

Regular City Commission Meeting

Mayor Stebbins presiding

**CALL TO ORDER:** 7:00 PM

**PLEDGE OF ALLEGIANCE**

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

**PROCLAMATION:** Mayor Stebbins read a proclamation for Recognition for Outstanding Volunteer Service.

**NEIGHBORHOOD COUNCILS**

1. There were no reports or announcements from Neighborhood Council representatives.

**PUBLIC HEARINGS**

**Res. 9674 and Ord. 2975, annexation and zoning for segment of Burlington Northern and Santa Fe Railroad Right-of-Way along West Bank Park, between 3<sup>rd</sup> Street NW and the Missouri River. Adopted.**

- 2A. RESOLUTION 9674 ANNEXES A SEGMENT OF BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT-OF-WAY ALONG WEST BANK PARK, BETWEEN 3<sup>RD</sup> STREET NW AND THE MISSOURI RIVER.
- 2B. ORDINANCE 2975, ASSIGNS ZONING CLASSIFICATION OF M-2 MIXED USE TRANSITIONAL AND I-1 LIGHT INDUSTRIAL.

Planning Director Ben Rangel reported that a segment of Burlington Northern and Santa Fe Railroad right of way located along West Bank Park between 3<sup>rd</sup> Street Northwest and the Missouri River had never been annexed into the City. This particular right of way is contiguous to the City limits. As such, State statute allows the annexation of land, if the land is adjacent to the City, including any lands used for railroad purposes. This action will also address the Commission's interest to annex unincorporated enclaves into the City.

On July 17<sup>th</sup>, the Commission set public hearing for this evening. After conducting a joint public hearing, Mr. Rangel requested the Commission adopt Resolution 9674, which would annex the parcel and to adopt Ordinance 2975, which would assign zoning classifications of M-2 mixed-use transitional and I-1 light industrial.

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

Mayor Stebbins declared the public hearing open. No one appeared to speak in support of or opposition to Resolution 9674 or Ordinance 2975. Mayor Stebbins declared the public hearing closed and asked for the direction of the City Commission

**Commissioner Beecher moved, seconded by Commissioner Hinz, that the City Commission adopt Resolution 9674.**

Motion carried 5-0.

**Commissioner Beecher moved, seconded by Commissioner Hinz, that the City Commission adopt Ordinance 2975.**

Motion carried 5-0.

### **OLD BUSINESS**

### **NEW BUSINESS**

**Long Term Power Supply Agreements. Approved.**

### **3. LONG TERM POWER SUPPLY AGREEMENT BETWEEN THE CITY OF GREAT FALLS AND ELECTRIC CITY POWER, INC.**

Fiscal Services Director Coleen Balzarini recommended that the City Commission approve the Long Term Power Supply Agreement with Electric City Power, Inc., and authorize the City Manager to execute the agreements. Ms. Balzarini explained that the reason for the request for approval is because HB 25 requires businesses and entities to make a decision prior to October 1<sup>st</sup> to continue with Northwestern Energy as their energy supplier, continue with their electricity supplier such as Electric City Power, or move off of Northwestern Energy and start getting their energy from an electricity supplier. The City offices and operations are currently being served by ECP and contracts are in place through 2011. Ms. Balzarini stated this **new** Agreement will reaffirm **the existing** contract and carry it through 2012 (five years for the short term). Ms. Balzarini **stated** approval of this contract **also provides** for a 30 year period that will take effect when Highwood Generating Station comes on line and will act as part of the security for the financing that will be used to construct the City's portion of Highwood Generating Station.

**Commissioner Beecher moved, seconded by Commissioners Jovick-Kuntz and Rosenbaum, that the City Commission approve the Electric City Power, Inc., Long Term Power Supply Agreements and authorize the City Manager to execute the agreements.**

Commissioner Hinz inquired how much money ECP saved its contractual partners since it started supplying electricity.

Fiscal Services Director Coleen Balzarini answered the energy supply for two years was over 1.2 million in savings to all of the customers, including the City, and that figure does not take into account the average 15% savings the City has seen on the transmission side.

Commissioner Hinz stated that she has opposed the Highwood Generating Station, but supports the City's public power, Electric City Power, and that by securing the long term contracts it will help ensure its success. Commissioner Hinz stated that it is her understanding that if Highwood Generating Station is not built, the City will have to go shopping for power. Commissioner Hinz stated that she sees this as a positive move.

