

Regular City Commission Meeting

Mayor Winters presiding

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL: City Commissioners present: Michael J. Winters, Robert Jones, Bill Bronson, Fred Burow and Mary Jolley. Also present were the City Manager, Deputy City Manager, City Attorney, Directors of Fiscal Services, Library, Park and Recreation, Planning and Community Development, City Engineer-Public Works, the Executive Director of the Housing Authority, Fire Chief, Police Chief and the City Clerk.

PROCLAMATION: Mayor Winters read Proclamations for Vets4Vets Month and Outstanding Volunteer Service.

NEIGHBORHOOD COUNCILS

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

NC 7.

Aaron Weissman, Chair NC 7, reported that a Parking Task Force meeting has been scheduled to address recreational vehicles parking on City streets. Mr. Weissman questioned whether the new business located at 4th Street and Central Avenue met City zoning regulations. He also reported that the Montana Department of Transportation recently completed a traffic study on Park Drive along Gibson Park and inquired what the recommendation was regarding reducing the speed limit. City Manager Greg Doyon responded that he would check and follow up with Mr. Weissman.

NC 9.

Wallace Bell, NC 9, noted that he informed council members that he would be addressing the Commission regarding the disorderly premises ordinance. Mr. Bell requested that the Commission consider taking Ordinance 3009 off the table to be reintroduced and discussed. City Manager Greg Doyon remarked that said ordinance had been discussed and revised after several public hearings and was tabled. He would revisit the matter if directed by the Commission. The Commissioners requested the history regarding Ordinance 3009 be included in their Friday packets to review and possibly discuss at the next agenda meeting.

BOARDS & COMMISSIONS

2. APPOINTMENT, DESIGN REVIEW BOARD.

Mary Offerdal Klette appointed to the Design Review Board.

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission appoint Mary Offerdal Klette to the Design Review Board for a three year term through March 31, 2013.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. No one responded.

Motion carried 5-0.

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

There were no miscellaneous reports and announcements from members of Boards and Commissions.

PUBLIC HEARINGS

Ord. 3056. Adopted.

4. ORDINANCE 3056 PROVIDING MISCELLANEOUS AMENDMENTS TO TITLE 17 – LAND DEVELOPMENT CODE.

Planning and Community Development Director Mike Haynes reported that Ordinance 3056 comprises a number of minor amendments to Title 17 - the Land Development Code. He explained that the Land Development Code is a living document that evolves over time with changing definitions, land uses, technologies, administrative procedures and organizational structures. The proposed changes were reviewed and unanimously recommended for approval by the Planning Advisory Board.

Mr. Haynes summarized the proposed changes to Title 17 that primarily reflected the revised organizational structure and corrections and clarifications.

Mayor Winters declared the public hearing open.

Speaking in opposition to Ordinance 3056 were:

Ronda Wiggers, 3208 2nd Avenue South, on behalf of the Great Falls Area Chamber of Commerce and Great Falls Association of Realtors, expressed concerns about reducing the number of Planning Advisory Board meetings to four times per year. Ms. Wiggers requested changing that language to meeting monthly, but allow for a meeting cancelation if there was no business to come before the Board.

Mr. Haynes explained that proposed change was a courtesy to the Planning Board. After discussion, the Planning Board unanimously approved that recommendation. The Planning Board does meet twice per month if there are cases to be heard.

Cyndi Baker, 500 Montana Avenue NW, inquired if there was a new regulation for soil samples being proposed.

Mr. Haynes responded that the proposed change is an appendix to each final plat that is a simple statement recommending that future property owners

consult a geotechnical engineer for soil and ground water conditions.

No one spoke in favor of Ordinance 3056.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission adopt Ordinance 3056.

Mayor Winters asked if there was any discussion amongst the Commissioners.

With regard to Ms. Wiggers' concerns, Commissioner Bronson added that the Planning Board, when sitting as the Zoning Commission, in addition to following City ordinances and State law, have by-laws that state the Board can meet twice per month and can cancel one meeting automatically if there is no business. But, under the by-laws of the Planning Board, the Board will continue to meet once per month. Those by-laws also provide that the chairman, or two of the nine members of the Board, can call for a special session if business needs to be addressed. He is satisfied that the Planning Board has vetted this matter and believes there are enough safeguards in place.

Commissioner Jolley inquired how many times the Board must meet.

