

# JOURNAL OF COMMISSION PROCEEDINGS

August 4, 2020

Regular City Commission Meeting

Mayor Kelly presiding

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

Commission Chambers Room 206

## **PLEDGE OF ALLEGIANCE**

**ROLL CALL/STAFF INTRODUCTIONS:** City Commission members present: Bob Kelly, Mary Sheehy Moe, Owen Robinson and Rick Tryon. Commissioner Tracy Houck participated telephonically. City staff present were the Deputy City Manager Chuck Anderson; City Clerk Lisa Kunz; Finance Director Melissa Kinzler; Planning and Community Development Director Craig Raymond; Public Works Environmental Manager Paul Skubinna; Park and Recreation Director Steve Herring; City Attorney Sara Sexe; and, Police Chief Dave Bowen.

Due to the COVID-19 health concerns, 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 Commission Chambers 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](mailto: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 before final vote on the matter; and will be so noted in the official record of the meeting.
- Call-in. The public may call in during specific public comment periods 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.

**AGENDA APPROVAL:** There were no proposed changes to the agenda by the Deputy City Manager or City Commission. The agenda was approved as presented.

**CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS:** None.

## **PETITIONS AND COMMUNICATIONS/NEIGHBORHOOD COUNCILS/BOARDS AND COMMISSIONS**

### **1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**Maribeth Wilcox**, Great Falls, took exception to an August 3<sup>rd</sup> article authored by Commissioner Tryon published in the *E-City Beat* that was in response to her and other's Facebook posts.

**Joan Redeen**, Business Improvement District Community Director, 318 Central Avenue, reported that the Business Improvement District is in support of the tax abatement requests from Big Sky

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Select Properties, LLC and STSA Partners, LLC, agenda items 14, 15 and 16.

Commissioner Robinson reported that the Montana Census Bureau announced today that they were moving up the ending date from October 31<sup>st</sup> to September 30<sup>th</sup>. Montana has counted approximately 525,000 of the 1.06 million people. For those counted, Montana receives \$2,000 per person for a 10-year period. The governor has written a letter to the Census Bureau regarding the Census Bureau's bad decision to move the deadline sooner rather than extending it.

## 2. APPOINTMENT TO THE PARKING ADVISORY COMMISSION.

**Commissioner Moe moved, seconded by Commissioner Tryon, that the City Commission appoint Katie Batterbee to the Parking Advisory Commission for a three-year term through April 30, 2023.**

Mayor Kelly asked if there were any comments from the public. Hearing none, Mayor Kelly asked if there was any discussion amongst the Commissioners.

Commissioner Robinson noted that there is still another vacancy to fill on this commission.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

## CITY MANAGER

## 3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Deputy City Manager Chuck Anderson reported that in person interviews will be conducted late next week for the Public Works Director position. Zoom interviews will begin after that for the Fire Chief position.

He welcomed David Grosse as the new Planning and Community Development Engineer. There is another application period open for a second Development Engineer.

Neighborhood Council 8's 17<sup>th</sup> Annual Ice Cream Social will be held on Thursday, August 20, 2020 from 6:00-8:00 p.m. in Memorial Park located at 19<sup>th</sup> Street and 2<sup>nd</sup> Avenue North.

The Park and Recreation Department issued a Request for Proposal for lease of the former Visitors Center property. The deadline to submit a proposal is August 26<sup>th</sup>.

## CONSENT AGENDA.

## 4. Minutes, July 21, 2020, City Commission Meeting.

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5. Total Expenditures of \$2,619,247 for the period of July 1, 2020 through July 22, 2020, to include claims over \$5,000, in the amount of \$2,450,039.
6. Contracts List.
7. Approve postponing the Waste Water Treatment Plan Electrical project for the 2.5 Kilovolt (Kv) electrical distribution system repairs and upgrades. **OF 1633.7**

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

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

Appearing telephonically was **John Hubbard**, Great Falls. Mr. Hubbard commented that kids going back to school during the pandemic is a dangerous situation.

Mayor Kelly asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

### **PUBLIC HEARINGS**

#### **8. BUSINESS IMPROVEMENT DISTRICT (BID) FY 2021 BUDGET AND WORK PLAN.**

Joan Redeen, Community Director for the Business Improvement District, 318 Central Avenue, reported that since 2009 the BID has provided over \$1.1 million dollars in grant funds to property owners in downtown Great Falls. The valuation of the parcels within the BID boundaries has increased to \$113 million dollars. The BID currently has \$329,214 in grants payable for active projects. Those grant funds will eventually be converted to increased tax values.

