

**JOURNAL OF COMMISSION WORK SESSION**  
**March 1, 2022**

City Commission Work Session  
Civic Center, Gibson Room 212

Mayor Kelly presiding

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

**CITY COMISSION MEMBERS PRESENT:** Bob Kelly, Joe McKenney, Susan Wolff, Eric Hinebauch, and Rick Tryon.

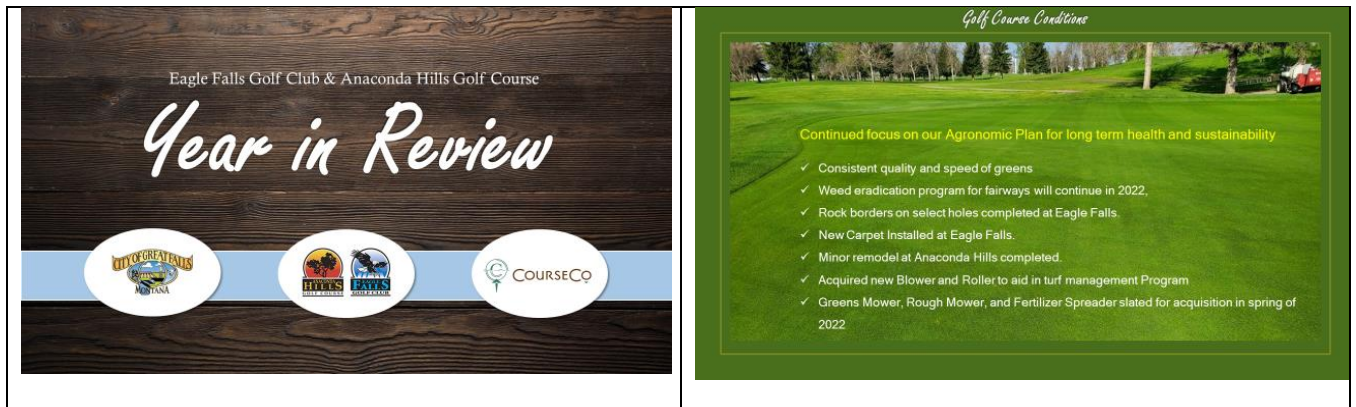
**STAFF PRESENT:** City Manager Greg Doyon and Deputy City Manager Chuck Anderson; City Attorney Jeff Hindoien; Finance Director Melissa Kinzler and Grant Administrator Tom Hazen; Public Works Director Paul Skubinna; Park and Recreation Director Steve Herring; Municipal Court Judge Steve Bolstad and Court Supervisor Morgan Medvec; Police Chief Jeff Newton; and, Deputy City Clerk Darcy Dea.

**PUBLIC COMMENT**

**Terry Bjork**, City resident, submitted written comments via email regarding the discussion of the Crime Task Force recommendations during the February 15, 2022 Work Session. In summary, Terry expressed concern about the public not having a timely say on the original full recommendations, as well as the recommendations not being carefully studied and vetted.

**1. COURSECO GOLF COURSE UPDATES.**

CourseCo President/CEO Michael Sharp introduced General Manager Jeff Stange and Superintendent Keith Hollenback. Mr. Sharp reviewed and discussed the following PowerPoint:



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### 2021 By The Numbers - Total Rounds Played 404

	2020 - 45,611	2021 - 47,361
Public:	25,368	22,390
Tournament:	1,243	2,510
Passholders:	19,000	22,461

### 2021 By The Numbers - Total Revenue 404



### Factors Attributing to Increased Rounds and Revenue



### Covid 19 Commitments to Safety

#### Protecting our Guests and Co-Workers

- ✓ Masks Recommended for all guests and staff
- ✓ Staff Training on Proper Sanitization
- ✓ Following Local Health Department Guidelines
- ✓ Golf Carts Cleaned and Sanitized Before And After Each Use
- ✓ Co-ordination of All Golf Events With City County Health Dept to Ensure We Are Following Recommended Guidelines



### Making a difference in the Community



### 4th of July Fireworks Viewing Party

Monday, July 4th, Fireworks around 10:00 PM after The Vikings baseball game

No cover charge for the party, just bring a blanket and enjoy the show! We will have food and drink specials, as well as contests for the kids. The party will have live music and begins at 6 PM!

