

Regular City Commission Meeting

Mayor Stebbins presiding

**CALL TO ORDER: 5:30 PM**

**PRESENTATION OF COLORS** Boy Scout Troop 4

**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, Planning, Park and Recreation, Library, Police Chief, Fire Chief, Public Works Director, the City Clerk and the Assistant to the City Clerk.

**MOMENT OF SILENCE** in memory of the Mercy Flight Crew

**PROCLAMATIONS:** Mayor Stebbins read proclamations recognizing the 219<sup>th</sup> and 819<sup>th</sup> RED HORSE Squadrons for contributions they have made to our community. A proclamation for Spay Day USA was also presented.

**NEIGHBORHOOD COUNCILS**

**Council of Councils.** 1A. **Karen Grove**, NC8, thanked City staff for their assistance with the Council of Councils meeting. The discussions would hopefully result in more park funding for our community.

**The Home Place and Pete’s Auto Sales.** 1B. **Bob Stubbs**, NC4, reported that cleanup of the Home Place was mostly complete with only weeds and a concession stand remaining.

Mr. Stubbs also updated the Commission on the ongoing nuisance of a telephone ringing at Pete’s Auto Sales. Mr. Stubbs also shared a letter from a resident that was unable to attend the Commission meeting but wanted to express her frustration with the Pete’s Auto Sales problem.

**Neighborhood Watch.** 1C. **Richard Ledeaux**, a representative of the Neighborhood Watch program, addressed the Commission about the need for more police officers and a quick police response time.

**PUBLIC HEARINGS  
OLD BUSINESS**

**Ord. 2950, Land Development Code Amendments.** 2. **ORDINANCE 2950, LAND DEVELOPMENT CODE AMENDMENTS.**

**Tabled until March 6, 2007, meeting.**

Planning Director Ben Rangel reported that the City Commission adopted the Land Development Code on September 6, 2005. With just over a year of experience working with it, staff identified a number of items and provisions warranting further consideration. The majority of proposed amendments

could be placed into one of these categories:

- typographical/editorial/housecleaning/debugging items
- clarification/consistency items
- improve and refine wording and definitions for better Code application, interpretation and enforcement
- reduce some procedural steps and requirements
- expand provisions for better Code application

Following a public hearing on January 9, 2007, the Planning Board/Zoning Commission recommended to the City Commission that the amended Land Development Code be approved, as presented, with the exception that items A. "Legislative Findings" and B. "Purpose" in Section 17.20.5.040 large format retail stores be retained and that an economic analysis and a building size cap of 100,000 square feet be added to the referenced section.

At their meeting of February 6, 2007, the City Commission voted unanimously to table discussion on the Ordinance for two weeks.

Planning Director Ben Rangel reported that additional time was now being requested in order for City staff to provide the information requested by the City Commission.

**Commissioner Jovick-Kuntz moved, seconded by Commissioner Beecher, that final consideration of Ordinance 2950 be postponed until March 6, 2007, to give staff additional time to prepare information requested by this Commission.**

Commissioner Hinz asked Mr. Rangel if staff was moving along on answering the concerns expressed concerning this Ordinance.

Mr. Rangel responded that staff would be prepared to provide any additional information required by the Commission.

There being no further discussion, Mayor Stebbins called for the vote. Motion carried 5-0.

### **NEW BUSINESS**

**Res. 9640, Golf  
Tournament Fees.  
Adopted.**

### **3. RESOLUTION 9640, GOLF TOURNAMENT FEES.**

Park and Recreation Department Director Jim Sullivan reported that Resolution 9640 would repeal the golf tournament fees established in Resolution 9545 and set golf tournament fees for the 2007 golf season.

Only those fees specifically outlined in the new ordinance would change. Other fees would be unchanged. Mr. Sullivan also added that both the Golf

Advisory Board and the Golf Ad Hoc Committee supported the proposed rates.

**Commissioner Hinz moved, seconded by Commissioner Rosenbaum, that the City Commission adopt Resolution 9640.**

Motion carried 5-0.

**Consent Agenda.  
Approved as printed.**

**CONSENT AGENDA**

4. Minutes, February 6, 2007, Commission meeting.
5. Total Expenditures of \$1,040,251 for the period of January 31 through February 14, 2007, to include claims over \$5000, in the amount of \$859,911.
6. Contracts list.
7. Set public hearing for March 6, 2007, on Res. 9625, Cost Recovery at 510 11<sup>th</sup> Street South.
8. Postpone bid award for one new 2007 tandem axle truck with a new 2007 rearload refuse packer.

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

Motion carried 5-0.

**Design Review  
Board. Appointed  
Cantley and Price.**

**9. APPOINTMENTS TO THE DESIGN REVIEW BOARD.**

Ryan Smith (architect) has served on the Design Review Board since March of 2001. He was not eligible to be reappointed. Bill Stuff (architect) was appointed in January of 2004. Mr. Stuff was not interested in reappointment. Therefore, it was necessary to appoint two new members to fill these vacancies. It was recommended that one of the new appointments be an architect.

**Commissioner Jovick-Kuntz moved, seconded by Commissioners Beecher and Hinz, that the City Commission appoint David J. Cantley and Jean L. Price to the Design Review Board for three-year terms expiring March 31, 2010.**

Motion carried 5-0.

**Board of  
Adjustment/Appeals.  
Appointed  
Cummings.**

**10. APPOINTMENT TO THE BOARD OF ADJUSTMENT/APPEALS.**

Jeff Witte was appointed in September of 1999. Mr. Witte was not eligible for reappointment. Therefore, it was necessary to appoint one member to the Board of Adjustment/Appeals.

**Commissioner Rosenbaum moved, seconded by Commissioners Hinz and Jovick-Kuntz, that the City Commission appoint Casey Cummings to the Board of Adjustment/Appeals for a three-year term expiring September 30, 2010.**

Motion carried 5-0.

**Scheel's.**

**13. CITY COMMISSION REPORT.**

Commissioner Rosenbaum thanked Scheel's for such a progressive store and a great investment in our community. Commissioner Hinz added that it really is one of our only "Destination Stores" here in Great Falls and expressed her thanks to Scheel's also.

**Highwood  
Generating Station.**

**14. PETITIONS AND COMMUNICATIONS.**

The following people provided testimony regarding the Highwood Generating Station. **Charles Boccock** (Great Falls); **Mary Jolley** (1910 2<sup>nd</sup> Avenue North); **Ron Gessaman** (1006 36<sup>th</sup> Avenue NE); and **Ken Thornton** (31 Paradise Road). The comments generally pertained to Lewis & Clark landmark location, support ads published by SME, the R.W. Beck study, the Environmental Impact Statement, pollution, operating costs and technology to be used at the Highwood Generating Station.

City Manager John Lawton addressed a number of the questions brought up under the Petitions and Communications and cautioned those testifying not to impugn the integrity of viable, credible companies.

Commissioner Hinz inquired about the recouping of development costs and Mr. Lawton responded with an explanation of debt and bond issues.

**Adjourn.**

**ADJOURNMENT**

**There being no further business to come before the Commission, Commissioner Bill Beecher moved, seconded by Commission Rosenbaum that the regular meeting of February 20, 2007, be adjourned at 6:35 p.m.**

Motion carried 5-0.

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Mayor Dona R. Stebbins

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Cindy Kenczka, Assistant to the City Clerk