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

**Larry Rezendes**, 2208 1<sup>st</sup> Avenue North, stated that he opposes the Long Term Power Agreement between the City of Great Falls and Electric City Power. Mr. Rezendes read an article from the July 20<sup>th</sup> Great Falls Tribune. Mr. Rezendes suggested the Commission disapprove and not go forward with further relationship lengthening the commitment of the City to Electric City Power.

**Ken Thornton**, 31 Paradise Lane, stated the Commission does not know the cost of this power. A 30 year contract is an incredible long time. Mr. Thornton referred to articles in the Wall Street Journal about problems with coal. He expressed the Commission has not done its homework, and his children will pay for the mistake.

**Aart Doleman**, 3016 Central Avenue, stated he is confused about the whole process. Mr. Doleman referred to a newspaper article about a representative of the City going to Helena and Missoula. Mr. Doleman stated that it is obvious that ECP is doing business and if the City owns ECP, why does it need to have a contract.

**Stuart Lewin**, 615 3<sup>rd</sup> Avenue North, stated he is opposed to the coal plant. Mr. Lewin stated the Commission has not allowed a vote of the people and has gone down a very expensive road. He stated this project looks backwards to him and inquired who wrote this contract. Mr. Lewin read an article written by Tom Powers regarding Missoula buying into the Great Falls coal plant.

**Kathleen Gessaman**, 1006 36<sup>th</sup> Avenue N.E., stated she hopes the Commission would vote against the Long Term Power Supply Agreement between the City of Great Falls and Electric City Power. Ms. Gessaman stated the power that will be purchased from ECP is 100% coal tagged. She stated she is looking out for the health of our children and citizens whose

immune systems are at risk.

**Ron Gessaman**, 1006 36<sup>th</sup> Avenue N.E., stated he wanted to clarify points made with regard to the coal tax, and that Representative Dingleman of Michigan proposed a \$100 a ton tax on Co2. That amount would more than double the cost of this power plant. Mr. Gessaman stated that Wall Street is taking this into account.

**John Hubbard**, 615 7<sup>th</sup> Avenue South, read a portion of an April 9, 2007, Tribune article.

Motion carried 4-1 (Hinz dissenting).

### **ORDINANCES/RESOLUTIONS**

**Ord. 2979, zoning upon Meadowlark Addition No. 5. Accepted on first reading and set public hearing for September 18, 2007.**

**4. ORDINANCE 2979, ESTABLISH CITY ZONING UPON MEADOWLARK ADDITION NO. 5.**

Planning Director Ben Rangel reported that property owner and developer, Tom Skovron, proposes to develop a 20 unit single family residential subdivision, titled Meadowlark Addition No. 5. The subdivision is located in southwest Great Falls and is more specifically located southwest of Grande Vista Park and immediately east of Flood Road.

Mr. Skovron's overall proposal included the referenced subdivision, its annexation and the establishment of City zoning.

Mr. Rangel recommended the City Commission accept Ordinance 2979 on first reading and set public hearing for September 18, 2007, to consider assignment of City zoning, and approve the final plat, the subdivision and its annexation.

**Commissioner Jovick-Kuntz moved, seconded by Commissioners Rosenbaum and Hinz, that the City Commission accept Ordinance 2979 on first reading and set a public hearing for September 18, 2007, to consider adoption of Ordinance 2978.**

Motion carried 5-0.

**Ord. 2980, rezoning Upper River Road Estates Subdivision, Lot 4, Block 1, Southridge First Addition and portion of Certificate of Survey 3391. Accepted on first reading and set public hearing for**

**5. ORDINANCE 2980, REZONE UPPER RIVER ROAD ESTATES SUBDIVISION, LOT 4, BLOCK 1, SOUTHRIDGE FIRST ADDITION AND PORTION OF CERTIFICATE OF SURVEY 3391.**

Planning Director Ben Rangel reported that Gene Thayer is the owner and developer of property located near the corner of Upper River Road and 40<sup>th</sup> Avenue South. Mr. Thayer proposes 20 single-family homes and 12 residential condominiums in an area being platted as Upper River Road

September 18, 2007.

Estates Subdivision, including an adjoining lot in Southridge First Addition and a portion of property described by Certificate of Survey.

Mr. Thayer is requesting to rezone the area from R-1 single-family suburban residential to PUD Planned unit development. The property was previously annexed into the City as a part of the Upper/Lower River Road Water and Sewer District, Phase 1 project.

Mr. Rangel recommended the City Commission accept Ordinance 2980 on first reading, and set a public hearing for September 18, 2007, to consider the rezoning request, and approve the subdivision and a development agreement.

