

JOURNAL OF COMMISSION PROCEEDINGS
March 15, 2022

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, Eric Hinebauch, Joe McKenney, Rick Tryon and Susan Wolff. Also present were City Manager Greg Doyon and Deputy City Manager Chuck Anderson; Public Works Director Paul Skubinna; Planning and Community Development Director Craig Raymond; Finance Director Melissa Kinzler; Fire Chief Jeremy Jones; City Attorney Jeff Hindoien; Police Chief Jeff Newton; and, City Clerk Lisa Kunz.

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

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

PROCLAMATIONS: Prevention of Cruelty to Animals Month (April) and Bishop Marcus L. Collins Day (March 18, 2022)

COMMUNITY INITIATIVES

1. COMMUNITY HEALTH UPDATE FROM THE CITY COUNTY HEALTH DEPARTMENT.

Interim Public Health Officer Bowen Trystianson provided the following updates:

- Covid numbers are going down; 86 new cases in the last seven days
- The State has changed the way it opens cases and there is a better system in place to capture accurate data
- There was a rise in influenza cases, but those numbers are going down
- Severe admissions for Covid cases are going down as well
- The Health Department has an ample supply of home testing kits for the community
- Last week Cascade County went from having a high risk rating according to the CDC down to a medium; that rating is based off of hospital admissions rather than case totals
- The baby formula recall last month had a profound impact on many members of Great Falls who rely on formula for their infants. The formula was pulled off store shelves. Business partners stepped up to deploy some additional formula
- The enteric illness season is upcoming

Mayor Kelly referred to Health Officer Trystianson's comments in a recent *Tribune* article that captured the essence of all the hurdles that were overcome during the two-year struggle with Covid.

PETITIONS AND COMMUNICATIONS

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

2. **Kevin Westie**, 602 35th Street North, referred to the Crime Task Force discussion at the December 7, 2022 work session, and suggested an answer for addiction crime is additional addiction courts, trained individuals and mentors. He also opined that lives could have been saved and businesses could have remained opened if Covid would have been treated as a man-made airborne virus.

Ken Palisan, 1200 32nd Street South, member of Citizens for Clean Energy, reviewed several projects that recently received awards at the Science Fair held last week. Mr. Palisan suggested that it is time to revisit and update the 2013 Growth Policy. He further suggested that Citizens for Clean Energy participate with a task force to recommend updates to the policy, inclusive of air, water and soil for a safe, clean and healthy environment.

NEIGHBORHOOD COUNCILS

3. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

BOARDS AND COMMISSIONS

4. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

CITY MANAGER

5. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon reported on his attendance at the Executive Forum held in Choteau, Montana, that included key legislative topics and training for new mayors. Other discussions included the employment market and how it is affecting the public and private sectors, dealing with crime, and housing issues.

He further reported that he would generate a detailed trip report to the Commission on his attendance at the Association of Defense Communities Conference in Washington, D.C. There continues to be a theme that the Department of Defense needs communities to assist in several areas, such as housing and daycare. Another topic that continues to persist is reciprocity and equity in licensure.

Manager Doyon welcomed David Dennis as the legal department's new Deputy City Attorney.

CONSENT AGENDA.

6. Minutes, March 1, 2022, City Commission Meeting.
7. Total Expenditures of \$1,731,032.23 for the period of February 2, 2022 through March 2, 2022, to include claims over \$25,000, in the amount of \$1,157,637.11.

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

8. Contracts List.
9. Approve a Professional Services Agreement with Pintler Billing Services, LLC to provide patient billing services for 911 Emergency Medical Service (EMS) transports performed by Great Falls Fire Rescue.
10. Award a contract in the amount of \$888,850 to Planned and Engineered Construction, Inc., for the Sanitary Sewer Trenchless Rehabilitation Phase 24, and authorize the City Manager to execute the necessary documents. **OF 1675.6**
11. Set a public hearing for April 5, 2022 on Resolution 10451, Approving the donation of used radio equipment to Cascade County for use by the Rural Volunteer Fire Departments.
12. Set a public hearing for April 5, 2022 for the CDBG & HOME 2022-2023 Annual Action Plan.

Commissioner Tryon moved, seconded by Commissioner Wolff, that the City Commission approve the Consent Agenda as presented.

Mayor Kelly asked if there were any comments from the public or discussion amongst the Commissioners.

Manager Doyon corrected Item 12 to read Needs Hearing rather than Annual Action Plan.

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

Motion carried 5-0.

