

Regular City Commission Meeting

Mayor Stebbins presiding

**CALL TO ORDER:** 7:00 PM**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** City Commissioners present: Dona Stebbins, Sandy Hinz, Diane Jovick-Kuntz and Bill Beecher. Also present were the City Manager, Assistant City Manager, City Attorney, Directors of Fiscal Services, Community Development, Planning and Public Works, Acting Director of Park and Recreation, the Police Chief, Fire Chief, and City Clerk.

**NEIGHBORHOOD COUNCILS**

1. Appointments, Neighborhood Council Districts No. 1 and No. 4.  
Due to tie votes between the write-in candidates for the fifth seat on both councils, a drawing was held. Commissioner Hinz drew Fred Rausch's name for Neighborhood Council District 1, and Commissioner Jovick-Kuntz drew Roberta Bigelow's name for Neighborhood Council District 4. Mayor Stebbins requested the individuals be contacted to determine if they are willing to serve.
2. There were no miscellaneous reports or announcements from Neighborhood Council representatives.

**PUBLIC HEARINGS**

**Res. 9718 and 9719 and Ord. 2994, annexation and zoning for Amended Plat of Lot 2A, Block 1, Sand Hills Park Addition and Blocks 40 and 45, Replat of Lincoln Heights Addition. Adopted.**

- 3A. **RESOLUTION 9718 ANNEXES AMENDED PLAT OF LOT 2A, BLOCK 1, SAND HILLS PARK ADDITION AND BLOCKS 40 AND 45, REPLAT OF LINCOLN HEIGHTS ADDITION.**
- 3B. **RESOLUTION 9719 VACATES 16<sup>TH</sup> ALLEY SOUTH.**
- 3C. **ORDINANCE 2994 ASSIGNS ZONING CLASSIFICATION OF R-5 MULTI-FAMILY RESIDENTIAL MEDIUM DENSITY DISTRICT TO LOT 2A-1 AND 2A-2 AND POS PARKS AND OPEN SPACE DISTRICT TO THE UNINCORPORATED PORTION OF LOT 2A-3.**

Planning Director Ben Rangel reported that 1<sup>st</sup> Liberty Federal Credit Union and the City of Great Falls propose to consolidate several lots and vacated rights of way into three lots. The lots are located in the Sand Hills Park area just east of 23<sup>rd</sup> Street South and are proposed to be annexed. One lot is proposed for a retirement home; a second lot is proposed for 16 housing units by the Great Falls Housing Authority; and, the third lot would be park land.

On November 6, 2007, the Commission set public hearing for this evening. After conducting a joint public hearing, Mr. Rangel requested that the Commission adopt Resolution 9718, which would annex the unincorporated area in the amended plat, adopt Resolution 9719, which would vacate a segment of 16th Alley South, and to adopt Ordinance 2994, which would assign multi-family and parks and open space zoning to the parcels, and approve the Amended Plat, Findings of Fact and Annexation Agreement.

The City Planning Board/Zoning Commission unanimously recommends Commission approval.

Mayor Stebbins declared the public hearing open. **Steve Grooms**, 137 Riverview Drive East, **Dan Sullivan**, 1601 39<sup>th</sup> Street South, and **Mike Kingsley**, 124 Highwood Drive, spoke in favor of Resolutions 9718 and 9719 and Ordinance 2994. No one spoke in opposition.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Hinz moved, seconded by Commissioners Beecher and Jovick-Kuntz, that the City Commission adopt Resolutions 9718 and 9719 and approve the Amended Plat of Lot 2A, Block 1, Sand Hills Addition and Blocks 40 and 45, Replat of Lincoln Heights Addition and accompanying Findings of Fact and Annexation Agreement.**

Motion carried 4-0.

**Commissioner Hinz moved, seconded by Commissioner Beecher, that the City Commission adopt Ordinance 2994.**

Motion carried 4-0.

