

JOURNAL OF CITY COMMISSION WORK SESSION
January 5, 2021

City Commission Work Session
Civic Center Gibson Room 212

Mayor Kelly presiding

CALL TO ORDER: 5:30 PM

Due to the COVID-19 health concerns, the format of the City Commission Work Session was held in a virtual video-conferencing environment.

ROLL CALL/STAFF INTRODUCTIONS: City Commission members participated electronically via Zoom Webinar: Bob Kelly, Tracy Houck, Mary Sheehy Moe, Owen Robinson and Rick Tryon. City Staff participating electronically were: Deputy City Manager Chuck Anderson and City Attorney Sara Sexe. Staff present: City Manager Greg Doyon; Park and Recreation Director Steve Herrig; Planning and Community Development Planner Erin Borland; and Deputy City Clerk Darcy Dea.

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 as follows:

- Attend in person. **The City will be following the Current Governor's Directives and the Public Health Officer Orders regarding public meetings conducted by, staffed by or held in the facilities of the city.** Masks will be required, social distancing will be enforced, and the total number of persons in the meeting room will be limited to a maximum of 25. Public following these directives may view and participate in the meeting from the Gibson Room. Please refrain from attending in person if you are not feeling well.
- Attend the virtual meeting utilizing Zoom Webinar. Attendees must register in advance for the Commission Meeting: https://us02web.zoom.us/webinar/register/WN_F4oTwrzITmKO6Ydvk7zb8g After registering, you will receive a confirmation email containing information about joining the webinar by Zoom.
- Participate by phone. Attendees must register in advance for the Commission Meeting using the link above. After registering, you will receive a confirmation email containing information about joining the webinar by phone. If you do not have internet access you may contact the Great Falls Public Library prior to the meeting at 453-9706 and they can assist with registration.
- Provide public comments in writing. Submit comments via mail addressed to City Clerk's Office, PO Box 5021, Great Falls, MT 59403 or by email to: commission@greatfallsmt.net by 12:00 PM the day of the meeting.
- 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 cable channel 190, or online at <https://greatfallsmt.net/livestream>.

PUBLIC COMMENT

Written correspondence was received from **Doug Mahlum, Jack Tawney and Forrest Ehlinger**, ownership group of the Peak Health and Wellness (Peak) facilities, (via January 5, 2021 email). Mr. Mahlum, Mr. Tawney and Mr. Ehlinger expressed support of the City purchasing the Peak facility as an alternative option for the Aim High Big Sky Recreation Center.

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1. AIM HIGH BIG SKY RECREATION CENTER UPDATE (OF 1770)

City Manager Greg Doyon explained that the primary reason for changing the location was bad soils increased foundation costs at the previous two locations. Malmstrom Air Force Base (MAFB) did not approve a third location that was considered.

He added that MAFB recommended Lions Park to locate the new Aquatics and Recreation Center. He also commented that Lions Park is a centralized location that will create higher utilization, as well as more revenue for the facility.

City Manager Doyon further explained that the City hired a consultant to determine the cash flow for the project to ensure sufficient revenues that will not affect the general fund. Neighborhood Council representatives support the project location; however, they expressed concern with regard to increased traffic. City Manager Doyon commented that Mark Willmarth, Great Falls Lions Club member, indicated that Club members support the proposed location, as long as the improvements at the park made by the Club are not disturbed.

Dani Grebe, L'Heureux Page Werner (LPW) Architecture, reviewed and discussed the attached PowerPoint presentation covering:

- Timeline
- Site considerations
- Site details
- Accomplished work
- Next steps
- Public comment
- Open discussion

Ms. Grebe commented that the proposed location aligns with the needs of the building, the community and is the best use of taxpayer dollars.

Mayor Kelly noted that the PowerPoint presentation is available on the City's website.

Commissioner Robinson inquired about the Conditional Use Permit (CUP) process.

Planning and Community Development Planner Erin Borland explained that the property is zoned parks and open space and based on the City's Land Use Chart, the use of the facility would be indoor sports and recreation. The zoning for the property would be conditionally permitted, which is a shorter process than a rezone.

Commissioner Robinson pointed out an error on one of the PowerPoint slides and suggested that it be corrected on the City's website. He requested that a memorial currently located in Lions Park not be disturbed.

Commissioner Moe received clarification that the new facility will have concessions, café-style seating

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and the types of courts will be determined later. She suggested that citizens who utilized the Morony Natatorium be included in the focus group meetings. Commissioner Moe inquired about the square footage of Lions Park and the amount that would be taken up by the facility.

Ms. Grebe explained that the purpose of the focus group meetings are for transparency, as well as to educate citizens about the design process.