**NEW FIRE CRACKER GOLF OUTING!**

\$20 for pass holders  
\$40 for non-pass holders

A nine hole 2 person scramble, beginning at 5 PM. Teams need to call or visit the pro shop to sign up.  
(406) 761-1078

You do not need to participate in the golf outing to attend the fireworks party.

### 2022 Community Vision

#### Keeping success in place:

- Montana 2-man best ball tournament (64 Teams)
- Great Falls Open Championship
- High School/College Golf Tournaments
- 4th of July Community Barbecue
- Junior Golf Camps and Clinics
- Annual Food Drive

#### Calendar Includes New Programs

- Girl Scout Golf Camp
- First Green Event - Fall 2022
- Sip & Hit Clinics
- 2 Man Match Play Tournament
- Par 3 Tournament
- 4th of July Firecracker Outing
- Scheels Fathers Day Partnership
- Special Olympics Partnership
- Toys for Tots - Fall of 2022



# JOURNAL OF COMMISSION WORK SESSION

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**Anaconda Hills**

**2 VS 2**

TEAM MATCH PLAY TOURNAMENT

2-Person Best Ball Match Play Single Elimination Full USGA Handicap Allowed Limited to 16 teams

Call or visit the pro shop at Anaconda Hills for details

**Saturday May 28th**  
**Sunday May 29th**

Passholders - \$25  
Non Passholders \$35  
New members can text



**MT STATE**

**2 MAN BEST BALL**

AUGUST 5TH - 7TH, 2022

EAGLE FALLS GOLF CLUB  
GREAT FALLS TOWNHOMES SHOP

TO REGISTER, CALL THE PRO SHOP AT 406-781-1078

EAGLE FALLS GOLF CLUB

**PAR 3 TOURNAMENT**

18 Holes of Par 3 golf, \$10 prize fund, after golf dinner and drinks

\$25 for Passholders and League Players, \$45 for Public

**Saturday April 9th**  
**9am Shotgun Start**

www.jeaningolf.com

*2021 Great Falls City Championship*

*Mayor Kelly Presenting 2021 Championship Trophy to Dylan Madden, Winner of the Great Falls Open*



**Net And Gross Championship**

**GREAT FALLS OPEN CITY CHAMPIONSHIP**

36 Hole Stroke Play Championship Flight: Playoffs based on Net Scores Men's, Ladies, Sr. Division

Day One - Anaconda Hills Tee Times beginning at 8am

Day Two - Eagle Falls Tee Times beginning at 8am based on previous days score

**September 10th and 11th, 2022**



**ANACONDA HILLS GOLF COURSE**

Anaconda Hills Named Best of the Falls 2021 by Central MT Radio Network!!!

*Taphouse at Eagle Falls*



**BREAKFAST SANDWICH**



**THE BACON IS DEFINITELY SHAKIN'**

- Daily Specials
- Group Events and Outings
- Dine in or Take Out

COURSECO

*2021 Vision for The Taphouse at Eagle Falls*

- 6 Tap Handles with Local Brews
- Golf Outings and Private Events
- Bingo Night
- Trivia Night
- Live Music & Bands
- Sports Programming (Gameday)






*The Taphouse at Eagle Falls*



**TAPHOUSE**  
\* at Eagle Falls \*

**WRAPS, STARTERS & MORE**

**SMILEY GREEN CHICKEN WRAP** | \$7  
Smiley chicken breast, creamy sauce, cheddar cheese & Swiss cheese spread with choice of wrap or bun and optional add-ons.

**BAVARIAN CHICKEN WRAP** | \$7  
Smiley chicken breast, creamy sauce with Bavarian cream, cheddar cheese, Swiss cheese, Swiss chutney, and Swiss dressing.