She reported that Max Grebe is the Board Chairman, Jason Kunz is the Vice-Chair, and one of the newest members, Trista Besich, is the Treasurer. Of the seven board members, three are new appointees, and she expects one other member to be appointed next month.

BID Director Redeen reported that:

- The pedlet program continues to expand. The BID continues to generate national publicity on this program.
- The second annual ArtsFest Montana will be launched on August 21, 2020. The BID is again brining in Cameron Moberg and he has invited several artists from all over the nation and Great Falls to join in and install new murals.
- In May the BID was able to gift Great Falls graduating seniors with new banners on Central Avenue. This was made possible by a generous donation from Embark Credit Union and in-kind services by Speaking Socially.
- Mayor Kelly has joined the BID's Downtown Safety Alliance. Since 2009 the Downtown Safety Alliance has accomplished many things, including the Coins for a Cause Program,

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supporting the Great Falls Police Department, advocating for the Downtown Volunteer Program, and hosting a Business Watch Program that lasted for over 10 years.

- The Downtown BID office now models the national Main Street Program with promotion, design, and economic arms. In January, Christian Leitheiser was hired to focus on the economic development aspect of downtown.
- For the first time in years, the BID has budgeted zero dollars for the grant programs. The board made the decision to temporarily pull the plug on the grant programs. A committee was established to review the grant programs and will be making recommendations to the board on what the future of those programs might look like.
- As one of the largest BID's in the state, Great Falls has one of the smallest operating budgets.
- The BID's budget and work plan is diverse and ever changing.

BID Director Redeen concluded that it is a pleasure to work with City staff. She expressed appreciation to Police Chief Bowen, Sergeant Munkers and the Directed Enforcement Team, and to all of the volunteers on the foot patrol crew.

Mayor Kelly asked if the Commissioners had any questions.

Commissioner Robinson suggested that under the work plan heading "Downtown Property Investments" that a different term be used for "outdoor living." He referred to the budget and inquired if "assessment receivable" meant past due assessments that have yet to be paid.

BID Director Redeen responded in the affirmative, adding that the fiscal year end is June 30<sup>th</sup> and, because taxes are typically due in May, the BID receives a check about six weeks after taxes are due. She also clarified that "outdoor living" refers to creating green space downtown.

Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to or in support of the BID FY21 Budget and Work Plan.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Tryon moved, seconded by Commissioner Moe, that the City Commission accept the FY 2021 Business Improvement District Budget and Work Plan.**

Mayor Kelly asked if there was any discussion amongst the Commissioners. He expressed appreciation to BID Director Redeen and the BID board for the work that they do.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

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**9. RESOLUTION 10354, TO LEVY AND ASSESS THE STREET MAINTENANCE DISTRICT.**

Finance Director Melissa Kinzler reported that the Street Division maintains approximately 383 miles of streets and alleys within the City limits. Maintenance consists of pavement rehabilitation and restoration, street cleaning, snow and ice removal, alley maintenance, and the nuisance weed program. In addition, the Traffic Operations Division is responsible for the maintenance of all roadway signs, signals and pavement markings.

During the budget process, information is gathered regarding the actual and anticipated expenses of the Street District Fund. Future capital projects are reviewed and the street maintenance assessment for the next fiscal year is discussed. No assessment increase is proposed for FY21 to aid in the economic recovery from Covid-19.

Adoption of Resolution 10354 will allow the City to fund the costs of work, improvements and maintenance within the Street Maintenance District. The total estimated assessment for the District is \$4,583,265, and will result in an annual assessment of \$110.75 for an average size lot of 7,500 square feet.

Mayor Kelly asked if the Commissioners had any questions. Hearing none, Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to or in support of Resolution 10354.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Robinson moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10354.**

Mayor Kelly asked if there was any discussion amongst the Commissioners.

Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

**10. RESOLUTION 10355, TO LEVY AND ASSESS THE GENERAL BOULEVARD MAINTENANCE DISTRICT NO. 3570.**

Finance Director Melissa Kinzler reported that the Park and Recreation Department, Natural Resources – Boulevard Division is responsible for the care and maintenance of over 15,000 street trees located within the General Boulevard District. Services provided within the District are pruning, tree removal, planting, and streetscape design.