Park and Recreation Director Steve Herrig responded that Lions Park is approximately 17 acres and the proposed facility will limit approximately 4 acres of the park.

Commissioner Tryon commented that he feels as though the entire process of the project was rushed into and inquired if the project could be stopped at any time. He expressed concern that City staff did not have Commission approval with regard to utilizing funds for soil boring at a location that was considered at the time of the grant submittal.

City Manager Doyon responded that the Commission has the authority to stop the project at any time; however, the City would have to pay for work already done to the project. The City has an opportunity to meet a need for both the community as well as MAFB and anything the City can do to enhance the quality of life for the airmen and their families is critical.

Commissioner Houck commented that the community has asked for a new Aquatics and Recreation Center and that the new facility will benefit MAFB and MANG with its missions. She inquired about wraparound childcare, Americans with Disabilities Act (ADA) accessibility and traffic impacts with regard to the new facility.

Director Herrig responded that short-term childcare might be available in the new facility since wraparound childcare has other restrictions and policies. ADA Accessibility is always a consideration with any project.

Planning and Community Development Planner Borland explained that the project does not affect any access points on 10th Avenue South; however, City staff will contact the Montana Department of Transportation (MDT). She added that CUP requirements include notifying Neighborhood Councils about the traffic impacts.

Commissioner Moe inquired about the expectations and involvement of MAFB with regard to the programming and expense once the project is complete. She further inquired about the proprietary interest of the Lions Club, as well as the status of the agreement with the School District.

Director Herrig responded that MAFB's training needs are top priority, as well as other programs such as swimming lessons. The City will own and operate the facility and MAFB will be charged fees for use of the facility. The Lions Club has no proprietary interest in the park since it is owned by the City. He added that the City would attempt to maintain all of the amazing projects performed by the Lions Club.

City Manager Doyon explained that the Exchange Agreement with the School District is a topic scheduled for an upcoming Commission meeting.

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Commissioner Tryon inquired if the new pool would be 50 meters and if Park Maintenance District 1 funds would be available if the new facility is not sustainable with the programming that is currently planned.

Park and Recreation Director Herrig responded that a 50-meter pool would require adding approximately 9,300 square feet to the facility and would reduce another area in the facility. The operating cost annually on a 50-meter pool as opposed to a 25-meter pool would not be sustainable. He added that the new facility could be expanded in the future if need be. There is support available from the general fund for aquatics and the Community Recreation Center in case the new facility is not sustainable.

It was the consensus of the Commission to proceed with exploring the proposed location at Lions Park for the new Aquatics and Recreation Center. Mayor Kelly expressed appreciation to MAFB and MANG for its efforts with regard to the new Aquatics and Recreation Center.

Commissioner Houck suggested that updates be provided to the Commission with regard to the progress of the new facility.

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon reported that the January 19, 2021, work session will consist of a Neighborhood Council 7 update and a City fiscal position review.

Commissioner Houck commented that she would like to have another public safety town hall meeting at some point in time and she suggested adding legislative issues to a future work session.

ADJOURN

There being no further discussion, Mayor Kelly adjourned the informal work session of January 5, 2021 at 6:53 p.m.

