in the ordinance and it will be easier to rewrite than to revise.

I am, therefore, asking the Council to approve a change in the project costs, adding a maximum of \$3,000 to cover half of my costs of travel for the January 28 meeting (the other half will be covered by the zoning rewrite project) and compensation for my time in rewriting the ordinance. I believe the city has cash on hand in existing impact fee accounts that can appropriately be used to cover this change.

Thanks for your consideration,

Lee Nellis, FAICP