Mr. Haynes responded that the language now states that the Board is required to meet at least once per month. The minor revision being proposed to the Code is a minimum of four meetings per year.

Commissioner Burow commented that it made more sense to him to leave the current language as is, with the option to cancel a meeting if no business was before the Board.

Motion carried 4-1 (Commissioner Burow dissenting).

**Ordinance 3057.
Adopted.**

5. ORDINANCE 3057 PROVIDING MINOR AMENDMENTS TO TITLES 2, 5, 8, 9, 10, 12, 13 AND 15 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS TO REFLECT DEPARTMENT CHANGES AND TECHNICAL EDITS.

Planning and Community Development Director Mike Haynes reported that Ordinance 3057 comprises amendments to several titles of the Official Code of the City of Great Falls to reflect changes from Community Development Department to Planning & Community Development Department and Community Development Director to Director of Planning & Community Development, City-County Planning Board to Planning Advisory Board, Assistant City Manager to Deputy City Manager, as well as correcting miscellaneous typographical errors.

Mr. Haynes also noted a late revision to Section 2.16.015 (Deputy City Manager no longer having oversight of the Great Falls Housing Authority),

and Section 8.7.020 should not have been included in Exhibit "A" attached to the Ordinance as it had been repealed.

Mayor Winters declared the public hearing open. No one spoke in support of or opposition to Ordinance 3057.

Commissioner Burow moved, seconded by Commissioner Bronson, that the City Commission adopt Ordinance 3057.

Mayor Winters asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

OLD BUSINESS

Memorandum of Understanding – Great Falls AgriTech Park. Removed from the table and approved. OF 1591.

5A. MEMORANDUM OF UNDERSTANDING FOR UTILITY CONNECTIONS AND FIRE PROTECTION AND EMERGENCY SERVICES FOR THE GREAT FALLS AGRITECH PARK, PHASE 1.

City Manager Greg Doyon reported that this matter was discussed at the City Commission meeting held July 20, 2010. At that time, the Commission heard comments from Great Bear Innovation Park developer, Joe Stanick. Upon consideration of Mr. Stanick's request, the Commission tabled consideration of said Memorandum of Understanding (MOU) for 30 days. Subsequently, Mr. Doyon followed up with Cascade County to address concerns expressed about designating rural fire districts and recognizing that there is a legal process that the County would need to go through to re-shape the district, as well as Commissioner Jolley's concern regarding where it was in City Code that allowed the services to be provided. Mr. Doyon expressed that those issues have been addressed appropriately to allow the MOU discussion to continue this evening.

Commissioner Jolley commented that there is a procedure for providing services outside of the City limits and this Agreement seems to address those issues now.

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission approve the Memorandum of Understanding with the Great Falls Development Authority for Utility Connections and Fire Protection and Emergency Services for the Great Falls AgriTech Park, Phase 1, and authorize the City Manager to execute the documents.

As a formality, Mr. Doyon requested the motion be amended to include the words "taking off the table."

Commissioner Bronson moved, seconded by Commissioner Burow, that the motion be amended to include taking the Memorandum of

Understanding off the table for presentation.

Mayor Winters asked if there was any discussion amongst the Commissioners. No one responded.

Mayor Winters asked if there were any inquires from the public.

Joe Stanick, P.O. Box 443, Ahualoa, Hawaii, commented that, at the last Commission meeting, the Commission was kind enough to grant his request to hold off consideration of this MOU for the Great Falls AgriTech Park for 30 days. Mr. Stanick discussed the items he had promised to accomplish since that time with regard to his project at Great Bear Innovation Park. This last week he also purchased property and rights for the power generation project from Montgomery Energy. He displayed a map and provided ownership history of the surrounding parcels of property and easements that were involved. An additional 100 acres will be added to his proposed industrial site project. He further reported that the master plan is complete for a rail park and his entire project is 100% owned. A utility plan is in place. Mr. Stanick believes his project is an ideal power and rail site.

In conclusion, Mr. Stanick noted he has done his due diligence and requested the MOU for the Great Falls AgriTech Park be tabled an additional 30 days to allow him time to prove he can move forward with his project. During this time, he urged the Commission to decide ownership of the rail spur and follow up on BN's and IMC's insurance and GFDA's liability.