**CHICKEN QUESADILLA** | \$6.99  
Smiley Chicken, Swiss Cheese, Cheddar Cheese, Avocado, Swiss Sauce.

**CHICKEN SANDWICH** | \$6  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**CHICKEN CUPPY PASTA** | \$4  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**SMILEY PIZZA** | \$6  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**CHICKEN TENDERS** | \$6  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**SOUPS & SALADS**

**SMILEY SOUP** | \$4.99  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**SMILEY CHICKEN SALAD** | \$7  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**BURGERS, DOGS, AND SANDWICHES**

**SMILEY BURGER** | \$7  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**SMILEY HOT DOG** | \$4.99  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**SMILEY SANDWICH** | \$7  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

**SMILEY CHICKEN SANDWICH** | \$8  
Smiley Chicken Breast, Swiss Cheese, Swiss Dressing, Swiss Sauce.

# Questions?





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Mr. Sharp added that the golf courses are financially sustainable, have positive cash flow and there has been positive feedback from the community.

General Manager Stange explained that minor remodeling was done at Anaconda Hills and that the main focus for 2022 is the agronomic conditions. The Taphouse at Anaconda Hills and Eagle Falls are fully licensed for food and beverage; however, the Taphouse at Anaconda Hills would require extensive renovation to simulate the menu at the Eagle Falls Taphouse. General Manager Stange concluded that the total rounds played at Anaconda Hills and Eagle Falls are comparable.

Commissioner McKenney received clarification that CourseCo's goal is to continue a long-term partnership with the City. CourseCo entered into an agreement with the City in 2018 and a three-year extension was added in 2019. CourseCo's primary focus was to get the golf courses conditions to a certain level, address the food and beverage at Eagle Falls and have the golf courses financially sustainable.

Commissioner Tryon received clarification that the golf fee increase is fair, modest and balances an increase in wages and operating costs. He further received clarification that several improvements have been made to the golf courses.

Mayor Kelly received clarification that utilizing Anaconda Hills golf course for cross-country skiing during the winter would not be possible because there is no water service to the building. However, exploring other recreational opportunities on the golf course properties have been discussed. Utilizing the properties for winter recreational opportunities would be more of an amenity for the community to use than for revenue.

**2. NATIONAL PRIMARY DRINKING WATER REGULATIONS: LEAD AND COPPER RULE REVISIONS.**

Public Works Director Paul Skubinna reported that implications of the revised lead and copper rule may require requesting resources in order to comply with the new Environmental Protection Agency (EPA) rules. He explained that maintenance of water service lines from the connection of the main to the property is the property owners' responsibility.

Nate Weisenberger, Advanced Engineering and Environmental Services, Inc. (AE2S) Project Engineer reviewed and discussed the following PowerPoint:





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### IMPLICATIONS OF RULE REVISIONS

- Lead Service Line Inventory**
- Water Sampling**
  - Including schools/child care
- Lower Key 90th Percentile (P90) Concentrations**
  - Actions required at 10 µg/L instead of 15 µg/L
- Reporting, Public Notification**
- Corrosion Control Treatment**
  - pH/Alkalinity, orthophosphate

### Lead Service Line Inventory

### Lead Service Line Inventory

**CITY OF GREAT FALLS  
PRELIMINARY SERVICE LINE MATERIAL INVENTORY**

Methodology:

- Records
- Date of Install
- Recent Work
- Inspections

### Lead Service Line Replacement

- Changes to Replacement Protocols
  - Partials DON'T Count
  - Public Notification
  - Flushing Requirements
  - Pitchers/Filtration Kits
- Potential Cost Impacts
  - 7,500 estimated lead service lines
  - \$5,000-10,000 each
  - **Total Cost = \$37.5 - \$75 million**

### Revised Sampling Method and Frequency

**Current**

**30 samples every 3 years**

**Revised**

Sampling at homes with lead service lines

**Back to sampling every 6 months**  
**Cost Impact = \$41/sample**

### School and Child Care Sampling

- Include all primary schools and licensed child care connected to the system
- 5 samples per school, 250 mL each
  - 2 drinking water fountains
  - 1 kitchen faucet using for food or drink prep
  - 1 classroom faucet
  - 1 nurses office faucet
  - If they don't have 5 places, sample everywhere that's used for consumption
- Cost Impact = \$41/sample**