**Commissioner Hinz moved, seconded by Commissioner Rosenbaum, that the City Commission accept Ordinance 2980 on first reading and set a public hearing for September 18, 2007, to consider adoption of Ordinance 2980.**

Motion carried 5-0.

**Ord. 2981, establish zoning upon Flying J Travel Plaza Addition, Phase II. Accepted on first reading and set public hearing for September 18, 2007.**

**6. ORDINANCE 2981, ESTABLISH CITY ZONING UPON FLYING J TRAVEL PLAZA ADDITION, PHASE II.**

Planning Director Ben Rangel reported that the Great Falls Community Ice Foundation is the owner and developer of property being platted as Flying J Travel Plaza Addition, Phase II. The property is located on top of Gore Hill, just southeast of the Flying J Truck Stop, near the Interstate 15 interchange for the airport. The Ice Foundation is currently building an ice arena on the site. The Foundation’s overall proposal includes the referenced subdivision, its annexation and the establishment of City zoning.

Mr. Rangel recommended the City Commission accept Ordinance 2981 on first reading, and set a public hearing for September 18, 2007, to consider assignment of City zoning, and to approve the final plat of the subdivision and its annexation.

**Commissioner Hinz moved, seconded by Commissioner Rosenbaum, that the City Commission accept Ordinance 2981 on first reading and set a public hearing for September 18, 2007, to consider adoption of Ordinance 2981.**

Commissioner Rosenbaum announced that, after a tour of the facility, it is nice to see it moving along for the youth and adults of the community.

Mayor Stebbins added that it is nice that today’s kids will have the same advantages and practice area that yesterday’s kids had. She commended the members of the ice foundation.

Motion carried 5-0.

**Ord. 2972, amending OCCGF 13, Chapter 2, Section 070(c). Accepted on first reading and set public hearing for September 4, 2007.**

**7. ORDINANCE 2972, AMENDING OCCGF 13, CHAPTER 2, SECTION 070(C) PERMITTING THE EXTENSION OF UTILITY SERVICES BEYOND CITY LIMITS.**

City Manager John Lawton reported that, because of the increasing growth in the recent past, the City is receiving increasing numbers of requests for annexation and utility projects from residential subdivisions and commercial properties. Unique or exceptional circumstances where such development may not be conducive to immediate annexation, deems it necessary to amend 13.02.070 (C), OCCGF, to permit such extension of City utility services beyond City limits conditioned upon the developer/land owner agreeing to fifteen criteria inclusive of written consent to annexation on the City's initiative; and, payment for the costs of such extension, service fees and fees in lieu of taxes; and, agreeing to be bound by the rules and regulations of the City's utility system.

Ordinances in Billings, Missoula, Bozeman and Helena have permitted the extension of their utility services beyond their city limits based on certain criteria agreed to in writing by a developer/land owner. Likewise, the City of Great Falls is experiencing increased growth with more industrial requests for utility services beyond City limits that may not be conducive to immediate annexation.

State Statutes authorize a city to establish and operate utility services also authorize cities to furnish such water and sewer services to "any person, factory or other industry located outside the corporate limits of the city."

The City is simply catching up with State code and what other communities in growth mode are doing.

Mr. Lawton recommended the City Commission accept Ordinance 2972 on first reading and set a public hearing for September 4, 2007.

**Commissioner Beecher moved, seconded by Commissioner Rosenbaum, that the City Commission accept Ordinance 2972 on first reading and set a public hearing for September 4, 2007, to consider adoption of Ordinance 2972.**

Commissioner Rosenbaum commented that the easement part of the 15 conditions may not be defined well enough.

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

**Aart Doleman**, 3016 Central Avenue, stated he is puzzled as to whether this is in cooperation with the Cascade County Commissioners and the growth

policy.

**Larry Rezendes**, 2208 1<sup>st</sup> Avenue North, asked how this relates to the Highwood Generating facility.

Mayor Stebbins answered she would get an answer to his comment.

**Stuart Lewin**, 615 3<sup>rd</sup> Avenue North, stated he is concerned that the City and County have not been working together with a common growth policy plan.

**Brett Doney**, 3048 Delmar Drive, stated that some of the points raised are good. The 15 points that we have to work out means the City has to carefully look at things. Mr. Doney compared this to the large area by the Malt Plant that the Great Falls Development Authority is looking at for an industrial park. The Great Falls Development Authority has had meetings with City and County officials, folks from the Department of Transportation, and different State and Federal agencies. He opined that this could be a model of how this could work. Mr. Doney expressed that the City is growing outward. The Great Falls Development Authority started a Downtown Revitalization effort, and he opined that the City needs to look at how it can facilitate more development inward.