Ronda Wiggers, 3208 2nd Avenue South, on behalf of the Great Falls Area Chamber of Commerce, urged the Commission's approval of the MOU to allow the project to move forward. The Chamber supports both parks.

Scott Patera, 712 43rd Street North, Great Falls Development Authority Board member, also urged the Commission's approval of the MPU. He expressed that it is important to advance what has already been done and to put rail into the AgriTech Park. The Great Falls Development Authority wants to help all of the developments proceed as it is important for Great Falls.

Jeremiah Johnson, 3915 15th Avenue South, Business Development Officer for the Great Falls Development Authority, reiterated that Great Falls has a need for shovel ready sites with rail, both for retention of current local businesses and for attraction of outside businesses that can positively affect the economy.

Mike Witsoe, 2612 1st Avenue South, spoke in support of Mr. Stanick's request to table this matter for an additional 30 days.

Joe Stanick, P.O. Box 443, Ahualoa, Hawaii, requested that, if the Commission decides it wants the Great Falls AgriTech Park on the other side of town, consideration be given to him to quit claiming the right to

pursue the rail purchase from IMC.

Commissioner Bronson expressed that he interprets this notion that the Commission should delay action on this MOU another 30 days as an effort to have this Commission be in the business of deciding who is going to have an industrial park and who isn't. The Commission responds to reasonable and appropriate requests by developers to consider the creation and development of these kinds of parks. Mr. Stanick's proposal will be judged on its own merits. The proposal tonight for another park from individuals who are interested in essentially doing the same thing should also be judged on its own merits. Mr. Bronson also pointed out that Great Falls AgriTech is not "our park."

Commissioner Jones concurred with Commissioner Bronson's statements.

Mayor Winters inquired what would be affected if action was delayed another 30 days.

Commissioner Jolley commented that this is a service agreement for fire protection and emergency services. There is nothing in the agreement stating the City will give the GFDA the services for free. It also doesn't say anything about a railroad. She concluded that this is a simple agreement that anyone could apply for that doesn't reside within City limits.

As a courtesy to Mr. Stanick, Mayor Winters extended to him another opportunity to briefly respond.

Mr. Stanick commented that he wasn't sure how one could sit on the GFDA Board and vote on this Commission. He opined that Great Falls doesn't need two 1,000 acre industrial parks.

Motion with Amendment carried 4-1 (Mayor Winters dissenting).

NEW BUSINESS

**Consultant Services
Agreement. Approved.
OF 1604.1**

6. CONSULTANT SERVICES AGREEMENT WITH COMMUNITY DEVELOPMENT SERVICES OF MONTANA FOR THE CENTRAL MONTANA AGRICULTURAL AND TECHNOLOGY PARK TAX INCREMENT INDUSTRIAL INFRASTRUCTURE DISTRICT.

Fiscal Services Director Coleen Balzarini clarified that Item 5 is referred to as the Great Falls AgriTech Park located on the south side of the river. What staff is requesting on Item 6 is to approve the services of a consultant to assist staff in expanding the district on the Central Montana AgriTech Park located north of the river. In the event the annexation goes forward and is zoned industrial, it would be to the City's benefit to expand the tax increment district (TIF) that now encompasses the Montgomery Energy and Malting Plant properties to also take in these other properties in order to

provide public infrastructure such as rail, but also other public infrastructure that this area is deficient in. The consultant will help with that expansion and make sure the filings are done properly.

Commissioner Jolley inquired if all of the taxes generated had to remain in the TIF district. Ms. Balzarini responded that there are a number of ways to take some of the increment outside of the TIF zone, such as by formal agreement stating the intent at the beginning or by informal commitment to release any surplus increment after paying the debt service back to the other taxing jurisdictions.

Commissioner Bronson moved, seconded by Commissioners Burow and Jones, that the City Commission approve the Consultant Services Agreement with Community Development Services of Montana and authorize the City Manager to execute the Agreement.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

ORDINANCES/RESOLUTIONS

Res. 9899. Adopted.

7. RESOLUTION 9899 AMENDING RESOLUTION 9042.

Human Resources Manager Linda Williams reported that Resolution 9899 amends Resolution 9042, which required all firefighters hired after September 21, 1999, to live within the City limits. During the 2010 contract negotiations with the firefighters, the City agreed to modify this residency requirement to be a 30 minute response time of Fire Station 1. The City Commission approved the fire agreement at its last meeting. Therefore, staff is requesting Resolution 9042 be amended.