**Res. 9709, Conditional Use Permit for a Telecommunication Facility. Adopted.**

**4. RESOLUTION 9709, CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY AT 117 9<sup>TH</sup> STREET NORTH.**

Planning Director Ben Rangel reported that Craig Barber is the owner of a building located at the corner of 9<sup>th</sup> Street and 2<sup>nd</sup> Avenue North. Alltel Communications is a company interested in placing a cell tower on the roof of the building. The property is zoned C-5 Central business periphery, which allows placement of cell towers upon processing and approval of a conditional use permit. The tower would rise about 10 feet above the roof line of the two story building.

On November 6, 2007, the Commission set public hearing for this evening. After conducting the public hearing, Mr. Rangel requested that the Commission adopt Resolution 9709, which would grant a conditional use

permit for the cell tower and approve an agreement with specified terms and conditions for placement of the tower.

The City Zoning Commission unanimously recommends Commission approval.

Mayor Stebbins declared the public hearing open. **Craig Barber**, 117 9<sup>th</sup> Street North, owner of the building, spoke in favor of Resolution 9709. No one spoke in opposition.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Beecher moved, seconded by Commissioners Hinz and Jovick-Kuntz, that the City Commission adopt Resolution 9709, and approve the accompanying Agreement.**

Motion carried 4-0.

**Ord. 2996, Amend the City's Central Montana Agricultural and Technology Park Tax Increment Industrial Infrastructure District Plan. Adopted**

**5. ORDINANCE 2996, AMEND THE CITY'S CENTRAL MONTANA AGRICULTURAL AND TECHNOLOGY PARK TAX INCREMENT INDUSTRIAL INFRASTRUCTURE DISTRICT PLAN TO INCLUDE LOT 5, BLOCK 1, INTERNATIONAL MALTING COMPANY AND THE ABUTTING SEGMENT OF U.S. HIGHWAY 87.**

Fiscal Services Director Coleen Balzarini reported that this ordinance will allow the boundaries of an existing industrial tax increment district to be amended. The first property within that district was the malting facility. It was always intended for additional industrial development in that area. That industrial development requires some infrastructure improvements - water and sewer. A rail spur is currently owned by the malting company and there is a desire to turn that over to public hands to make it available to other industrial developers that are anticipated coming into the area. The tax increment district will set the base value on the taxes at whatever is currently there. As new development occurs the increase in taxes are collected and used to pay off the cost to make infrastructure improvements.

Mayor Stebbins declared the public hearing open. **Brett Doney**, 3048 Delmar Drive, on behalf of the Great Falls Development Authority, spoke in favor of Ordinance 2996, and stated that a contract was signed today with an engineering firm to design the rail layout at the industrial park off of the rail spur. No one spoke in opposition.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Jovick-Kuntz moved, seconded by Commissioner Beecher, that the City Commission adopt Ordinance 2996.**

Motion carried 4-0.

**CDBG and HOME  
Grant/Consolidated Plan  
Community Needs.**

**6. COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME GRANT/CONSOLIDATED PLAN COMMUNITY NEEDS.**

CDBG Administrator Chris Imhoff reported that the purpose of this Consolidated Plan community needs public hearing was to allow citizens, especially lower income citizens, an opportunity to advise the City Commission of the community's issues. The comments heard at this public hearing will be considered when allocating the 2008/2009 Community Development Block Grant and HOME Grant funds.

Mayor Stebbins declared the public hearing open. Those addressing the City Commission were as follows:

**Nancy O'Brien**, 421 Deer Drive, Board Chair for the McLaughlin Research Institute. Ms. O'Brien stated that the Institute is about to make a \$6 million dollar expansion of the building and staff. In addition to the dollars for construction which will benefit low and moderate income workers, it will also provide 18 new jobs. For the expansion funding, the Institute needs to raise \$6 million dollars from a combination of public and private funds. She opined this is a good investment based on their past record. Since 1990, McLaughlin has brought in \$52 million in federal and out of state funding. They also have a summer program for high school and college students and teachers to do hands-on basic research in the lab. Over 80% of the students that have come through that program have gone on to careers in research or medicine. By having three more scientists and three more labs, they will be able to expand that program. They have received employer of the year two times from Easter Seals.

