

JOURNAL OF COMMISSION WORK SESSIONS
June 20, 2006

City Commission Work Session

Mayor Stebbins presiding

CALL TO ORDER: 5:30 P.M.

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, Public Works, Fiscal Services, Police Chief, Acting Fire Chief, Interim Park and Recreation Director and the City Clerk.

1. HILLSIDE STANDARDS.

Planning Director Ben Rangel reported that when the City Commission adopted the Great Falls Land Development Code, Chapter 46 (Hillside Standards) was removed for further research and consideration. A small group of representatives was asked to review the Chapter, address the issues and concerns raised during the public hearing process, propose new wording and to determine the need for standards.

The small group distributed information via direct mail and email to home builders, contractors, land developers and realtors. Information was also placed in on the City's website and was the subject of a newspaper article. No responses were received from the general public. Four letters were received from the home builder, land developer group which contained no strong support or need for hillside standards.

The group stated that it was apparent there wasn't sufficient justification or public support for hillside development standards and recommended to the City Commission that no standards be formally considered and adopted.

Following a brief discussion, the City Commission concurred with that recommendation.

2. PROPOSED AQUATICS BOND ISSUE.

Interim Park and Recreation Director Patty Rearden explained that the community swimming pools were built and/or renovated in the 1960s. Due to the fact that the pools systems and infrastructure have deteriorated over time, the City was faced with significant capital and maintenance issues. She outlined the issues as follows:

Mitchell Pool: Complete rehabilitation needed which included a gutter system, pool liner, filtration/recirculation system, concrete deck, electrical/mechanical systems, filter room, pool heater, and backwash balance tank system. The improvements would bring the Mitchell Pool up to the current codes and decrease the chemical, natural gas and electrical costs. She added that other issues that needed to be addressed included converting the baby pool to 0 depth, replacing the upper

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windows in the bath house, improving the dressing room and adding a chlorine puck system. Finally, she added that staff also recommended the purchase of a Point of Sale system for the recreation and pool programs.

Natatorium: The maintenance and capital needs included a pool cover, main drain replacement and/or repair, domestic hot water piping, circulation pipes, upgrading the boiler system, re-pointing exterior bricks, adding a hot tub, dressing room improvements, replacing metal doors, jams, archways, replacing acoustical ceiling treatment, replacing interior doors, shower heads, re-leveling and resurfacing the pool deck, painting, family restroom improvements, exterior entrance improvements, outdoor signage, and repaving the parking lot.

Water Tower and Jaycee Pools: Both pools have deteriorated gutter systems with broken grate tiles, plaster spalling of the pool tank walls, heaving concrete decks, outdated and inefficient pool heaters, re-circulating pumps and systems were at the end of their useful life, restrooms were not ADA accessible, and the dressing rooms needed to be renovated.

Mrs. Rearden stated that staff researched converting the neighborhood pools (Water Tower and Jaycee) to spray grounds. The benefits included no lifeguard supervision was required (\$22,328 labor savings), low operational costs, low water consumption, and they added play value. The cost to rehabilitate the two pools was roughly \$900,000. The construction of three spray parks which included rehabilitating the bathhouses was estimated to be \$672,000.

In order to fund the needed improvements, staff recommended the City Commission consider proposing a general obligation bond and offered several different options.

Proposal 1 - \$2,189,202 included the Mitchell Pool improvements, three spray grounds and a hot tub for the Natatorium, benches, picnic tables, drinking fountains and trees in conjunction with the spray grounds.

Proposal 2 – \$2,082,520 included the Mitchell Pool improvements, three spray grounds, no hot tub.

Proposal 3 - \$1,898,380 included Mitchell Pool improvements, two spray grounds and a hot tub for the Natatorium.

Proposal 4 - \$1,791,680 included Mitchell Pool improvements, two spray grounds and no hot tub for the Natatorium.

Mayor Stebbins asked staff prepare another proposal that would include rehabilitating the neighborhood pools and have one spray park. Commissioner Rosenbaum asked to see what was included in the \$900,000.

Mayor Stebbins added that she'd like to see what the public would support and asked staff to conduct an informal survey in order to gauge the community response to this bond issue proposal.

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Commissioner Beecher suggested researching the aquatics program in Lethbridge. Commissioner Rosenbaum stated he would support rehabilitating the neighborhood pools and adding 1 spray ground. He added that he was not opposed to spray grounds, but was supportive of the neighborhood pools and enhancing an existing amenity.

City Manager John Lawton clarified that the Commission was not asking for a statistically accurate survey, but rather a general feeling about the aquatics issue. The Commission verified that Mr. Lawton understood their intent. Further, he clarified that the Commission requested another option which included the rehabilitation of the neighborhood pools and 1 spray ground and that the Commission wanted a report as to what was included in the cost estimate to rehabilitate the neighborhood pools.

3. CONCRETE INSPECTION FEES.

City Engineer Dave Dobbs provided the City Commission with additional information regarding the action item on their regular agenda pertaining to concrete inspection fees.

ADJOURN

There being no further information for the Commission, Mayor Stebbins adjourned the work session of June 20, 2006, at 6:37 p.m.