Commissioner Bronson moved, seconded by Commissioner Jolley that the City Commission adopt Resolution 9899.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

Res. 9882. Adopted as Amended on the Floor.

8. RESOLUTION 9882 ANNUAL TAX LEVY.

Budget Officer Melissa Kinzler reported that the City of Great Falls received the taxable valuation from the Montana Department of Revenue (DOR) on July 30, 2010. Accordingly, the City can now compute and set its

annual mill levy. This is the last step of the budget process.

The intent to budget a 2.202% increase in revenue from property taxation was approved after a public hearing held July 20, 2010. The fiscal impact of the proposed increases for inflation and the permissive mill levy for a residential home with a taxable market value of \$100,000 would be approximately \$9.58 a year.

The fiscal year 2011 budget was adopted August 3, 2010. The general fund had an estimated increase of \$300,000 for new taxable property in the adopted budget. The DOR's value of new taxable property was \$2.9 million dollars, which translates into an increase of approximately \$448,000 of new taxable property.

Ms. Kinzler reviewed three options for Commission consideration. Option 1 is to approve Resolution 9882 as presented; Option 2 is to support the inflationary factor increase but not the permissive mill levy increase; and, Option 3 is to support the permissive mill levy increase but not the inflationary factor increase.

Ms. Kinzler concluded that State law requires that the City adopt its fiscal year 2011 budget, which includes setting the annual mill levy amount, on or before the second Monday in August or 45 days after receiving the DOR's taxable valuation. Staff recommends adoption of Resolution 9882 as presented.

City Manager Doyon requested that Ms. Kinzler discuss the impacts of the presented options.

Ms. Kinzler explained that the inflationary factor increase was about \$128,000, and the permissive mill levy was about a \$120,000 increase, for a total of about \$248,000 increase to the general fund property tax. Due to the DOR's new taxable property amount coming in about \$148,000 higher than staff estimated, the Commission could adopt one of the increases and not the other and the budget would be okay as adopted. If the Commission doesn't adopt either, then staff would have to go back and revise the budget.

Commissioner Jolley remarked that the permissive medical levy funds are segregated from the general fund.

Ms. Kinzler responded that the permissive medical levy pays for health insurance for personnel paid from the general fund.

Commissioner Burow moved, seconded by Commissioner Jolley, that the City Commission adopt Resolution 9882, with the following amendments:

Section 2. – Tax Levy Amounts

A 173.10 mill levy will generate:

- a. \$11,276,260 from the \$74,573 certified value per mill for previously taxable property;
- f. \$13,415,797 in total City tax for 2010 from the \$77,505 total certified value per mill.

Section 3. – Tax Levy Required and Set

- a. The City Commission has determined a \$11,724,639 tax levy, requiring a 151.28 mill levy is necessary to balance the general fund balance.
- e. The City Commission of the City of Great Falls, Montana, hereby fixes the tax levy for the fiscal year July 1, 2010 through June 30, 2011 at 173.10 mills.

Mayor Winters asked if there was any discussion amongst the Commissioners.

It was Commissioner Bronson's understanding that, by not taking advantage of the inflationary factor this year, it would not prejudice the ability to take that factor next year if that was the will of the Commission.

Ms. Kinzler responded affirmatively and added that it would be included in the maximum total mills.

Mayor Winters asked if there were any inquiries from the public.

Cyndi Baker, 500 Montana Avenue NW, found it interesting that staff didn't provide Option 4 for the Commission to deny both increases. Ms. Baker inquired about the figures provided.

Ms. Kinzler reiterated that the inflationary factor increase was about \$128,000, and the permissive mill levy increase was about \$120,000, for a total of about \$248,000. Staff estimated a \$300,000 general fund increase for new taxable property. However, the DOR's value of new taxable property came in at \$448,379, which was \$148,000 more than what was projected.

Mr. Doyon pointed out that City staff pays taxes too. Additionally, there was a critical work session on the budget wherein the Commission determined to exercise its options on adopting the inflationary factor and the permissive medical levy. It was staff that brought it to the Commission's attention that it may not need to do that now.

Ms. Baker requested that the Commission not raise taxes.

Motion carried 5-0.

Res. 9884. Adopted.