**Dan Sullivan**, 1601 39<sup>th</sup> Street South, on behalf of the Great Falls Housing Authority, thanked the Commissioners for their past support with the HOME application. Affordable housing for members of the community on limited incomes is a major need, and continues to be a major need in this city. The HA maintains waiting lists that show the most pressing need for housing are one and two bedroom units. Often they are seniors, and sometimes with assisted care or a caregiver. He urged the continued support of the use of CDBG/HOME funds for affordable housing in Great Falls and to continue to have safe and sanitary housing for members of the community.

**Allene Mares**, 3117 Fern Drive, on behalf the Community Health Care Center, stated that the Center is a service of the City-County Health Department. It is governed by community members and users or patients of the Clinic. The Center provides dental and medical care to the lowest of the low income residents in Great Falls. Ms. Mares stated the Center is a

very valuable part of the health care safety net in the community. The Center is funded by a federal grant, patient fees and local government support, both from the City of Great Falls and Cascade County. They serve over 5,000 patients a year and they had 15,000 medical and dental visits in 2006. On average they see 120-150 new patients every month. The need and demand for their services is acute. The Center is looking for funding to expand its services because the current capacity does not meet the demand for services. The overall cost of an expansion is about \$1.6 million dollars which far exceeds what would be available through CDBG money. However, Ms. Mares stated it could be a starting point to get some community support to expand the Community Health Care Center

**Brett Doney**, 3048 Delmar Drive, on behalf of the Great Falls Development Authority, thanked the City for supporting their regional revolving loan funds. The amount of \$68,000 in CDBG micro-loan funds was transferred from the City through Opportunity, Inc. to the Development Authority a year and a half ago so that they could meet their match with the Federal Economic Development Administration. Mr. Doney reported that they used the \$68,000 for First League to allow Dimitri's Restaurant to open. As they repay that the money will be used elsewhere in the community. Mr. Doney stated that he is also on the National Development Council for the McLaughlin Research Institute. He stated that when he was in Maine he had the opportunity to work with the Jackson Lab that went from the same size that MRI is now and have grown to 1,340 employees. MRI is highly respected by them. MRI brings new money into the area and he supports their expansion.

**Jerome Patton**, 311 2<sup>nd</sup> Street North, Unit 1, stated that he was representing or speaking on behalf of what he heard at the Imagine Downtown meeting and the Comprehensive Housing meetings. He sits on the Imagine Downtown housing group, the Incentives Committee, and plans on attending the Downtown Task Force. Mr. Patton reported that he has seen a real interest in revitalizing downtown. People see that there is a benefit to bringing different types of housing downtown to spur economic development. He supports this program and asks that greater consideration be given to funding requests for projects that would assist in the downtown revitalization effort through slum and blight removal, low, moderate and high income housing in the downtown area and possibly mixed-use projects.

**Audrey Finlayson**, 3721 3<sup>rd</sup> Avenue South, stated that she works with Cascade County Aging Services. Senior citizens are important to the community. Ms. Finlayson stated that the block grant helps with Meals on Wheels. Without the assistance of the CDBG funds there would be a waiting list. They can serve about 250 people per day, and right now there are over 300 people. Ms. Finlayson stated there is a huge need in our community for these people, and urged the continued support of the elderly in the community.

There being no one further to address the Commission, Mayor Stebbins declared the public hearing closed.

**Sale of City-Owned Land. Approved.**

**7. SALE OF CITY-OWNED LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 9<sup>TH</sup> STREET NORTH AND 10<sup>TH</sup> AVENUE NORTH.**

Community Development Director Mike Rattray reported that for many years the City of Great Falls has owned a half-lot located at the southeast corner of the intersection of 9<sup>th</sup> Street North and 10<sup>th</sup> Avenue North. Mr. Bartram contacted staff and asked that the City offer the lot for sale so that it can be consolidated with the adjoining properties to the east and allow for a future development site. The minimum bid price was established at \$12,500. Public notice was advertised and a bid opening was conducted. Mr. Bartram submitted the only bid and met the minimum bid price at \$12,510.