After calculating all factors pertinent to the operation of the Natural Resources – Boulevard Division, an assessment amount for the next fiscal year is calculated and proposed to the City Commission.

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The estimated assessment amount for the General Boulevard Maintenance District for the next fiscal year is reflected in the Fiscal Year 2021 Budget. To aid in the economic recovery from Covid-19, no assessment increase is proposed for FY21.

The estimated assessment amount for the General Boulevard Maintenance District for the next fiscal year is \$405,892, and will result in an approximate assessment of \$85.85 for an average size lot of 7,500 square feet.

Mayor Kelly asked if the Commissioners had any questions. Hearing none, Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to or in support of Resolution 10355.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Tryon moved, seconded by Commissioner Moe, that the City Commission adopt Resolution 10355.**

Mayor Kelly asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

### 11. **RESOLUTION 10356, TO LEVY AND ASSESS THE PORTAGE MEADOWS MAINTENANCE DISTRICT NO. 1195.**

Finance Director Melissa Kinzler reported that in February, 1977, the Commission adopted Resolution 6913 that created the Special Improvement Maintenance District 1195 for the purpose of maintaining the Green Belt of the Portage Meadows Addition. The assessment covers the costs of materials, snow removal labor, water, mowing labor, fertilizer costs and labor, aerification labor, and tree pruning, which was part of the original Planned Unit Development. No assessment increase is proposed for FY21 to aid in the economic recovery from Covid-19.

Adoption of Resolution 10356 will allow the City to finance the cost of repairs and maintenance required each year in the Portage Meadows Maintenance District.

The estimated assessment amount for the Portage Meadows Maintenance District No. 1135 for the next fiscal year is the amount reflected in the Fiscal Year 2021 Budget that equates to a total of \$65,252, and will result in an annual assessment of approximately \$348.90 for an average lot of 4,501 square feet.

Mayor Kelly asked if the Commissioners had any questions. Hearing none, Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to or in support of Resolution 10356.

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Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Moe moved, seconded by Commissioner Robinson, that the City Commission adopt Resolution 10356.**

Mayor Kelly asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

**12. RESOLUTION 10357, TO LEVY AND ASSESS PROPERTIES WITHIN SPECIAL IMPROVEMENT LIGHTING DISTRICTS.**

Finance Director Melissa Kinzler reported that there are currently 27 Special Improvement Lighting Districts (SLD's) with approximately 9,429 roadway lights. The majority (97%) of the roadway lights are owned by NorthWestern Energy. The City pays a maintenance fee to NorthWestern Energy for these lights in addition to a fee, which covers the electrical transmission and distribution. The electrical supply for the street lights is currently being furnished by Energy Keepers. The remaining 3% of the roadway lights is City-owned.

The purpose of the Special Improvement Lighting District Fund is to maintain the lights and poles and furnish electrical supply for the lighting districts throughout the year.

Adoption of Resolution 10357 will allow the City to fund the operational and maintenance costs required in the Special Improvement Lighting Districts for the fiscal year.

The estimated assessment amount for the Special Improvement Lighting District Funds for the next fiscal year is \$1,123,242. The total assessment amount reflects a 4.0% decrease from the prior fiscal year.

Mayor Kelly asked if the Commissioners had any questions.

Commissioner Tryon reiterated that none of the assessments this fiscal year have been raised and one has decreased.

Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to or in support of Resolution 10357.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Tryon moved, seconded by Commissioner Moe, that the City Commission adopt Resolution 10357.**

Mayor Kelly asked if there was any discussion amongst the Commissioners.

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Commissioner Houck commented that the City is being fiscally responsible at this point in time in taking these action for our citizens.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

**13. RESOLUTION 10358, TO LEVY AND ASSESS GREAT FALLS PARK DISTRICT NO. 1.**

Finance Director Melissa Kinzler reported that, on June 5, 2018, the City Commission adopted Resolution 10238 creating the Great Falls Park District Number 1. The boundaries of the District are the current incorporated limits of the City, as well as all properties later annexed thereto.

The Park District's overall purpose is to utilize assessment dollars and direct those monies to:

- Maintenance, repair, replacement, upkeep, installation, improvements, operation enhancement, construction, acquisition of land;
- Implementation of measures required to maintain public health and safety or meet legal or regulatory requirements;
- Purchase, replace and/or maintain equipment, tools or vehicles used to carry out the functions described herein; and/or
- Other functions, labor, supplies and/or materials necessary for management and maintenance of City-owned facilities, lands, and equipment under the responsibility and care of the City of Great Falls Park and Recreation Department.