9. RESOLUTION 9884, REMODEL TAX BENEFIT, 1011 BROADWATER DRIVE.

Planning and Community Development Director Mike Haynes reported that staff is recommending adoption of Resolution 9884 to approve an application for a remodel tax benefit for Double Bogey, LLC, for an estimated \$2.2 million reconstruction of the beverage distribution warehouse now nearing completion at 1101 Broadwater Drive (adjacent to Overlook Park). The remodel tax benefit would provide Double Bogey, LLC, with a graduated property tax discount for five years on a portion of the additional City property taxes generated by the redevelopment.

Commissioner Jolley moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 9884.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

Res. 9894. Adopted.

10. RESOLUTION 9894, NEW OR EXPANDING INDUSTRY TAX BENEFIT, 1408 52ND STREET NORTH.

Planning and Community Development Director Mike Haynes reported that staff is recommending adoption of Resolution 9894 to approve an application for a new or expanding industry tax benefit for Steel Etc. for an estimated \$3.2 million steel salvage, recycling, sales and distribution center located at 1408 52nd Street North.

The new or expanding industry tax benefit would provide Steel Etc. a graduated property tax discount for 10 years on a portion of the additional City property taxes generated by the new development. For clarification, the developed portion of the Steel Etc. property was annexed into the City and it is that portion of the property that qualifies for the tax abatement. Construction was completed in 2009 so, according to the Department of Revenue, year one of the benefit would be 2010.

Commissioner Burow moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 9894.

Mayor Winters asked if there was any discussion amongst the Commissioners.

Commissioner Jolley inquired if the firm was “new.” Mr. Haynes responded that, according to the definition, it is new or expanding. It is a qualifying application according to the Department of Revenue.

Mayor Winters asked if there were any inquiries from the public.

Mike Witsoe, 2612 1st Avenue South, inquired what the tax benefit to Steel Etc. will cost the City. Mr. Doyon responded that would be difficult to calculate since the property values change annually.

Motion carried 5-0.

Res. 9900. Pulled and Action Postponed.

11. RESOLUTION 9900, TERMINATING A \$100,000 FINANCIAL ASSURANCE RESERVE FUND IN THE ELECTRIC UTILITY FUND AND AUTHORIZING THE RETURN OF \$100,000 TO THE GENERAL FUND.

City Attorney James Santoro recommended that Agenda Item 11 be pulled from the agenda as it is premature for Commission action at this time. Mr. Santoro explained that the Commission, also sitting as ECP Board members, directed staff to move forward in the process of quitting the Pilot Program. A letter has been drafted and reviewed by the Commissioners this evening. To implement the request, he needs to contact the Public Service Commission (PSC). The pilot customers need to consent to returning to NorthWestern Energy prior to releasing the restriction on the \$100,000 fund.

Commissioner Bronson moved, seconded by Commissioners Burow and Jones, that the City Commission table Resolution 9900.

Mr. Santoro recommended that the Commission postpone action rather than table Resolution 9900 for the next Commission meeting to allow time to finalize the letter and contact the PSC.

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission postpone consideration of Resolution 9900 pending the completion of the review discussed by Mr. Santoro.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote to postpone consideration of Resolution 9900.

Amended Motion carried 5-0.

Consent Agenda. Approved.

CONSENT AGENDA

- 12.** Minutes, August 3, 2010, Commission meeting.
- 13.** Total expenditures of \$5,407,575 for the period of July 29-August 11, 2010, to include claims over \$5,000, in the amount of \$5,150,386.
- 14.** Contracts list.
- 15.** Grant list.
- 16.** Set public hearing for September 21, 2010, on Res. 9892 to Levy and

- Assess Properties within Special Improvement Lighting Districts.
17. Set public hearing for September 7, 2010, on Res. 9895 to Levy and Assess Properties for Unpaid Utility Services.
 18. Approve Change Order No. 1 in the amount of \$1,975.25 and Final Payment for the 23rd Street South sidewalk in the amount of \$2,710.74 to Electric City Concrete, LLC and \$27.38 to the State Miscellaneous Tax Division. **OF 1508.2**
 19. Approve Change Order No. 1 in the amount of \$15,268.04 to James Talcott Construction for the Bay Drive Bike/Ped Path Phase II Project. **OF 1126.9**
 20. Postpone bid award until September 21, 2010, for the Portage Meadows Storm Drain Extension 4th Avenue North – 7th Avenue North project. **OF 1590**
 21. Approve final payment in the amount of \$43,546.66 to United Materials of Great Falls, Inc. and the State Miscellaneous Tax Division for the Phase II – 7th and 8th Avenues South Water Main Replacement project. **OF 1515.1**
 22. Approve final payment in the amount of \$36,093.08 to United Materials of Great Falls, Inc. and the State Miscellaneous Tax Division for the 4th Avenue South Street Reconstruction project. **OF 1573.8**
 23. Award contract to Forde Nursery, Inc. for the Contract Planting for Right-of-Way Trees project in the amount of \$152,940.
 24. Postpone bid award for renovation of the Elk's Riverside tennis courts.