Motion carried 5-0.

**Res. 9633, to levy and assess the cost of removal and disposal of nuisance weeds. Adopted.**

**8. RESOLUTION 9633, LEVY AND ASSESS THE COST OF REMOVAL AND DISPOSAL OF NUISANCE WEEDS.**

Fiscal Services Director Coleen Balzarini reported that this process is typically done once a year. The City is realigning when it sends this to the County for the assessment. Ms. Balzarini stated that this assessment is for weeds cut by City staff from January, 2006, through June 30, 2007. There were 3,660 notices sent out to property owners to take care of their weed violations. Of those, the City crews had to cut 66. Of those, 33 property owners opted not to pay. Ms. Balzarini requested the Commission approve this lien on the nuisance weeds to be sent to the County for further collection process.

**Commissioner Rosenbaum moved, seconded by Commissioner Beecher, that the City Commission adopt Resolution 9633.**

Motion carried 5-0.

**Res. 9663, Annual Tax Levy.  
Adopted.**

**9. RESOLUTION 9663, ANNUAL TAX LEVY.**

Fiscal Services Budget Officer Melissa Kinzler reported this is the last step of the fiscal year 2008 budget process. The City received the taxable valuation for the City of Great Falls from the Department of Revenue. Accordingly, the City can now compute and set its annual mill levy.

The proposed mill levy is 158.21 mills, which provides for the same revenue levied in the previous year plus inflation, newly taxable property, swim pool bonds and a minor increase for health insurance.

The public hearing on our Intent to Increase Property Taxes by 4.63% was held on July 3, 2007, in accordance with § 15-10-203, MCA.

Ms. Kinzler recommended the City Commission adopt Resolution 9663 to fix the annual tax levy.

**Commissioner Hinz moved, seconded by Commissioners Beecher and Rosenbaum, that the City Commission adopt Resolution 9663.**

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

**Ron Gessaman**, 1006 36<sup>th</sup> Avenue N.E., stated that at the last commission meeting he commented on how the City's budget had risen nearly twice the consumer price index rate indicating to him that the City has not been fiscally responsible. Mr. Gessaman read a portion of a Helena newspaper article.

Motion carried 5-0.

**Res. 9683, Assessing Business Improvement District.  
Adopted.**

**10. RESOLUTION 9683, ASSESSING BUSINESS IMPROVEMENT DISTRICT.**

Fiscal Services Director Coleen Balzarini reported that on July 3, 2007, the Commission approved the work plan and proposed budget for the Business Improvement District after a public hearing was conducted. Ms. Balzarini recommended the Commission approve the assessment that will be levied against those properties within the Business Improvement District that they have voluntarily committed to have levied against themselves. The amount is \$163,000.

**Commissioner Jovick-Kuntz moved, seconded by Commissioners Beecher and Hinz, that the City Commission adopt Resolution 9663.**

Motion carried 5-0.



Consent Agenda.  
Approved as printed.

**CONSENT AGENDA**

11. Minutes, August 7, 2007, Commission meeting.
12. Total Expenditures of \$2,391,444 for the period of July 31 through August 14, 2007, to include claims over \$5,000, in the amount of \$2,153,163.
13. Contracts list.
14. Lien Release List.
15. Set public hearing for September 18, 2007, on Res. 9681 to assess Special Improvement Maintenance Lighting Districts.
16. Set public hearing for September 4, 2007, on Res. 9684 to Levy and Assess Properties for Unpaid Utility Service.
17. Set public hearing for September 4, 2007, on Res. 9685, Cost Recovery at 2608 1<sup>st</sup> Avenue North.
18. Set public hearing for September 4, 2007, on Res. 9686, Cost Recovery at 4727 2<sup>nd</sup> Avenue North.
19. Postpone bid award for twenty-five in-car digital cameras.
20. Approve Engineering Services Contract with Brown and Caldwell for Air Permitting Services at the Great Falls Wastewater Plant in an amount not to exceed \$26,900.
21. Approve Change Order No. 1 to United Materials of Great Falls, Inc. for the Morony Natatorium Parking Lot in the amount of \$8,000.
22. Approve final payment to Phillips Construction and the State Miscellaneous Tax Division in the amount of \$22,545.95 for the Horizon Park and Central Avenue West Water Main Replacements.
23. Approve a two-year Labor Agreement with the Painters Local #260.
24. Uphold Home Occupation Certificate issued to Chinook Winds Counseling located at 4700 12<sup>th</sup> Street NE.