The Park District's revenue may not be used for programming.

The cost of the proposed improvements for the Great Falls Park District No. 1 is \$1,500,000 annually for the first three years. Fiscal Year 2021 is year three of the assessment. The annual assessment is based on the taxable value of each parcel within the District for a total of \$1,500,000 district-wide.

Based on last year's valuations, the estimated annual assessment for a \$100,000 market value property would be \$25.57.

Mayor Kelly asked if the Commissioners had any questions. Hearing none, Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to or in support of Resolution 10358.

**Shyla Patera**, North Central Independent Living Services, Inc. (NCILS), submitted written comments in support of the Special Park District No. 1 budget, and noted that accessibility repairs are vital to the maintenance of our parks, trees, courts and trails, and that all families deserve accessible spaces to play.



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Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Moe moved, seconded by Commissioner Robinson, that the City Commission adopt Resolution 10358.**

Mayor Kelly asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

14. **RESOLUTION 10342, REMODELING, RECONSTRUCTION OR EXPANSION OF CERTAIN COMMERCIAL BUILDINGS OR STRUCTURE; TAX BENEFIT FOR BIG SKY SELECT PROPERTIES, LLC FOR THE PROPERTY ADJACENT TO THE MILWAUKEE DEPOT LOCATED AT 101 RIVER DRIVE.**

Planning and Community Development Director Craig Raymond reported that this agenda item is a request to adopt Resolution 10342 to approve the requested tax abatement from Big Sky Select Properties, LLC.

The applicant is planning to expand the iconic Milwaukee Depot Station by adding a new apartment building that would include 83 market-rate apartments. Other uses may include a wine bar, food court with four-five restaurants, and a possible fitness gym.

The criteria that the Commission has established in addition to the state statutes are enumerated in Resolution 10119 adopted by the Commission in December of 2015. Each of the specific criteria is listed in the agenda report as well as a short staff analysis of how the request or project meets the criteria or answers key questions. Key things to consider is the financial condition of the City at the time of the request and what effect it may have on key services over the life of the abatement if approved. Also to be considered is this project is not located within a TIF District, but is located in the federally designated Opportunity Zone for the City and the applicant is planning to utilize Opportunity Zone funding to help subsidize the project as well.

Mayor Kelly asked if the Commissioners had any questions.

He commented that, in a tax abatement situation, it is his understanding that the property taxes will continue to be paid on the property regardless of the Commission's decision.

Director Raymond responded in the affirmative, adding that the abatement is only a relief on the increase of taxes due to the increased value of the property based on the improvements.

Mayor Kelly reiterated that, if no improvements were made, the City would continue to get the tax on the raw piece of land; and, should the property be improved, the City will get more revenue over time and 100% of that tax after five years.

Commissioner Tryon inquired if Opportunity Zone funding was a federal grant.

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Director Raymond responded that he believed it was a tax benefit or savings through the federal government that does not affect the City's general fund.

Commissioner Tryon inquired and informed that applicant, Big Sky Select, is local.

Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to Resolution 10342.

**Brett Doney**, Great Falls Development Authority (GFDA), 405 3<sup>rd</sup> Street NW, Suite 203, appeared telephonically to speak in support of this project. He commented that this is what GFDA has been working towards for many years on the downtown and riverfront revitalization effort. He commended the developers, expressed appreciation to City staff, and urged the Commission to support this item.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Tryon moved, seconded by Commissioner Robinson, that the City Commission adopt Resolution 10342.**

Mayor Kelly asked if there was any discussion amongst the Commissioners.

Commissioner Moe expressed concern that the language that the applicant would try to meet the historic preservation requirements seems noncommittal to her. The application meets the other requirements for the tax abatement so she will reserve her judgment on the Historic Preservation Advisory Commission recommendation until the project comes before the Commission.

Commissioner Robinson commented that for this, and the next two projects, he believes tax abatements are an investment in Great Falls' growth. The Commission is sending a good message that the City will participate with growth even during times like this. It is an incentive for future growth and is also a reward for current growth.