PUBLIC HEARINGS

13. **RESOLUTION 10437, CONDITIONAL USE PERMIT (CUP) FOR A “TWO-FAMILY RESIDENCE” LAND USE UPON THE PROPERTY ADDRESSED AS 1700 1ST AVENUE NORTH.**

Mayor Kelly declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Craig Raymond commented that it is interesting that two of tonight’s agenda items are related to housing. He, as well as some of the Commission members, attended the Housing Summit today at the college. It clearly is a significant topic. He suggested that the Commission keep in mind what they heard at the Housing Summit, but recognize that there is a requirement for specific and detailed basis of decision when considering Conditional Use Permits, re-zones and subdivision land use actions.

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

Director Raymond reported that this item is a request to grant a CUP to convert a single-family dwelling into a two-unit duplex at 1700 1st Avenue North. In the immediate vicinity of the property, there are multiple examples of higher density residential uses including the Columbus Center, which is a multi-story high-rise that has some multi-family uses on the property. Given the specific request and the context of the neighborhood, staff does not expect any notable negative impact to surrounding neighbors. There will not be an appreciable increase in traffic from a duplex as opposed to a single-family residence and the property has enough space to provide required off-street parking. That being said, two emails received from neighbors that oppose the request were attached to the agenda report.

Neighborhood Council #8 recommended approval of the application. In addition, the Zoning Commission held a public hearing on January 11, 2022 and voted to recommend approval, subject to eight specific conditions of approval as outlined in the agenda report.

Mayor Kelly asked if the Commission members had any questions. No one responded.

Mayor Kelly asked if there were any comments from the public in favor of Resolution 10437.

Hearing none, Mayor Kelly asked if there were any comments from the public in opposition to Resolution 10437.

Included in the agenda packet were written comments in opposition received from **Bruce and Kathy Ronke**, 1621 1st Avenue North, and **Theresa M. Drake**, City resident.

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

Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10437 subject to the applicant fulfilling the listed Conditions of Approval.

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

Mayor Kelly commented that they all heard at the Great Falls Development Authority Housing Summit this morning that flexibility is necessary to get some much needed housing.

Commissioner McKenney noted that the written concerns pertained to parking and that rental property could become an eyesore. He drove through the neighborhood. This project appears to be a major remodel and a vast improvement to the property. In the same block or vicinity there was what appeared to be a 5-plex, a duplex and many other similar type properties.

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

Motion carried 5-0.

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

14. RESOLUTION 10445, BUDGET AMENDMENT RESOLUTION.

Mayor Kelly declared the public hearing open and asked for presentation of the staff report.

Finance Director Melissa Kinzler reported that the City of Great Falls adopted the Fiscal Year 2022 (FY 2022) Annual Budget on July 20, 2021. As part of the budget presentation and included in the Fiscal Year 2022 City Manager's Budget Message, certain funds were identified as losing revenue due to COVID-19 restrictions. Since the adoption of the FY 2022 Annual Budget, these funds have not recovered sufficiently to make up for the revenue lost. During the Quarterly Budget Review work session on February 1, 2022, these funds were again reviewed, and the amounts needed to replenish these funds were identified. Resolution 10445 will replenish the identified funds by transferring money from the COVID Recovery Fund to the various funds that need replenishing. The source of the funds is from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) received in Fiscal Year 2021.

The calculation of lost revenue is through the period ending June 30, 2021 (FY 2021). The calculation may need to be done again during the FY 2023 budget process if the funds have continued to experience lost revenue. The majority of these funds were struggling before COVID, and this budget amendment does not address those short falls. This budget amendment also does not address any replenishment of General Fund unreserved fund balance or other General Fund needs.

Funds recommended to be replenished with Cares Act funds are: Recreation - \$226,153; Multi-Sports - \$65,000; Swimming Pools - \$41,170; Ice Breaker - \$23,361; Civic Center Events - \$520,105; and Parking - \$265,361. The replenishing of the funds will use \$1,141,151 of the CARES Act money received leaving a balance of \$9,018,012.55. The total amount of CARES Act money received was \$10,159,163.55.

Mayor Kelly asked if the Commission members had any questions. Hearing none, Mayor Kelly asked if there were any comments from the public in support of or opposition to Resolution 10445.

Hearing none, Mayor Kelly closed the public hearing and asked the will of the Commission.

Commissioner McKenney moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10445 – Budget Amendment.

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

Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

15. **RESOLUTION 10450, ESTABLISHING THE RATES, FEES AND PENALTIES ASSOCIATED WITH TITLE 10 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) PERTAINING TO THE CITY'S PARKING SYSTEM." [ESTABLISHING A FINE STRUCTURE FOR VIOLATIONS OF OCCGF 10.9.310 PROHIBITING THE LONG-TERM PARKING AND/OR STORAGE OF RECREATIONAL VEHICLES, UTILITY TRAILERS OR VESSELS IN RESIDENTIAL DISTRICTS, AND SUPERSEDING RESOLUTION 10420.]**

Mayor Kelly declared the public hearing open and asked for presentation of the staff report.