**Commissioner Hinz moved, seconded by Commissioners Rosenbaum and Beecher, 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.

**Michael M. Witsoe**, 2612 1<sup>st</sup> Avenue South, inquired about item 16 and asked how long the City retains the lien.

Mayor Stebbins answered until it is paid.

Mr. Witsoe asked if someone else can pay the lien.

Fiscal Services Director Coleen Balzarini told Mr. Witsoe he could get that answer from the County Treasurer.

Mr. Witsoe then inquired about item 20, and asked if it was for an air permit or a piece of equipment.

Public Works Director Jim Reardon answered that the consultant will look at the entire plant, including boilers, new engine facility, digesters and all potential sources of emissions.

Mr. Witsoe asked if the minutes were available for the public to read the comments and the questions asked in paper form and on-line.

Mayor Stebbins answered yes.

Motion carried 5-0.

### **BOARDS & COMMISSIONS**

**Sandra Erickson  
reappointed.**

#### **25. REAPPOINTMENT, ADVISORY COMMISSION ON INTERNATIONAL RELATIONSHIPS.**

**Commissioner Hinz moved, seconded by Commissioners Jovick-Kuntz and Rosenbaum, that the City Commission reappoint Sandra C. Erickson to a three year term expiring March 31, 2010, to the Advisory Commission on International Relationships.**

Mayor Stebbins stated that she attended a function with Sandra and it was beautifully handled, and that she does a great job facilitating that commission.

Motion carried 5-0.

#### **26. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

### **CITY MANAGER**

#### **27. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

### **CITY COMMISSION**

#### **28. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

### **PETITIONS AND COMMUNICATIONS**

#### **29. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Mayor Stebbins opened the meeting to Petitions and Communications.

- Correct Agenda. Global Warming.** 29A. **Aart Doleman**, 3016 Central Avenue, suggested the on-line agenda be corrected because it still says three minutes. Mr. Doleman apologized to the Commission regarding wrong information he reported on global warming. He explained that he previously stated 240 cities, and it is actually 648 communities think global warming in a local issue. Mr. Doleman referred to a map of 648 cities identified, which included Missoula, Bozeman and Billings. Mr. Doleman thinks it is embarrassing that the City of Great Falls is in opposition to the communities on global warming.
- Public Comment Period.** 29B. **Stuart Lewin**, 615 3<sup>rd</sup> Avenue North, stated it is his impression that it is with long teeth that the Commissioners allow public comment. Mr. Lewin referred to a prior interaction between himself and the City Manager. Mr. Lewin stated he is disappointed and that it is time for a change.
- City/County Growth Plan.** 29C. **Colanth Wilson-Pont**, announced that she will soon open her practice of occupational medicine and clinical genetics. Ms. Pont stated that the City and County should put together a growth plan. She stated that we are in the middle of the traffic pattern and believes that is why Great Falls is growing.
- Coal Companies.** 29D. **John Hubbard**, 615 7<sup>th</sup> Avenue South, stated that the company that shut down coal companies was Texacan because it was a global disaster.
- Factories. Agenda Item 7.** 29E. **Gloria Smith**, 8 Cheyenne Drive, referred to item 7 and expressed concern that it will be factories coming up in our community. Ms. Smith stated there already is a place on the north side and on the Havre road that is an area for factories, and thinks that now we will have a circle of factories being incorporated into the City. Ms. Smith suggested that the factories be put somewhere else and not in the City, and to plan the zoning first.
- Industrial Park.** 29F. **Brett Doney**, 3048 Delmar Drive, stated that he wanted to clarify that the idea of the industrial park is to master plan an area in cooperation with the City, County, and property owners to save money in the long term. Mr. Doney stated that he takes exception to two things said, one being he thinks the Great Falls region has a tremendous amount to offer, and second, he hopes people respect that people need to make a living and factories are not a thing of the past. It is the future of Great Falls.
- Ice Rink. Skate Park. ECP.** 29G. **Carol Fisher**, 500 53<sup>rd</sup> Street South, thanked the Commissioners for their support with the ice rink. Ms. Fisher also suggested that a concession stand be opened and a security firm hired at the skate park to monitor vandalism. She also stated she is disappointed that the City is going to be a customer of Electric City Power.