Mayor Stebbins declared the public hearing open. No one spoke in favor of or opposition to the proposed sale.

Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission.

**Commissioner Hinz moved, seconded by Commissioner Beecher, that the City Commission approve the sale of the West ½ of Lot 1, Block 76, Original Townsite to Mr. Robert Bartrum for \$12,510 and authorize the City Manager and staff to execute the necessary documents.**

Motion carried 4-0.

**OLD BUSINESS**

**NEW BUSINESS**

**Great Falls Dog Park Location. Approved.**

**8. GREAT FALLS DOG PARK. APPROVES LOCATION FOR DOG PARK ON CITY-OWNED PROPERTY ADJACENT TO RIVER DRIVE NORTH BETWEEN 6<sup>TH</sup> AND 9<sup>TH</sup> STREETS NORTH.**

Interim Park and Recreation Director Marty Basta reported that the agenda item is to approve or deny the Animal Foundation of Great Falls' request to use approximately two acres of undeveloped park land to construct a dog park. The Foundation has agreed to fund the development of the dog park, and the Park and Recreation Department has agreed to the continued maintenance of the two acres of park land. The Foundation has agreed to assist in maintenance items such as clean up of the park. The undeveloped park land is located adjacent to River's Edge Trail between 6<sup>th</sup> and 9<sup>th</sup> Streets North. The Park and Recreation Board has approved the location

for the dog park at the November 19, 2007 Board Meeting.

**Commissioner Beecher moved, seconded by Commissioner Jovick-Kuntz, that the City Commission approve the location for the Great Falls Dog Park on City-owned property adjacent to River Drive North between 6<sup>th</sup> and 9<sup>th</sup> Streets North.**

Mayor Stebbins asked if there were any comments from the public. No one responded.

Motion carried 4-0.

### **ORDINANCES/RESOLUTIONS**

**Res. 9714 and Ord. 2995, Intent to Annex and Zoning for Segment of BNSF Railroad Right-of-Way Along 14<sup>th</sup> Street Southwest. Adopted Res. 9714 and accepted Ord. 2995 on first reading and set public hearing for January 8, 2008.**

**9A. RESOLUTION 9714, INTENT TO ANNEX SEGMENT OF BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT-OF-WAY ALONG 14<sup>TH</sup> STREET SOUTHWEST.**

**9B. ORDINANCE 2995, ESTABLISH ZONING CLASSIFICATION OF C-2 GENERAL COMMERCIAL DISTRICT TO THE UNINCORPORATED SEGMENT OF BNSF RIGHT-OF-WAY.**

Planning Director Ben Rangel reported that a segment of Burlington Northern and Santa Fe Railroad right of way located along 14<sup>th</sup> Street SW between Interstate Spur 315 and Park Garden Road has never been annexed into the City. This particular right of way is contiguous to the City limits. As such, State statute allows cities to annex land, if the land is adjacent, including any lands used for railroad purposes. This action will also address the Commission's interest to annex unincorporated enclaves into the City.

The action requested this evening is to adopt Resolution 9714, Intent to Annex, which sets public hearing for January 8th of next year to consider annexation and to accept Ordinance 2995 on first reading and to set public hearing for January 8th to consider assignment of City zoning.

**Commissioner Hinz moved, seconded by Commissioner Beecher, that the City Commission adopt Resolution 9714.**

Mayor Stebbins inquired if there were any comments from the public. No one responded.

Motion carried 4-0.

**Commissioner Jovick-Kuntz moved, seconded by Commissioner Hinz, that the City Commission accept Ordinance 2995 on first reading and set public hearing for January 8, 2008.**

Mayor Stebbins inquired if there were any comments from the public. No one responded.

Motion carried 4-0.

