



## **Special Commission Work Session**

**City Commission Special Minutes  
Gibson Room, Civic Center  
July 11, 2018**

### **1. Call to Order - 2:00 P.M.**

**CITY COMMISSION MEMBERS PRESENT:** Bob Kelly, Bill Bronson, Tracy Houck, Owen Robinson and Mary Sheehy Moe.

**STAFF PRESENT:** City Manager Greg Doyon and Deputy City Manager Chuck Anderson, City Attorney Sara Sexe and Deputy City Attorney Joe Cik, Planning and Community Development Director Craig Raymond, Public Works Director Jim Rearden, Park and Recreation Director Steve Herrig and Park and Recreation Deputy Director Patty Rearden, Housing Authority Executive Director Kevin Hager, Library Director Kathy Mora, Human Resources Director Gaye McInerney, Finance Director Melissa Kinzler and Budget Analyst Kirsten Myre, Fire Chief Steve Hester and Assistant Fire Chief Jeremy Jones, Police Captain Jeff Newton; and Deputy City Clerk Darcy Dea.

### **2. Public Comment**

**Debbie Walsh**, 806 1st Avenue SW, provided and discussed a list of suggestions and questions related to the budget on behalf of Elizabeth Bruskotter, which included:

- Payroll and related benefits expenses
- Civic Center repairs
- Children's Museum
- Morony Natatorium
- City Parks
- DeMolay Café
- Child's World Daycare
- Community Recreation Center
- Street fund
- Jaycee Pool
- Mitchell Pool
- Temporary and part-time seasonal employees
- List of top 20 taxpayers

**Aaron Weissman**, 315 4th Avenue North, commented that maintaining indoor municipal swimming is important for all citizens.

### **3. Budget Presentation for Fiscal Year 2019**

City Manager Greg Doyon reviewed and discussed the attached PowerPoint presentation that included the FY19 Commission priorities, City Manager's approach for the FY19 budget to work towards financial stability that included: prepare to request new general obligation debt for the Civic Center façade, slow closure of the Natatorium, request proposals for golf course

management, and address deferred capital maintenance.

Manager Doyon reported that money for the Natatorium would be redirected for the pool program to maintain other facilities, and commented that there could be an opportunity in the future to evaluate other options for having indoor pool facilities.

Park and Recreation Director Steve Herrig reported that the first step to the Natatorium closure would be a marketing and communication process to inform the public. Partnership opportunities would be looked into for combining an indoor pool with a Recreation Center. Determining what to do with the Natatorium once it is closed would need to be decided in order to ensure the safety of the public.

Mayor Kelly reported that the Park Maintenance District money is not going towards the golf course or the aquatics program.

Commissioner Moe received clarification that at the present time there are no details with regard to how much of the budget has been identified to explore partnership opportunities for combining an indoor pool with a Recreation Center. She commented that low income citizens have few health and recreation opportunities during the winter and suggested that endowment opportunities at the City-County Health Department be explored.

Manager Doyon reported that money from the pool fund would need to be used to keep the Natatorium safe once it is closed.

Commissioner Houck received clarification that there is property available to combine an indoor pool with a Recreation Center.

Commissioner Robinson expressed support to a commitment of exploring opportunities of providing indoor swimming for the short, and long term.

Mayor Kelly explained that closing the Natatorium would cost money, and that creating a safe environment for the building still exists. He reported that it is the consensus to explore every opportunity to creating indoor swimming.

Commissioner Bronson commented that if the Natatorium closes, there would need to be proper procedures to determine what could be done with the land. He further commented that due to the increase of construction costs, the vision of combining an indoor pool with a Recreation Center cannot be isolated since there are several other capital needs to be addressed.

Finance Director Melissa Kinzler pointed out that street, water, sewer, and storm drain funds cannot be used for building facades.

Referring to the Golf Fund, Manager Doyon reported that the golf course program for 2018 was fully funded; however, a Request for Proposal (RFP) will be issued in August.

The Commission expressed its support with regard to issuing an RFP.

Commissioner Robinson received clarification that the City does not have a recycling program due to the cost.

Commissioner Houck received clarification that construction designs for the Civic Center renovations will be received by the end of August.

**4. Adjourn**

There being no further discussion, Mayor Kelly adjourned the informal special work session of July 11, 2018, at 3:00 p.m.



# Commission Budget Work Session

Fiscal Year 2019  
July 11, 2018

1



## Commission Priorities FY19

### Infrastructure

- Civic Center Façade
  - Bond issue pending
- Civic Center Office Space
  - Study pending
- ADA Accessible Public Facilities
  - CDBG, PWD Streets Funding
- Health and Safety Infrastructure
  - Capital deferred maintenance \$2,954,370
  - Capital Investment: Storm, Water, Sewer, & Streets \$17,051,458

### Operations

- Right resources for Police and Fire
  - Funding toward maintenance
- Resolve Golf Course Debt
  - Way Ahead
- Affordable access to culture and recreation
  - Redirect limited resources

### Community

- Committed to our downtown
- The health of our community - mental, drug use, abuse, crime
- Economic diversification and growth
- Better engagement with Neighborhood Councils

2



## City Manager's Approach for FY19 Budget

### City Manager's Approach

1. Continue to monitor city-wide financial stabilization and performance
2. Tackle deferred operational/capital needs
3. Service/cost effectiveness
4. Work toward budget flexibility

### Working Towards Financial Stability

1. Prepare to request new general obligation debt (Civic Center Façade)
2. Slow closure of the Natatorium
3. Request proposals for golf course management
4. Address deferred capital maintenance

3



## Natatorium

- **Facility significantly past life expectancy**
  - Façade Failure/Roof Repairs: \$539,834 (metal) - \$612,526 (brick)
  - Pool liner, foundation/deck heaving (assessed in 2011)
- **City operates three outdoor pools and one indoor pool**
  - Outdoor pools have needed maintenance
  - Wave Rider requires pad replacement – inadequate reserves
- **Looking ahead**
  - Nat closure – permanent – after January 2019
  - Modify schedule for remainder of year & communicate to public
  - More programming/lessons at outdoor pools during open season
  - Explore other pool locations for programming and health options
    - The PEAK, GFHS, School for Deaf & Blind, local hotels
  - Vision – Combined Indoor Rec Center and Pool

4



## Golf → Way Ahead

### ▪ Solicit Request for Proposals for Golf Course Management

- RFP will be broad and flexible to allow for creative alternatives that won't continue to drain the General Fund
- Business decision

### ▪ Timeframe

- Issue RFP August 2018
- Negotiate lease/management agreement by December



5



## Next Steps

- ✓ July 3<sup>rd</sup>
  - Scheduling – Budget Hearing
  - Scheduling – Increase Property Tax Hearing (if taken)
  - Proposed Budget will be available online at [www.greatfallsmt.net](http://www.greatfallsmt.net)
- ✓ Commission can meet as needed during the week of July 9-13<sup>th</sup>
  - Tentatively scheduled for July 11<sup>th</sup>, 2-5 PM
- July 17<sup>th</sup>
  - Budget Hearing
  - Increase Property Tax Hearing (if taken)
- August 21<sup>st</sup>
  - Mill Levy Hearing

6