

JOURNAL OF CITY COMMISSION WORK SESSION
May 19, 2020

City Commission Work Session
Civic Center, Gibson Room 212

Mayor Kelly presiding

CALL TO ORDER: 5:30 p.m.

CITY COMMISSION MEMBERS PARTICIPATING ELECTRONICALLY VIA ZOOM:
Bob Kelly, Mary Sheehy Moe, Owen Robinson, Tracy Houck and Rick Tryon.

STAFF PRESENT: City Manager Greg Doyon and Deputy City Manager Chuck Anderson; City Attorney Sara Sexe; Planning and Community Development Director Craig Raymond; Park and Recreation Director Steve Herrig; and, Deputy City Clerk Darcy Dea.

Due to the COVID-19 health concerns, the format of the City Commission work session meeting is being conducted in a virtual video-conferencing environment. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), public participation is welcomed and encouraged as follows:

- Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the Gibson Room according to applicable health guidelines.
- Provide public comments via email. Comments may be sent via email before 5:00 PM on Tuesday, May 19, 2020, to: commission@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name and address of the commenter. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and will be so noted in the official record of the meeting.
- Call-in. The public may call in during the public comment period at 406-761-4786. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits. We ask for your patience in the event there are technical difficulties.

PUBLIC COMMENT

Katie Hanning, Home Builders Association of Great Falls, 327 2nd Street South, submitted written correspondence (via May 19, 2020 email) expressing appreciation to the Planning and Community Development staff for their openness to working with the Home Builders Association with regard to the Geo-Technical and Foundation Policies.

Libbey Winderl, 4501 12th Street NE, Animal Foundation of Great Falls Board of Trustees President, commented that the Maclean-Cameron Animal Adoption Center (MCAAC) put a great deal of time and effort developing a proposal for services complementary to the Great Falls Animal Shelter. She explained that COVID-19 has impacted the MCAAC's fundraising efforts and entering into a contract for services to improve efficiencies could save money for taxpayers and donors. Ms. Winderl urged the Commission to review the proposal again and

requested that the Animal Shelter Request for Proposal (RFP) be added to a work session in June.

Mayor Kelly responded that an update on the Animal Shelter RFP will be added to an upcoming work session.

1. GEO-TECHNICAL & FOUNDATION POLICIES

Planning and Community Development Director Craig Raymond reviewed and discussed the attached PowerPoint presentation covering background, current policy and procedures and options to consider.

Director Raymond explained that the current policy and procedures differentiates between residential and commercial buildings and the new policy applies to both residential and commercial buildings. He added that due to the risk of lawsuits, local engineers have largely stopped performing soil testing, unless under specific contracted terms. Director Raymond recommended policy option 1 from the PowerPoint.

Jon Hepfner, Big Sky Subsurface Geotechnical Engineer, 671 Armington Road, Belt, MT, reported that Great Falls has a high concentration of expansive clay soils and other municipalities in Montana have expansive clay and collapsible soils. Billings and Great Falls require a geotechnical investigation for all residential building permits. He added that sprinkler systems or site grading an area could have an adverse impact on an adjacent property. Mr. Hepfner explained that the Residential Building Code is primarily a prescriptive method and the Commercial Building Code requires special inspection. He pointed out that it is important to require a geotechnical investigation for residential projects.

Commissioner Houck received clarification that prior litigations were a significant financial issue; however, the City is now protected by the Public Duty Doctrine.

Mayor Kelly received clarification that the new policy requires special inspection progress and final reports, as well as follow through and verification measures.

2. AQUATIC AND COMMUNITY CENTER

City Manager Greg Doyon introduced Malmstrom Air Force Base (MAFB) Colonel Lisa Martinez, Commander of the 341st Mission Support Group (MSG) and Deputy Commander William McLaughlin of the 341st Civil Engineer Squadron.

Manager Doyon reported that the Department of Defense recently adopted rules and limited funding for a new program called the “Defense Community Infrastructure Program” (DCIP). DCIP assists local governments with projects that will enhance the military value, resilience, or military family quality of life of a military installation.

Both the City and MAFB are in need of an indoor pool and MAFB is interested in supporting a joint project with the City for a new Recreation and Aquatics Facility.