**Ord. 2993, Amending OCCGF Title 5.3.7.720 Emergency Medical Services Licenses and Create OCCGF 8.9 Emergency Medical Services. Motion to Amend Motion and set public hearing and final reading for January 8, 2008, passed. A vote on the Amended Motion itself will come again before the Commission on December 18, 2007.**

**10. ORDINANCE 2993, AMENDING OCCGF TITLE 5.3.7.720 EMERGENCY MEDICAL SERVICES LICENSES AND CREATE OCCGF 8.9 EMERGENCY MEDICAL SERVICES.**

Fire Chief Randy McCamley reported that Ordinance 2993 would revise the current Special Business License for ambulance transport companies which is Title 5.3.7.720 and create Title 8.9 Emergency Medical Services. EMS consultants are recommending the changes to help improve the overall safety and stability of the 911 emergency care system. The new ordinance more clearly spells out how the City will manage and provide oversight of the EMS system within the City of Great Falls and its contracted fire districts. Throughout the development of this ordinance, the City has received considerable input from the local ambulance owner and his representatives. City staff and EMS consultants have endeavored to incorporate many of changes into the ordinance. Unfortunately, a few differences remain. Mr. McCamley requested the Commission accept Ordinance 2993 on first reading and set a public hearing and final reading on December 18, 2007.

Commissioner Jovick-Kuntz asked for clarification on the role of the oversight committee and the performance contract.

City Manager John Lawton explained that he met with representatives of Great Falls Emergency this afternoon and these issues were discussed. Mr. Lawton reported they have included almost all of the recommendations of the ambulance company. There are still a couple of outstanding issues that were further discussed this afternoon. One issue is the oversight committee versus an advisory committee. This has been set up like most of the other committees, as an advisory committee to the City Commission, to the Fire Chief, to the ambulance company and everyone involved in this system. Our committees don't normally have independent decision making authority. The decisions come to the City Commission as recommendations. Mr. Lawton stated he explained to them that in the almost 18 years that he has been with the City, he has seen very few instances where the Commission doesn't accept the recommendation of an advisory committee. Mr. Lawton stated that Great Falls Emergency's concern is that they will have no place to go if they feel that they are being treated in a manner that doesn't work for them by the oversight mechanism that is set up. They wanted to have an oversight committee with independent decision making authority rather than an advisory committee. Mr. Lawton stated that he agreed to go back and look at this in terms of an appeal process. If decisions are made by the administrator who Mr. Lawton appoints as the oversight individual for the EMS system, he committed to



create an appeal process with a due process provision for decisions EMS has an objection to. Another issue is contract negotiations. This ordinance calls for the City to have a contract with the ambulance provider. In the ordinance it also allows for the possibility of bidding out those services to other ambulance providers. Mr. Lawton stated that he assured EMS today that the City intends to negotiate a contract with them. There are no plans to go out for bids. The consultant will help us draft a contract. Then both parties will negotiate the provisions. If either party is having a hard time coming to an agreement, then a mediator can be used. The protection for EMS is it doesn't have to sign a contract. Mr. Lawton stated they also talked about the meeting schedule. EMS indicated it may have a problem with the holidays because the 18<sup>th</sup> is so close to the holidays. Mr. Lawton suggested that this matter be put on the schedule as proposed and if EMS has problems with the 18<sup>th</sup>, the public hearing could be held and then completed on January 8<sup>th</sup>. Mr. Lawton stated he believed the remaining issues were settled.

Commissioner Hinz asked what happens if an agreement can't be reached, who would provide the ambulance service in the interim, or would the City allow EMS to provide the services without a signed contract.

Mr. Lawton answered there is a provision in the ordinance that allows for temporary emergency services. The City would not go without emergency services. Mr. Lawton stated his sense on it is EMS has a strong desire to negotiate a contract that everyone can live with.

**Commissioner Beecher moved, seconded by Commissioner Hinz, that the City Commission accept Ordinance 2993 on first reading and set public hearing and final reading for December 18, 2007, keeping in mind what Mr. Lawton said that the meeting would be continued to January 8, 2008.**

Mayor Stebbins asked if there were any comments from the public.