Mayor Kelly commented that an Opportunity Zone is a federally designated geographic area where investors are rewarded from a federal tax standpoint to take their capital gains that they have achieved elsewhere in selling other properties and, instead of paying their capital gains taxes, they can take those profits and invest it in an Opportunity Zone, wait 15 years and then dispose of the property if they choose to with normal tax consequences.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

15. **RESOLUTION 10360, REMODELING, RECONSTRUCTION OR EXPANSION OF CERTAIN COMMERCIAL BUILDINGS OR STRUCTURE; TAX BENEFIT FOR BIG**

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### **SKY SELECT PROPERTIES, LLC FOR PROPERTY LOCATED AT 412 CENTRAL AVENUE.**

Planning and Community Development Director Craig Raymond reported that this agenda item is a request to adopt Resolution 10360 to approve the requested tax abatement from Big Sky Select Properties, LLC.

Big Sky Select Properties is remodeling the second and third floors at 412 Central Avenue (above Mighty Mo Brewery) that historically held the Northern Hotel. The rooms were previously gutted, but the historic main stair and corridors are largely still intact. The remodel will convert the old hotel rooms into 18 market rate one and two bedroom apartments called the “Northern Lofts”. This project will result in quality downtown apartments that, in conjunction with other projects, will greatly contribute to revitalizing Downtown Great Falls.

The criteria that the Commission has established in addition to the state statutes are enumerated in Resolution 10119 adopted by the Commission in December of 2015. Each of the specific criteria is listed in the agenda report as well as a short staff analysis of how the request or project meets the criteria or answers key questions.

Key things to consider is the financial condition of the City at the time of the request and what effect it may have on key services over the life of the abatement if approved. Also to be considered is that the project is located within a Tax Increment Financing (TIF) District. Careful consideration should be given to determine the proper balance between wise uses of corporate incentives through tax abatement versus TIF District health. The downside to approving tax abatements in the TIF District is that the total TIF increment available will suffer equal to the amount that is abated for the duration of the benefit. That being said, some projects just by their nature and scope of work may not be eligible for TIF fund consideration. This project is located in the federally designated Opportunity Zone for the City and the applicant is planning to utilize Opportunity Zone funding to help subsidize the project as well.

Mayor Kelly asked if the Commissioners had any questions. Hearing none, Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to Resolution 10360.

**Brett Doney**, Great Falls Development Authority (GFDA), 405 3<sup>rd</sup> Street NW, Suite 203, appeared telephonically to speak in support of this project. He commented that the Opportunity Zone program is a way to bring money back to main street Montana, and this project is a great way to do that.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Robinson moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10360.**

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Mayor Kelly asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

**16. RESOLUTION 10361, REMODELING, RECONSTRUCTION OR EXPANSION OF CERTAIN COMMERCIAL BUILDINGS OR STRUCTURE; TAX BENEFIT FOR BIG SKY SELECT PROPERTIES, LLC FOR PROPERTY LOCATED AT 420 CENTRAL AVENUE.**

Planning and Community Development Director Craig Raymond reported that this agenda item is a request to adopt Resolution 10361 to approve the requested tax abatement from STSA Partners, LLC.

STSA Partners, LLC is in the planning stages of remodeling 420 Central Avenue as a theater and event space. The building at this address was home to Fairway Comfort Systems, until recently when it was split into two commercial spaces. One of those spaces is now occupied by Central Avenue Meats, and the remaining 8,000 square feet will be remodeled into a multi-purpose theater and event venue. The current plans for the space include a large stage, green rooms, restrooms, a lounge and bar area, and a mezzanine, all with the capacity to accommodate approximately 700 people. The applicant's overall project goal is to create a unique downtown event venue modeled after two other projects that have been successfully undertaken in other Montana communities.

The criteria that the Commission has established in addition to the state statutes are enumerated in Resolution 10119 adopted by the Commission in December of 2015. Each of the specific criteria is listed in the agenda report as well as a short staff analysis of how the request or project meets the criteria or answers key questions.

Key things to consider are what the financial condition of the City is at the time of the request and the effect it may have on key services over the life of the abatement if approved. Also to be considered is the project is located within a TIF District. Careful consideration should be used to determine the proper balance between wise uses of corporate incentives through tax abatement versus TIF District health. This project is located in the federally designated Opportunity Zone for the City. In this particular case, the applicant is not planning to utilize Opportunity Zone funding to help subsidize the project.

Mayor Kelly asked if the Commissioners had any questions.

Commissioner Tryon inquired if STSA Partners is a local LLC and responded to in the affirmative. He also inquired if there were any mutual partners between Big Sky Select and STSA, and if the applicant has applied for tax increment financing.

Director Raymond responded that the applicant has asked for a TIF application but one has not been turned in to his department.

Commissioner Moe inquired if consideration was given to parking.