Key DCIP dates include:

- June 26, 2020 – deadline for proposals for DCIP grants
- August 8, 2020 – all proposals ranked for final approval to determine successful respondents
- September 30, 2020 – Department of Defense awards a grant

Key City dates include:

- September 23, 2020 – City commit date
- September 30, 2021 – 12-month commencement date on the project begins
- September 30, 2026 – Five year completion date

Deputy Commander McLaughlin explained that prior to the DCIP opportunity, MAFB and the City had been working on a proposal for a combined Recreation and Aquatics Facility with Intergovernmental Support Agreement (IGSA). He added that the proposed project with the DCIP is exactly what MAFB is looking for to enhance military value, quality of life for a military installation, offers aquatics training and would be a “win-win” for both the City and MAFB. He concluded that one possible location for the facility would be by a soccer field that MAFB owns.

Park and Recreation Director Steve Herrig explained that Park Maintenance District year three projects could be shuffled around in order to assist with funding the proposed project.

Col. Martinez commented that the proposed joint project is an exceptional opportunity for the City and MAFB to show great partnership and is exactly what the DCIP is targeted for.

Mayor Kelly received clarification that the facility would have public access.

Mayor Kelly clarified that no decision is being made to commit funds to the project tonight and there would be adequate opportunity for public comment at a Commission meeting.

Commissioner Houck commented that the proposed partnership between the City and MAFB is a great opportunity that has presented itself. She received clarification that other federal funds could not be used for this project; however, private foundation funding could be utilized.

Commissioner Tryon inquired if the facility would be strictly for aquatics or a multipurpose center.

Manager Doyon responded that a single indoor pool facility would not be a sustainable revenue model for this type of facility. He added that the goal would be to possibility close the Recreation Center and have one Recreation and Aquatics Facility.

Commissioner Moe commented that the proposal meets a real need of the City and MAFB and the joint project would build friendships between military and civilian children.

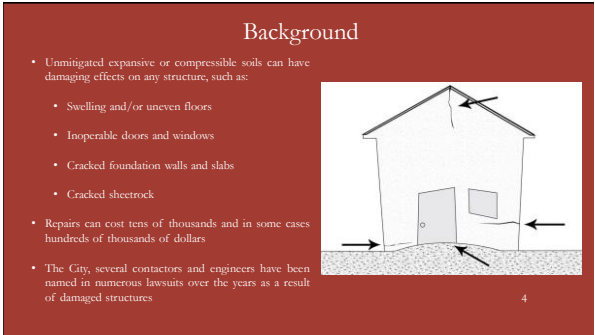
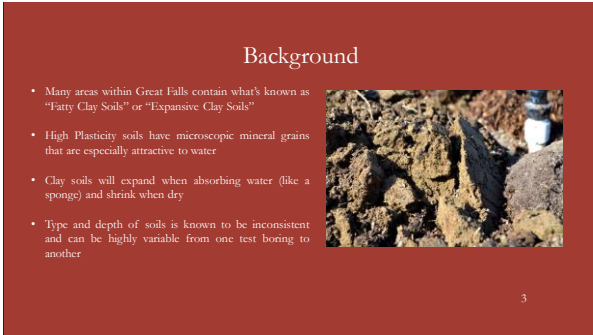
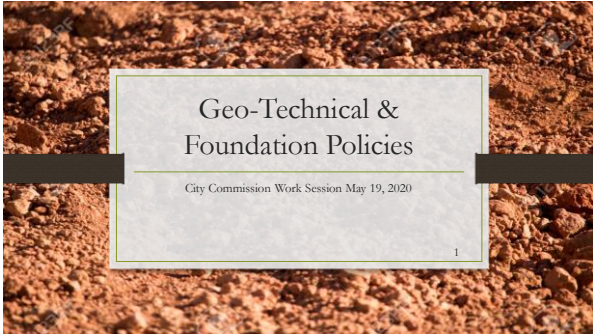
Commissioner Robinson mentioned that the City has searched for other options after closing the Natatorium and exploring the proposed project is a start to something good.

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon reported that the June 2nd work session will consist of an update on the Animal Shelter Services RFP. The topic for the June 16th work session will include financing options for the Civic Center Façade. The 2020 Budget Primer will be a topic for an upcoming work session.

ADJOURN

There being no further discussion, Mayor Kelly adjourned the informal work session of May 19, 2020 at 6:40 p.m.



Policy Options to Consider

Market Driven Risk Determination Option #2:

- Provide substantive notification of risks:
 - Official Code of the City of Great Falls
 - Permit Documents
 - Certificates of Occupancy
 - Recorded at County Clerk & Recorder's Office
- Place burden on permit applicant and subsequent owners to educate themselves and determine appetite for risk
- No requirement for geo-technical analysis to obtain permits
- Streamlines permit process



9

Discussion

City Commission Work Session May 19, 2020

10