**Mary Jolley**, 1910 2<sup>nd</sup> Avenue North, commented that the Commission should not set a public hearing in the immediate future. Ms. Jolley stated there is a lot of information to consider, there isn't an agreement yet and, if the Commission voted no to setting a public hearing, it would give staff an incentive not to rush things.

**Ron Gessaman**, 1006 36<sup>th</sup> Avenue N.E., commented that he doesn't understand why the public hearing has to be set on the 18<sup>th</sup>, and that two weeks is a short period of time.

**Don Waylon**, 1200 Burlington, Missoula, stated he is the manger of Missoula Emergency Services and a regional manager with Great Falls Emergency Services. Mr. Waylon stated he is connected with the EMS community, as well as across the state, and serves on the State EMS Task

Force. Recently he was asked to talk at the Children and Family Health and Human Services Interim Legislative Committee that was doing a study on EMS in Montana. Mr. Waylon stated his main point is what does happen in Great Falls will impact the rest of the state. He thanked the Commissioners, the Mayor, John Lawton and the Fire Chief for listening to what they had to say.

**Ellen Stinar**, 514 9<sup>th</sup> Avenue South, Great Falls Emergency Services and Montana Community Ambulance Manager, thanked the Commissioners for taking the time to look at this issue on behalf of her employees and their families. Ms. Steiner stated EMS has some of the finest professionals who have chosen compassion and patient care over contracts, dollars and benefits. As well as being a partner in Great Falls emergency care, Ms. Steiner stated that they are also a company with employees and families that contribute to the community every day and that is something they look forward to continuing to do.

**Dave Kuhn**, Idaho Falls, co-owner of the ambulance service, thanked the Commissioners and stated he appreciates the steps taken and necessary to get to the ordinance they are getting closer to wrapping up. He thanked John Lawton for sitting down with him today. Mr. Kuhn stated in the past few weeks they have seen the spirit of cooperation and that is appreciated. He has staff and employees that enjoy being able to serve here. This ordinance can have a big impact on all of them. Mr. Kuhn believed the points John Lawton brought up they will be able to work together on and can resolve the issues.

**Commissioner Hinz moved, seconded by Commissioner Jovick-Kuntz, to amend the prior motion to postpone the public hearing until January 8, 2008.**

Motion carried 3-1. (Commissioner Beecher dissenting.)

Mayor Stebbins stated the motion passes, and the public hearing will be set on January 8, 2008, to allow time go over the additional paperwork.

(City Clerk's Comment: While the Motion to Amend the Motion carried, there was not a vote on the Amended Motion. Therefore, that Motion will come again before the Commission on December 18, 2007.)

**Consent Agenda.**  
**Approved as printed.**

### **CONSENT AGENDA**

- 11.** Minutes, November 20, 2007, Commission meeting.
- 12.** Total Expenditures of \$1,608,727 for the period of November 16 - 26, 2007, to include claims over \$5,000, in the amount of \$1,485,350.
- 13.** Contracts list.
- 14.** Set public hearing for January 22, 2008, on Res. 9708, to Establish

- Water, Sewer and Storm Drain Utility Service Rates and Fees.
15. Award Parking Enforcement Services Contract to Standard Parking Corporation.
  16. Award contract for the 9<sup>th</sup> Street Northeast Storm Drain Extension to Ed Boland Construction, Inc. in the amount of \$149,489. OF 1476.1
  17. Approve Consultant Services Agreement for design and construction oversight of the Library Landscaping CTEP Project to L'Heureux Page Werner in the amount of \$28,861.21. OF 1508.1
  18. Approve Amendment No. 1 in the amount of \$18,250 to the Standard Agreement with Stelling Engineers, Inc. for the West Bank Park Storm Drain Outfall Improvements. OF 1482
  19. Approve the Memorandum of Understanding with Cascade County Physical Activity Council, d/b/a Get Fit Great Falls.
  20. Approve the revised site plan for Rivershore Mobile Home Park at 3308 Lower River Road.