Commissioner Bronson requested that Item 12, the Minutes, be removed from the Consent Agenda for the purpose of considering an amendment recommended by staff. Commissioner Bronson explained that, after the Minutes of the August 3, 2010, meeting were prepared, the City Clerk and City Attorney pointed out on page 2010.193 Resolution 9893 was read into the record establishing sanitation service rates effective April 9, 2010. In reality, the Resolution provides that those rates are effective August 9, 2010.

Commissioner Bronson moved, seconded by Commissioner Jolley, that the City Commission adopt the Minutes of August 3, 2010, with an amendment correcting the effective date for Resolution 9893 from April 9 to August 9.

Mayor Winters asked if there were any inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission approve Items 13-24 on the Consent Agenda as presented.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

PETITIONS AND COMMUNICATIONS

25. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Winters opened the meeting to Petitions and Communications.

Annual budget process.

25A. Cyndi Baker, 500 Montana Avenue NW, inquired why the annual budget resolution was adopted without first having all the information to compute the tax levy.

Commissioner Jolley responded that the Commission started looking at the budget in February. At several public meetings department overviews were presented. The Commissioners had a general idea that there would be at least as much money as the previous year. To do that staff had to estimate the amount of taxes that would be forthcoming. The final valuation numbers were received July 30, the same time as the County. The final numbers came in higher than what staff estimated. The budget is a very long process that can't be started on July 30 when the final numbers are received. There are 45 days after receipt of the final valuation numbers from the DOR to adopt the budget.

City Manager Doyon added that staff did call the DOR to verify and determine if there would be any changes to the taxable valuation provided to the City. There could be at some point. Just like the City might fall short on other revenues that were projected that might not meet the expenses. The budget is monitored throughout the year.

Taxes, Weissman property.

25B. John Hubbard, 615 7th Avenue South, expressed he was angry that taxes were increased. Mr. Hubbard discussed a building that was moved on Weissman's property. Planning and Community Development Director Mike Haynes responded that he received notice from the Great Falls Development Authority that Mr. Weissman had voluntarily agreed to allow the site to be assessed. The EPA has offered to pay for the full assessment of the property. When the assessment is done, then he will know what remediation is necessary.

Alive@5, donation.

25C. Mike Witsoe, 2612 1st Avenue South, invited everyone to attend Alive@5. He also suggested that aluminum can tabs be donated to the Ronald McDonald House. Mr. Witsoe welcomed the new Deputy City Manager.

CITY MANAGER**26. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon provided a brief overview of his recent attendance at the Association of Defense Communities conference. He highlighted that, military-wide, all of the branches continue to focus on managing their assets better through consolidation. Where appropriate, enhanced use leasing is occurring at some of the facilities. There is a huge push, Defense Department-wide, for energy conservation. The Secretary of Defense indicated that there would be further reductions, outside of the BRAC process, that may have a ripple effect in our community. He met with the Assistant Secretary of the Air Force for Installations to discuss concerns about the runway asset at Malmstrom, the underutilized air space for military operations in North Central Montana, and the joint land use study. Mr. Doyon also met the Deputy Director for Installation Policy at the Pentagon. His written overview of the conference is forthcoming.

Mr. Doyon also welcomed new Deputy City Manager Jennifer Reichelt “to the team.”

CITY COMMISSION**27. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.****ADJOURNMENT**

Adjourn.

There being no further business to come before the regular Commission meeting, **Commissioner Bronson moved, seconded by Commissioners Jolley and Jones, that the regular meeting of August 17, 2010, be adjourned at 9:15 p.m.**

Motion carried 5-0.

Mayor Winters

City Clerk

Minutes Approved: September 7, 2010