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Director Raymond responded that the downtown C-4 District is exempt from the minimum parking standards.

Mayor Kelly declared the public hearing open.

No one spoke in person or telephonically in opposition to Resolution 10361.

**Brett Doney**, Great Falls Development Authority (GFDA), 405 3<sup>rd</sup> Street NW, Suite 203, appeared telephonically to speak in support of this project. He commented that the project is a much needed venue that compliments what the Civic Center offers. GFDA looks forward to the project coming to fruition.

Mayor Kelly closed the public hearing and asked the will of the Commission.

**Commissioner Moe moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10361.**

Mayor Kelly asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that he read or heard that the tax reduction would be \$28,000 over the five-year period and that the project probably wouldn't be able to go forward unless the tax abatement was approved. He asked a STSA partner to respond to that and to also respond to whether there are any crossover partners with Big Sky Select.

**Tim Peterson**, 3405 Fern Drive, reported that he is one of the partners of STSA and there are no crossover partners with Big Sky Select. The STSA partners are all local entrepreneurs. In response to the tax abatement, Mr. Peterson commented that the partners are going to do their best to move forward no matter what happens at this meeting. Twenty-eight thousand dollars doesn't seem like a lot of money but for small entrepreneurs like themselves it will make a huge difference.

Mayor Kelly applauded the efforts of the partners, and to all of the risk takers in the audience tonight.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

**OLD BUSINESS**

**NEW BUSINESS**

**ORDINANCES/RESOLUTIONS**

17. **ORDINANCE 3220, TO REPEAL AND REPLACE TITLE 3 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF), PERTAINING TO REVENUE AND FINANCE, AND REVIEW OF THE PROPOSED CORRESPONDING UPDATES TO THE CITY OF GREAT FALLS PURCHASING POLICY.**

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City Attorney Sara Sexe reported that in order to improve on process consistency, efficiency, and predictability for City staff and outside vendors and contractors, over the past couple of years City staff endeavored to update the City Financial Policies for City Manager and City Commission consideration. Staff formed a City Purchasing Policy Committee which included the Deputy City Manager and representatives from the Finance, Legal, City Clerk's Office, Park & Recreation, Police, Fire, Human Resources, Planning & Community Development, and Public Works Departments. The Committee met once a week from August 2018 to February 2019 and Finance met with individuals on specific items after February 2019. The Committee made efforts to align the Policies with current law and City practice. The Committee also considered and vetted various process improvements for consideration.

The last update to the purchasing policies was in December, 2004. Since then, many City departments had questions about old outdated policies. The Committee looked at changing policies to be more efficient for staff in all departments to maintain this decentralized process, while maintaining internal controls.

A summary of the 15 most pertinent updated items is listed in the agenda report. The updates to Title 3 are to correspond with the updated purchasing policies.

She noted a typographical correction to page 143 of the agenda packet.

**Commissioner Tryon moved, seconded by Commissioner Robinson, that the City Commission accept Ordinance 3220 on first reading and set public hearing for August 18, 2020.**

Mayor Kelly asked if there were any comments from the public. Hearing none, in person or telephonically, Mayor Kelly asked if there was any discussion amongst the Commissioners.

Commissioner Moe referred to page 9 of the Purchasing Policies pertaining to anti-competitive practices and inquired if Attorney General in that section meant Montana Attorney General and was responded to in the affirmative.

There being no further discussion, Mayor Kelly called for the vote.

Motion carried 5-0.

### **CITY COMMISSION**

#### **18. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Commissioner Houck announced that, due to her extensive travels in areas designated as Covid-19 hot spots, she is self-quarantining out of respect to not expose others to her travels.

Commissioner Tryon thanked the Big Sky Select and STSA partners for their investment in Great Falls.

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Commissioner Robinson received Commission consensus to work with City Attorney Sexe and the Complete Count Committee to draft a Resolution objecting to the Census Bureau moving up the deadline for Commission consideration at the next meeting.

Commissioner Robinson commented that several months ago the Little Shell Tribe was officially recognized by the federal government after many, many years. He received Commission consensus for staff to pursue a Little Shell flag to display in the Commission Chambers.

**ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Moe moved, seconded by Mayor Kelly, to adjourn the regular meeting of August 4, 2020, at 8:20 p.m.**

Motion carried 5-0.

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Mayor Bob Kelly

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City Clerk Lisa Kunz

**Minutes Approved: August 18, 2020**