**Commissioner Beecher moved, seconded by Commissioner Jovick-Kuntz, that the City Commission approve the Consent Agenda as presented.**

Mayor Stebbins inquired if there was any comment from the public regarding the consent agenda.

**Mary Jolley**, 1910 2<sup>nd</sup> Avenue North, inquired if the \$10,000 payment she believed was on the contracts list for the Comprehensive Annual Financial Report was payment in full, and if it was ready to distribute.

Fiscal Services Director Coleen Balzarini answered that it was a partial payment to the auditor. She thought the total amount was \$35,000. Ms. Balzarini further stated that the report has to go to the State and government finance officers for review by December 31<sup>st</sup>. It is going before the audit committee next week and it will be before the Commission for approval on December 18<sup>th</sup>. Ms. Jolley inquired who was on the audit committee. Commissioner Beecher answered that he was, as well as Cheryl Patton, and Joan Fisher at the City-County Health Department.

Motion carried 4-0.

## **BOARDS & COMMISSIONS**

### **21. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

## **CITY MANAGER**

### **22. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

John Lawton reported that at the last meeting Commissioner-Elect Mary Jolley asked a question about engineering services for a street lighting

district and he didn't believe she received a complete answer. Mr. Lawton explained that there were two engineering service amounts for that project. One amount for \$3,600 was for contracted engineering services. The City engineer indicated that the City doesn't have that kind of electrical engineering expertise on staff, so that is why the City hired a consulting engineer. The other item for \$3,000 was for the City engineering department, to cover contract administration, a consultant liaison, coordination with fiscal services, bid openings, monitoring, supervision and so forth. Those two items were included as project costs and folded into the overall cost of that district. When that street lighting district is put into effect, the property owners pay for those street lights. The City borrows the money from the State Board of Investments Intercap Program and follows state law. The \$3,000 is a revenue to the engineering fund. Mr. Lawton advised that this update is also available in a written report as well.

### CITY COMMISSION

#### 23. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Stebbins stated that, since the selection process for the City Manager has become a month or two behind, she thought the Commission should consider asking Mr. Lawton if he will stay on to ensure a smooth transition. Commissioner Beecher agreed and stated it makes sense for the transition to a new manager. Commissioners Hinz and Jovick-Kuntz also agreed. Mr. Lawton stated he would be willing to do that for a period of time to ensure a smooth transition.

Mayor Stebbins further commented that she had a note from Arlene Reichert who couldn't make it to the meeting tonight, but wanted to express the gratitude from Preservation Cascade to the City Commission for enabling them to light the 10<sup>th</sup> Street Bridge through the CTEP grant.

### PETITIONS AND COMMUNICATIONS

#### 25. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Stebbins opened the meeting to Petitions and Communications.

**Economic Modeling Tool  
Projects Impact of HGS.  
Angelou Economics.**

**25A. Brett Doney**, 3048 Delmar Drive, stated that the Development Authority has purchased an annual subscription to a very powerful web based economic modeling system that taps in to over 80 databases throughout the country that has to do with work force industry and economics. He stated the first report generated was for the Highwood Generating Plant. Additionally, the GFDA contracted with Angelou Economics, an economic developing consulting firm, to conduct a competitive analysis for Great Falls for data centers; help develop a work force skills and availability system that involves an annual survey; help define the trade area; and, work with the real estate community to put together a strategy for attracting private sector real estate

investment.

**HGS. Gas Prices.**

**25B. John Hubbard**, 615 7<sup>th</sup> Avenue South, commented that the coal plant is thirty year old technology and will not work. Mr. Hubbard expressed frustration with the high fuel prices, watered down gas, and that people are not able to make ends meet.

**ADJOURNMENT**

**Adjourn.**

There being no further business to come before the Commission, **Commissioner Jovick-Kuntz moved, seconded by Commissioner Beecher that the regular meeting of December 4, 2007, be adjourned at 8:17 p.m.**

Motion carried 4-0.

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Mayor Stebbins

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City Clerk