

JOURNAL OF CITY COMMISSION WORK SESSION
August 4, 2020

City Commission Work Session
Civic Center, Commission Chambers Room 206

Mayor Kelly presiding

CALL TO ORDER: 5:30 p.m.

CITY COMMISSION MEMBERS PRESENT: Bob Kelly, Mary Sheehy Moe, Rick Tryon and Owen Robinson. Commissioner Tracy Houck appeared telephonically.

STAFF PRESENT: Deputy City Manager Chuck Anderson; City Attorney Sara Sexe; Finance Director Melissa Kinzler; Planning and Community Development Director Craig Raymond; Police Captain Jeff Newton; and, Deputy City Clerk Darcy Dea.

Due to the COVID-19 health concerns, the format of the City Commission meeting may be modified to accommodate Commission member attendance in person, via a remote location/virtual meeting method, or to appear telephonically. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), modifications have also been made for public participation. Public participation is welcome in the following ways:

- 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 meeting room according to applicable health guidelines.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, August 4, 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](tel: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.
- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

PUBLIC COMMENT

Kellie Pierce, Downtown Development Partnership (DDP), 318 Central Avenue, requested that the amendments to the Urban Renewal Plan using TIF funds for development projects that require fire suppression and Americans with Disabilities Act (ADA) compliance meet building code requirements for public safety. She requested that City staff follow protocol when submitting the TIF request through the proper channels.

Joan Redeen, Business Improvement District, 318 Central Avenue, urged the Commission to include public safety with regard to amending the Urban Renewal Plan.

Keith Krone, City resident, expressed support of including public safety in the Urban Renewal Plan and utilizing TIF funding for fire suppression and ADA compliance.

Kevin Westie, 602 35th Street North, inquired if there is a 401k Plan for employees of an entity that receives TIF funding.

Appearing telephonically in support of including public safety in the amendments to the Urban Renewal Plan and utilizing TIF funds for fire suppression and ADA compliance were: **Brett Doney**, Great Falls Development Authority (GFDA), 405 3rd Street NW, **Scott Reasoner**, 426 Central Avenue, **Patsy Tangen**, 1612 18th Avenue South, and **Sherrie Arey**, 2700 3rd Avenue North.

Also appearing telephonically was: **Senator Tom Jacobson**, District 11, announced that Great Falls has been noted as one of the best TIF communities with regard to using TIF funds effectively for Urban Renewal. He commented that making TIF funds allowable for public safety measures meets state statute requirements, ensures that ADA compliance is met, builds the downtown community and sets a good precedent for the community. Referring to concerns with regard to investing public dollars into a private facility, Senator Jacobson suggested that any investments from the public be refunded back into the TIF District if a building is sold prior to five years.

Mayor Kelly reported that written correspondence was received from **Tianna Ford** (8/4/2020 email) in support of including public safety in the amendments to the Urban Renewal Plan and utilizing TIF funds for fire suppression and ADA compliance.

1. **CIVIC CENTER FACADE – FINANCE OVERVIEW AND REQUIRED AMENDMENTS TO THE URBAN RENEWAL PLAN FOR THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT.**

Planning and Community Development Director Craig Raymond reported that the Urban Renewal Plan designates how TIF funds are to be utilized and what the goals are with regard to the Downtown TIF District. He reported that the schedule for the Amendments to the Downtown Urban Renewal Plan includes: the Planning Advisory Board/Zoning Commission meeting on August 11th, the Downtown Development Partnership (DDP) meeting on August 26th, first reading September 1st and the public hearing October 6th.

Director Raymond explained that public safety with ADA requirements and fire suppression are not included in the amendments and adding them would require a new plan, which could be an additional four-month process. He added that TIF funds could be utilized for the Civic Center Façade project and there would still be money left over every year for other projects.

Mayor Kelly requested that Director Raymond explore what other communities have heard from the Legislature with regard to utilizing TIF funds for public safety with ADA requirements and fire suppression. Mayor Kelly explained that it is important to get the Urban Renewal Plan done right even if the process takes an additional four months.

Finance Director Melissa Kinzler discussed a memo with regard to financing of debt for the Civic Center Façade from the Downtown Urban Renewal District TIF and a loan amortization schedule.

Mayor Kelly received clarification that Cushing Terrell Architecture (CTA) provided a Request for Quotation (RFQ), Request for Bids could be done in the fall or winter of 2020 and construction of the Civic Center Façade and roof could begin in spring of 2021.

Commissioners Moe and Robinson commented that TIF funds are an appropriate use for the Civic Center Façade project and that time is of the essence.

Commissioner Houck received clarification that City staff will be in attendance at the DDP meeting on August 26th with regard to seeking recommendations on the amendments to the Urban Renewal Plan.

Mayor Kelly summarized that utilizing TIF funds for the Civic Center Façade project is a worthwhile use of the funds and that the concern is the ability to extend the capabilities of funding for public safety with ADA requirements and fire suppression.

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

Deputy City Manager Chuck Anderson reported that the September 1st work session will consist of a Neighborhood Council #8 update and there will be a three-hour special work session on September 8th pertaining to a proposed Non Discrimination Ordinance. Title 13 Code Review, GFDA, instrumentality of Government and Park Maintenance District No. 1 will be added to an upcoming work session Topic List.

Mayor Kelly requested that an Annual Litigation update be added to the September 1st work session Topic List.

Commissioner Tryon inquired about the status of the Maclean Cameron Animal Adoption Center (MCAAC).

Assistant City Manager Anderson responded that City staff reviewed the information provided by the MCCAC at the July 21st work session, provided a list of questions to the MCAAC and an offer was made to meet with the MCAAC to go over the financial aspects.

ADJOURN

There being no further discussion, Mayor Kelly adjourned the informal work session of August 4, 2020 at 6:15 p.m.