### School and Child Care Sampling




- 2 samples per licensed childcare facility, 250 mL each
  - 1 drinking water fountain
  - 1 either kitchen faucet used for food or drink prep, or 1 classroom faucet or other outlet used for drinking
  - If they don't have 2 places, sample everywhere that's used for consumption
- Cost Impact = \$41/sample**

### School and Child Care Sampling

- Sample other schools on request
- Only required to do 20% of list each year
- Provide results to location with guidance on action plan

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<div style="background-color: #0056b3; color: white; padding: 5px;"><b>Important Limits</b></div> <p style="font-size: small; color: #0056b3;">Medium (&gt;10,000 &amp; &lt;50,000) &amp; Large Systems (≥50,000 served)</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #0056b3; color: white;"> <th>Limit</th> <th>Public Notice</th> <th>CCS</th> <th>CCT</th> <th>Find &amp; Fix</th> <th>LSLR Rate</th> <th>Sampling Schedule Change</th> </tr> </thead> <tbody> <tr> <td>PQL = 5 µg/L</td> <td>-</td> <td>X</td> <td>X</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>TLE = 10 µg/L</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> </tr> <tr> <td>ALE = 15 µg/L</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p style="font-size: x-small; margin-top: 10px;"> <b>PQL = Practical Quantitation Limit</b>  <b>TLE = Trigger Level Exceedance</b>  <b>ALE = Action Level Exceedance</b> </p> <p style="font-size: x-small; margin-left: 150px; margin-top: 10px;"> <b>CCS = Corrosion Control Study</b>  <b>CCT = Corrosion Control Treatment</b> </p>	Limit	Public Notice	CCS	CCT	Find & Fix	LSLR Rate	Sampling Schedule Change	PQL = 5 µg/L	-	X	X	-	-	-	TLE = 10 µg/L	X	X	X	X	X	X	ALE = 15 µg/L	X	X	X	X	X	X	<div style="background-color: #0056b3; color: white; padding: 5px;"><b>Financial Ramifications</b></div> <ul style="list-style-type: none"> <li>2-3 lead service line inventory FTEs</li> <li>Lead service line replacement costs (\$75M)</li> <li>Increased sampling costs per year             <ul style="list-style-type: none"> <li>– Current cost = \$600 every 3 years</li> <li>– New costs = \$2,460 every 6 months*</li> <li>– School/Daycare Sample Costs</li> </ul> </li> <li>Corrosion Control Study = \$50,000</li> <li>Corrosion Control Treatment = \$1,500,000</li> </ul> 
Limit	Public Notice	CCS	CCT	Find & Fix	LSLR Rate	Sampling Schedule Change																							
PQL = 5 µg/L	-	X	X	-	-	-																							
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<div style="background-color: #0056b3; color: white; padding: 5px;"><b>Financial Resources</b></div> <ul style="list-style-type: none"> <li>Infrastructure Act             <ul style="list-style-type: none"> <li>– Loans/Forgiveness</li> </ul> </li> <li>ARPA</li> <li>CDBG</li> <li>MCEP/RRGL grants</li> <li>Rate Adjustments</li> <li>Tax/Property Assessments</li> </ul>  	<div style="background-color: #0056b3; color: white; padding: 5px;"><b>What the City is Doing</b></div> <ol style="list-style-type: none"> <li>1. Develop Approach to Service Line Inventory</li> <li>2. Complete Preliminary List of Service Lines</li> <li>3. Generate List of Schools and Child Care Facilities</li> <li>4. Review Corrosion Control Treatment and Current Water Chemistry</li> <li>5. Identifying FTE Needs/Cost Increases</li> <li>6. Identifying Potential Funding Sources/Strategies</li> </ol>																												
<div style="background-color: #333; color: #90ee90; font-size: 2em; font-weight: bold; padding: 20px; border-radius: 10px; display: inline-block;">             QUESTIONS?           </div>																													

AE2S Project Engineer Weisenberger explained that, with regard to the lead and copper rule, the EPA will consider unknown service lines to be lead service lines. The idea is to minimize the number of unknown service lines with respect to a mandated requirement to replace lines that are known or unknown lead service lines.