Great Falls Aquatics & Recreation Center

Commission Meeting

January 5th, 2021



CONTENT

TIMELINE

SITE CONSIDERATIONS

SITE DETAILS

ACCOMPLISHED WORK

NEXT STEPS

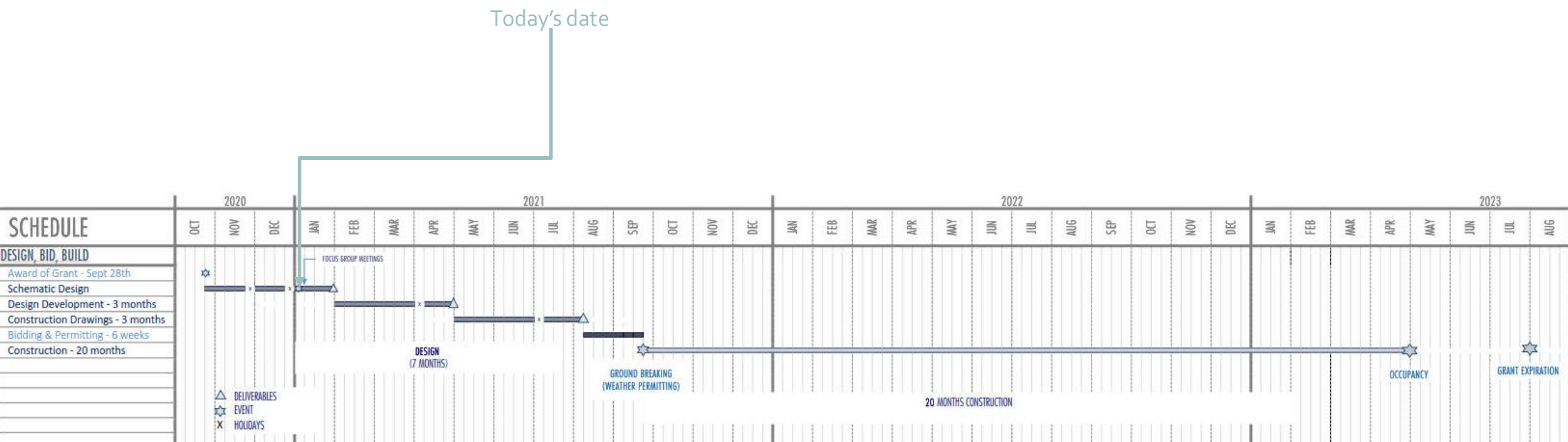
PUBLIC COMMENT

OPEN DISCUSSION

GOAL OF MEETING

- **CONSENSUS ON PROJECT LOCATION**, IN ORDER TO PROCEED WITH SCHEMATIC DESIGN AGAINST THE SHORT DESIGN SCHEDULE

PLEASE HOLD QUESTIONS UNTIL THE END OF THE PRESENTATION



Working Timeline

SITES CONSIDERED SUMMARY COMPARISON

57TH

- 2 LOCATION (BOTH ON 57TH) CONSIDERED AT TIME OF GRANT SUBMITTAL
- POOR SOILS, INCREASED FOUNDATION COST
- **DOES NOT CASH FLOW WITHIN PROJECT BUDGET**

KIWANIS

- 2ND LOCATION, CITY PROPERTY, PROXIMITY TO BASE, LARGE ENOUGH LOT FOR BUILDING AND PARKING
- GOOD SOILS, LOWER FOUNDATION COST
- BUILDING PROGRAM WILL CASH FLOW
- NOT PREFERRED BY MALMSTROM

LIONS

- 3RD LOCATION, CITY PROPERTY, LARGE ENOUGH LOT FOR BUILDING AND PARKING
- **MOST FAVORABLE SOILS, LOWER FOUNDATION COST**
- BUILDING PROGRAM WILL CASH FLOW
- INCLUDES EXISTING PLAYGROUND, PAVILION, AND TENNIS COURT
- BETTER PROCESS FOR ZONING (CUP RATHER THAN REZONE)
- MOST ACCESSIBLE
- **PREFERRED BY MALMSTROM**

GEOTECHNICAL SUMMARIES

57TH

- FAT CLAY SOILS
- **FOUNDATION SYSTEM:** DRILLED PIERS TO 25-40'
- **COST PER SQUARE FOOT OF FOUNDATION SYSTEM** = \$95/SF RESULTING IN \$2,714,635 LINE ITEM

KIWANIS

- BEDROCK AT 10-15'
- **FOUNDATION SYSTEM OVEREXCAVATION**
- **COST PER SQUARE FOOT OF FOUNDATION SYSTEM** = \$40/SF RESULTING IN \$775,610 LINE ITEM

LIONS

- BEDROCK AT 2.8 – 14.5'
- **FOUNDATION SYSTEM OVEREXCAVATION**
- **COST PER SQUARE FOOT OF FOUNDATION SYSTEM** = \$40/SF RESULTING IN \$775,4610 LINE ITEM