Mr. Lawton stated that the subject of the September 4<sup>th</sup> work session is the skate park. Staff has been working on the difficulties that the City is encountering there and will have some alternatives to discuss.

**Industrial Park. Agenda Item 20.** **29H. Ron Gessaman**, 1006 36<sup>th</sup> Avenue N.E., reminded the Commission about the controversy of ownership of the industrial park. Mr. Gessaman opined that a coal fired power plant does not qualify as a precision manufacturing facility. Mr. Gessaman stated that the explanation the public received for item 20 is pathetic. The permit issue should have been settled before the cogeneration plant was built, and inquired if competitive bidding took place for the consultant contract.

**ECP.** **29I. Ed McKnight**, 906 3<sup>rd</sup> Avenue N., inquired about the electrical cost of the City at the last meeting and was given a rounded figure of a three million annual bill. Mr. McKnight asked how it was rounded, up or down.

Mayor Stebbins directed Mr. McKnight to contact Ms. Balzarini at her office to get accurate information since she doesn't have the information with her tonight.

Mr. McKnight asked how much of that was transmission cost and how much was generation cost. Since Great Falls is in the electric power business, Mr. McKnight asked for a rough estimate of how much the transmission cost was on the total electric bill of the City.

Mayor Stebbins again requested that he contact Ms. Balzarini at her office for detailed answers.

Mr. McKnight stated in the future electric prices will go up, and inquired if the cost of Electric City Power will go up too or remain the same. Mr. McKnight inquired if ECP uses Northwestern for the transmission. He stated that this was presented as no risk, not costing the City any money. Yet, the City has several million dollars spent and committed to future costs and, in the contract, the City acknowledges the risk that Highwood Generating Station may not be built.

Commissioner Jovick-Kuntz instructed Mr. McKnight to put his questions in writing so that they could be answered intelligently. Neither the Commission nor the Budget Director have the budget figures in front of them. Ms. Kuntz asked that he put the questions in a proper manner to the Budget Director and she will respond.

Mr. McKnight asked for a round number.

Commissioner Jovick-Kuntz stated they would not answer questions in round numbers, and for him to contact Coleen Balzarini and she would be happy to answer these questions.

**Thanked  
Commissioners.**

**29J. Karen Grove**, 1816 1<sup>st</sup> Avenue North, commented that she has lived in Great Falls all her life and is proud of this City. Ms. Grove thanked the Commissioners for improving the south side of Great Falls. She opined that no other city has a neighborhood housing program for low income people better than Great Falls. Ms. Grove commented that it is great to obtain another five year weed and seed grant. She stated that it is her hope to have her son reside here in Great Falls and make a living here where his roots are.

**Coal Plants/Renewable  
Energy.**

**29K. Ken Thornton**, 31 Paradise Lane, thanked the Commissioners for what they have done with the River's Edge Trail and the changes to the City for the best, even ECP. Mr. Thornton opined that the coal plant is a bad decision. He stated that he has taken all of the engineering skills he has learned building power plants and has switched them over to renewable energy. Mr. Thornton stated for the money going in to the plant, the City could take thousands of houses in Great Falls to covert to energy from the sun and the wind. He stated if ECP went to solar and wind energy, the City could use net metering and have no transmission costs.

**HGS.**

**29L. David Warner**, 321 8<sup>th</sup> Avenue South, talked about the manufacturing of the power plant. Mr. Warner stated that Alstom Power will purchase the turbine which will be manufactured in the United States, and that this power plant will be one of the cleanest coal fired power plants in this time. He stated that the sequestration of Co2 should achieve 90% and that will meet the requirements of California. Mr. Warner stated that one of the biggest advantages is the development opportunity. The long term electrical generation for stable power is a good advantage. The factories that we are talking about bringing in will be interested in that long term. That means jobs. All of our children will be able to work for a decent wage right here.

**City Manager Search.**

**29M. Mike Witsoe**, 2612 1<sup>st</sup> Avenue South, read the last paragraph of the Tom Powers' letter. Mr. Witsoe then asked if the City is currently searching for a City Manager and if the meetings are open to the public.

Mayor Stebbins answered that meetings have occurred with a member of the Waters Consulting Group and the community leaders.

Mr. Witsoe asked if anyone from the public, or anyone that votes, was present.

Mayor Stebbins answered that they all vote.

**ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Beecher moved, seconded by Commissioner Rosenbaum that the regular meeting of August 21, 2007, be adjourned at 9:05 p.m.**

Motion carried 5-0.

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Mayor Stebbins

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City Clerk