Mayor Kelly referred to a PowerPoint slide and received clarification that property owners are responsible for maintenance of water service lines from the gooseneck section to the inside of the house.

Commissioner Wolff received clarification that the EPA considers the copper component of the pre-existing rule to be satisfactory and there are not any specific requirements related for copper in the revisions. She further received clarification that there is not any specific guidance as to how the Drinking Water State Revolving Fund (DWSRF) program will allocate funds received from EPA.

Commissioner Hinebauch inquired about the cost to homeowners for an assessment of a service line.

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AE2S Project Engineer Weisenberger responded that there would more than likely not be a service charge for the City to assess a service line from a main to a home. He added that the process is intrusive; however, the benefit would be having knowledge about the service line.

Commissioner Tryon stated that lead service line replacement is a horrible experience for a homeowner, financially and otherwise. He inquired about what the details of the 2024 deadline.

AE2S Engineer Weisenberger responded that the 2024 deadline is the date that the rule takes effect, a revised sampling plan and service line inventory needs to be submitted. He added that currently, the way the rule was finalized, there is not a mandated lead service line replacement rate; however, there is a possibility that a rate could be added as the rule is finalized later this fall. There are approximately 7,500 service lines in the City and the EPA is providing guidance to utilities with regard to determining an exact number of service lines.

Commissioner Wolff received clarification that City records and the date of installation are ways to determine the type of service line, and that service lines installed post 1991 are the blue areas on the map from the PowerPoint.

Mayor Kelly expressed concern about the expense of lead service line replacement to property owners. He received clarification that there are lead filter systems available for concerned citizens and that EPA rules and regulations are not subject to congressional approval. Mayor Kelly stated that this would be one of the ultimate unfunded mandates.

City Manager Doyon explained that this is a classic case of a governmental unfunded mandate. The City's current policy indicates that property owners are responsible for maintenance of water service lines from the main to the house. Once the rule is in effect, the City will be required to perform mandatory testing, which will require additional Public Works staff. The City will also be responsible for paying for the test, which will have a major impact on water utility rates. The EPA will more than likely mandate service line replacement, if lead is found. He suggested that the City conduct an assessment of service lines in order to provide a complete report to the EPA.

Director Skubinna reported that he has talked with Public Works Directors from other cities about how to educate the public with regard to self-assessment type methods. He further reported that City code prohibiting lead service pipes was adopted in 1977.

**3. CRIME TASK FORCE FOLLOW UP.**

City Manager Greg Doyon reported that there is no additional information to provide to the Commission. He suggested that the Commission continue prioritizing the list of recommendations that it is interested in pursuing. The City will strive to continue implementing the recommendations that can be performed administratively. He reiterated that the budget needs to be considered with regard to recommendations that require alternative funding.

Commissioner Tryon commented that there is public perception that the Crime Task Force recommendations have stalled. He clarified that the recommendations have not stalled and public safety

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is the City's top priority. Recommendations for Commission consideration are subject to public scrutiny and open to public comment. He recommended conducting a Community Impact Study as soon as possible.

Mayor Kelly concurred with Commissioner Tryon's recommendation about executing a Community Impact Study. He added that the Commission has not yet seen the Community Impact Study conducted by Billings.

City Manager Doyon responded that the transition and seeing the effectiveness of some of the recommendations could be a slow process.

Commissioner Wolff commented that the community needs to recognize that hiring more police officers is not a way to bring the crime rate down and that it is a way to deal with crime that is here.

**3. ARPA FOLLOW UP.**

Manager Doyon recommended that the Commission review the revised list of the 10 City projects per department and prioritize its recommendations. He reported that additional ARPA guidelines will be provided to the Commission and that the application process is open.

**DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS**

Mayor Kelly reported that the March 15, 2022 work session will consist of a Semi-Annual Litigation update, as well as ARPA and Crime Task Force follow up.

**ADJOURN**

There being no further discussion, Mayor Kelly adjourned the informal work session of March 1, 2022 at 6:45 p.m.