LIONS PARK SITE

****RECOMMENDED****

\$20,218,149 PROJECT COST
ESTIMATE

**OVERALL SQUARE FOOTAGE:
44,943**

RECREATION POOL

LAP POOL

WALKING TRACK

2 MULTI-PURPOSE
ROOMS

CHILD WATCH

FITNESS SPACE

FULL SIZE GYM WITH 2
SIDE COURTS

CASH FLOWS WITH EXISTING
CITY SUPPORT

MEET MAFB & MTANG TRAINING
REQUIREMENTS



WORK ACCOMPLISHED



70% SCHEMATIC
DESIGN



PROFESSIONAL
SITE DESIGN
CHARETTES



PRO FORMA
ANALYSIS
VETTED



DUE DILIGENCE
OF SITE GEOTECH
ON 3 SITES



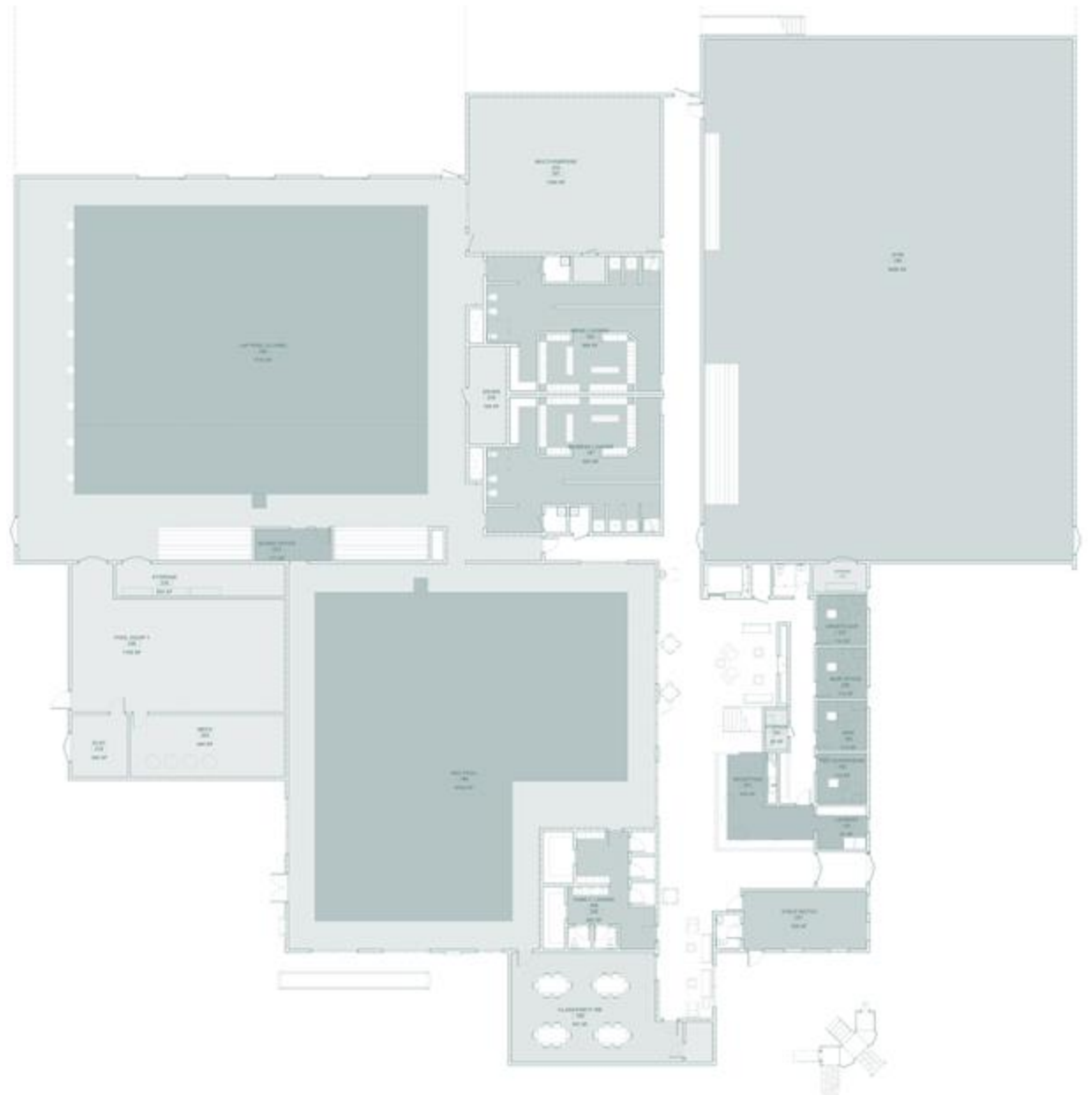
PROJECT COST
ESTIMATES
VETTED



DUE DILIGENCE
WITH
MECHANICAL
AND POOL
CONSULTANT



NEIGHBORHOOD
COUNCILS MADE
AWARE





Preliminary 3D view from 10th Ave South eastbound

NEXT STEPS- DESIGN



FOCUS GROUP MEETINGS



FINALIZE SCHEMATIC DESIGN



FINALIZE SITE DESIGN – SITING BUILDING AT LIONS



FINALIZE PRO FORMA & BUILDING PROGRAM



PRODUCE FINAL SCHEMATIC COST ESTIMATE



UPDATE DESIGN/CONSTRUCTION SCHEDULE



KICK OFF MEP, STRUCTURAL, CIVIL, & POOL EXPERT



COMMUNITY MEETING

NEXT STEPS - CITY



FOCUS GROUP
MEETINGS



COMMUNITY
MEETINGS



MEETING WITH
LIONS GROUP



OPEN DISCUSSION

