



**City Commission Agenda**  
**Civic Center, 2 Park Drive South, Great Falls, MT**  
**Commission Chambers Room 206**  
**December 5, 2017**

**CALL TO ORDER 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL/STAFF INTRODUCTIONS**

**AGENDA APPROVAL**

**SPECIAL PERFORMANCE**

Great Falls College Community Choir performing Christmas Music.

**PETITIONS AND COMMUNICATIONS**

*(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and address for the record.)*

1. Miscellaneous reports and announcements.

**NEIGHBORHOOD COUNCILS**

2. Miscellaneous reports and announcements from Neighborhood Councils.

**BOARDS AND COMMISSIONS**

3. Miscellaneous reports and announcements from Boards and Commissions.

**CITY MANAGER**

4. Miscellaneous reports and announcements from the City Manager.

**CONSENT AGENDA**

*The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.*

5. Minutes, November 21, 2017, City Commission Meeting.
6. Total Expenditures of \$1,718,012 for the period of November 1, 2017 through November 22, 2017, to include claims over \$5,000, in the amount of \$1,470,592.
7. Contracts List.
8. Approve Final Payment in the amount of \$2,812.27 to Phillips Construction, LLC and \$28.41 to the State Miscellaneous Tax Fund for the WWTP Storm Water Demonstration Projects, and authorize the City Manager to make the payments.
9. Approve Change Order 1 in the amount of \$553.23 for the City of Great Falls Public Works Facility Improvements-Utilities Building & Public Works Office, and approve

Final Payment in the amount of \$2,864.29 to EJ Carpentry, LLC and \$28.93 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments.

10. Approve a contract in the amount of \$137,313.00 to Advanced Engineering and Environmental Services, Inc. (AE2S) for the Water and Sewer Cost of Service Study and authorize the City Manager to execute the contract documents.

**Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote**

## **PUBLIC HEARINGS**

11. Resolution 10216, to Establish Golf Fees for Eagle Falls Golf Club and Anaconda Hills Golf Course.

*Action: Conduct public hearing and adopt or deny Res. 10216. (Presented by Steve Herring)*

12. Resolution 10173, to Declare Certain Property Located at 1425 3rd Avenue Southwest, a Nuisance, order the Nuisance be abated and authorize City staff to force abatement if necessary.

*Action: Conduct public hearing and adopt or deny Res. 10173 and authorize staff to force abatement if necessary. (Presented by Craig Raymond)*

13. Resolution 10213, to annex property and Ordinance 3177 to assign a zoning classification of Planned Unit Development (PUD) to the property legally described as Medical Tech park Minor Subdivision, Lot 4A and Preliminary Plat approval to allow a five-lot subdivision for a 124-unit multifamily housing project known as Rockcross Commons.

*Action: Conduct joint public hearing and adopt or deny Res. 10213 and adopt or deny Ord. 3177, and approve or deny the Preliminary Plat. (Presented by Craig Raymond)*

14. Ordinance 3175, to rezone the subject properties from PLI Public Lands and Institutional to M-1 Mixed-Use District; Resolutions 10212 and 10218; to request a Conditional Use Permit to allow a Health Care Facility in the M-1 zoning district for the subject properties, and Amended Plat for a Minor Subdivision of Lot 1-A1, Block 1 of the First Addition to Great Falls Clinic Addition, located in the NW ¼ of Section 17, Township 20 North, Range 4 East, P.M. MT, Cascade County Montana.

*Action: Conduct joint public hearing and adopt or deny Ord. 3175, adopt or deny Res. 10212, adopt or deny Res. 10218 and approve or deny the amended plat. (Presented by Craig Raymond)*

15. Ordinance 3176, to rezone the property legally described as The Great Falls Water Power and Townsite Company's First Addition, Block 405, Lots 8-14; from R-3 Single-family High Density to PUD Planned Unit Development.; and Preliminary Plat approval to allow a Major Subdivision for ten single-family home lots, four townhome lots, and one common lot for a project known as Beargrass Village.

*Action: Conduct joint public hearing and adopt or deny Ord. 3176 and approve or deny the preliminary plat of the Beargrass Village subdivision. (Presented by Craig Raymond)*

16. Ordinance 3182, Amend Ordinance 3152 for the property legally described as Block 1, Lot 1, Amended Plat 2897, Section 14, Township 20 North, Range 3 East, Tietjen Triangle Addition to remove a Condition of Building Permit Approval for a Planned Unit Development (PUD).

*Action: Conduct public hearing and adopt or deny Ord. 3182. (Presented by Craig Raymond)*

## **OLD BUSINESS**

## **NEW BUSINESS**

### **ORDINANCES/RESOLUTIONS**

17. Resolution 10221, Intent to Re-Create a Tourism Business Improvement District within the City of Great Falls.  
*Action: Adopt or deny Res. 10221 and set or not set a public hearing for February 6, 2018. (Presented by: Melissa Kinzler)*
18. Ordinance 3179, Establishing and Reserving Titles 7, 11 and 14 of the Official Code of the City of Great Falls (OCCGF).  
*Action: Adopt or deny Ord. 3179. (Presented by Joseph Cik)*
19. Ordinance 3183, Amending Title 2, Chapter 21, Section 040, of the Official Code of the City of Great Falls (OCCGF), Pertaining to Code of Ethics Definitions.  
*Action: Accept or not accept Ord. 3183 on first reading and set second reading on December 19, 2017. (Presented by Joseph Cik)*
20. Ordinance 3184, to set public hearing to rezone the east 12 feet by 132 feet of Lot 8, Block 49, Black Eagle Falls Addition and sell said property.  
*Action: Accept or not accept Ord. 3184 on first reading and set a public hearing for January 16, 2018. (Presented by Craig Raymond)*

### **CITY COMMISSION**

21. Miscellaneous reports and announcements from the City Commission.
22. Commission Initiatives.

### **ADJOURNMENT**

*(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.) Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.*