City Attorney Jeff Hindoien reported that this item is a resolution to establish the specific fine structure for violations of Ordinance 3230 adopted on October 19, 2021 that prohibits the long-term parking or storage of recreational vehicles, utility trailers or boats in any residential zoning district for more than seventy-two (72) hours in a seven (7) day period. In the case of a violation, a written notice will be provided that 1) requires the removal of the vehicle, trailer or vessel within twenty-four (24) hours and 2) advises that a parking citation will be issued if the vehicle, trailer or vessel is not removed. As previously discussed during the ordinance process, it was recognized that the Commission would have to separately set the fine structure for the violation of that ordinance through a resolution.

Structurally, resolution 10450 is blended into the broad resolution that sets the parking fines citywide. The proposed fine structure is \$50 for a first citation, \$100 for a second citation, and \$200 for third and subsequent citations.

By way of comparison, the fine structure for Butte-Silverbow's ordinance (BSB Municipal Code 10.52.070) is \$150 for a first offense, and \$250 for a second or subsequent offense. The fine range in Helena appears to be a minimum of \$25 to a maximum of \$100 (HCC 8-11-14).

The adoption of the proposed resolution and an accompanying fine structure will presumably lead to the collection of additional parking fine revenues, but the amount of that increase cannot be readily estimated.

Mayor Kelly asked if the Commission members had any questions.

Mayor Kelly noted that the ordinance went into effect March 15, 2022 and the fines would go into effect upon adoption of the resolution.

Commissioner Tryon inquired if there was a process in place after the warning, and first, second and third citations issued to an individual.

City Attorney Hindoien responded that the enforcement structure is already blended into the OCCGF Title 10 framework, and the action the Commission is being asked to take this evening is to set the amount of the citations for those violations.

Commissioner Tryon inquired if anonymous complaints were allowed.

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

Police Chief Jeff Newton responded that the Police Department would treat the large vehicle ordinance the same as the abandoned vehicle ordinance. Anonymous complaints are viewed cautiously and will be verified by Police Department volunteers.

Commissioner McKenney commented that busy people might not see the 24-hour notice. Will staff follow-up in 24-hours or will that be complaint driven as well.

City Attorney Hindoiien responded that the Police Department would not have that rigid enforcement scheme due to staffing. Pragmatically speaking, most folks will have longer than a 24-hour period to move their vehicles. The ordinance is intended to deal with the large vehicles not being moved.

Commissioner McKenney received clarification that Section 6 of Resolution 10450 pertains to parking citation fines for violation of OCCGF 10.9.310.

Mayor Kelly asked if there were any comments from the public in support of or in opposition to Resolution 10450.

Hearing none, Mayor Kelly closed the public hearing and asked the will of the Commission.

Commissioner Wolff moved, seconded by Commissioner Hinebauch, that the City Commission adopt Resolution 10450 establishing the rates, fees and penalties associated with Title 10 of the Official Code of the City of Great Falls (OCCGF) pertaining to the City's parking system.

Mayor Kelly asked if there was any discussion amongst the Commissioners. He commented that he has already noticed that there has been a great exodus of flatbeds, trailers, etc., moved off the streets and storage facilities are getting full. Adoption of this resolution is an opportunity to pass on the message that there is some enforcement behind Ordinance 3230. He thinks the fine amounts are not motivation enough to get people to move their vehicles off the streets, but the fine amounts can be changed going forward after seeing what kind of compliance the City has with this activity. He concluded that his phone rings with this problem more than any other problem in our community.

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

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

16. **2018 LONG RANGE TRANSPORTATION PLAN – MINOR AMENDMENT #2 (OF 1662.1).**

Planning and Community Development Director Craig Raymond reported that the proposed Amendment #2 includes the addition of a significant sidewalk infill project in the northwest quadrant of the City, which focuses on sidewalk gaps primarily near schools, parks, commercial corridors and utility corridors. A project to install missing sidewalks around schools and parks

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

and in key locations was first drafted in 2011, but was never initiated. There was also a fair amount of conversation surrounding sidewalk gaps when the school district bond projects were underway.

Recently, the City of Great Falls has identified key gaps in the sidewalk network, provided accurate cost estimates, and recommended this project be funded with federal Congestion Mitigation and Air Quality (CMAQ) funds in the amount of approximately \$4.7 million dollars. The use of these funds will require City matching funds in the amount of \$630,000. At this point, the exact source of the matching funds has not been identified and committed. Gas tax funds may be used through the State's Bridge and Road Safety Accountability Act (BaRSAA). City staff intends to continue efforts to fill additional gaps throughout the City as funding opportunities become available. The specific proposed infill locations are shown on Attachment 1 to the agenda report.

Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission approve Amendment #2 to the 2018 Great Falls Area Long Range Transportation Plan.

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 Tryon referred to a couple of proposed projects on page 100 not being directly adjacent to a school or park.

Director Raymond clarified that some of the proposed projects include filling in the gaps of a significant portion of a route to a park or a school, or to rehab existing non-compliant crossings or sidewalks.

Commissioner Wolff commented that Shyla Patera advocates often for sidewalk accessibility for the mobility impaired, and she is proud the City will be doing these projects.

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

Motion carried 5-0.

ORDINANCES/RESOLUTIONS

17. **RESOLUTION 10446, INTENT TO EXPAND THE BOUNDARIES OF THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT WITHIN THE CITY OF GREAT FALLS.**

Finance Director Melissa Kinzler reported that Montana Code Annotated provides statutory authority to the City Commission to expand the boundaries of the Great Falls Business Improvement District (BID). Adoption of Resolution 10446 will establish the expanded boundaries of the district and will set the public hearing for the resolution of expansion, Resolution 10447, on April 19, 2022.

The City of Great Falls has been presented with petitions signed by 71.21% of the property owners within the proposed expanded areas to be included in the District. Mont. Code Ann. 7-12-1111 sets forth "(1) Upon receipt of a petition signed by the owners of more than 60% of the area of the

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

property proposed in the petition to be included in a district or in the expansion of a district, a governing body shall establish a district or expand a district as provided in this part.” Upon adoption of Resolution 10446, notices will be sent to the property owners and a legal notice published in the *Great Falls Tribune* that the public hearing for the expansion of the District is scheduled for April 19, 2022, 7:00 p.m. in the Commission Chambers.

No direct fiscal impact to the City is anticipated as a result of expansion of the District. All costs are assessed against the properties within the boundaries of the District and those costs will be used to benefit the surrounding Downtown area. The proposed expanded area is the 700 block of Central Avenue and will bring in an estimated \$15,848 in assessments.

Commissioner Tryon moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10446 and set a public hearing on the expansion of the Great Falls Business Improvement District for April 19, 2022.

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

Sherrie Arey, NeighborWorks Great Falls Executive Director and BID Treasurer, commented that the Great Falls BID is the second oldest BID in the state. The Great Falls BID was originally created in 1989 and has been renewed every 10 years. Neither the assessment formula nor the BID boundaries have been changed since its creation. With the Commission’s approval in April an additional 20 parcels will be included within the BID. The community can expect to see an expansion of the BID’s flower program. Property owners within the district will have their trash enclosures emptied, sidewalk snow removal, additional speakers to the sound system, and additional events. In the future, the BID will be advocating for additional streetscapes and they hope to bring back their grant program.

Appearing telephonically was **Joan Redeen**, BID Community Director, 318 Central Avenue, expressed appreciation to the Commission for considering this opportunity for the BID to extend its boundaries.

Christian Leinhauser, Great Falls Development Authority (GFDA), commented that the BID is a great partner. As the Downtown Business Development Officer, he works every day on downtown revitalization and development. GFDA requests that the Commission continue to support the downtown. When new prospects come to town, the first thing they want to see is downtown, the heart of the city.

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

Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

18. **ORDINANCE 3235, AMENDING TITLE 9 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) PERTAINING TO SOCIAL HOSTS.**

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

City Attorney Jeff Hindoien reported that the requested action is that the Commission accept Ordinance 3235 on first reading and set second reading for April 5, 2022. Enactment of the ordinance would amend the existing social host ordinance.

The City Commission adopted Ordinance 3044 in September of 2009 that enacted a “Social Host” provision in the Official Code of the City of Great Falls (OCCGF) that created a criminal sanction for adults who are involved in organizing, facilitating or otherwise allowing events that involve the possession or consumption of alcohol by minors.

The legalization of recreational marijuana in 2021 and the anticipated increase in its availability in the community has prompted a staff discussion regarding the potential need to amend the current Social Host ordinance to include marijuana and other substances. The proposed amendment to the existing Social Host ordinance will more closely align its structure with the current landscape where marijuana is – like alcohol – now a legal product for adult use and will provide a more effective enforcement tool in deterring underage parties where alcohol, marijuana or other illegal substances are being used.

Commissioner Wolff moved, seconded by Commissioners Hinebauch and Tryon, that the City Commission accept Ordinance 3235 on first reading and set the public hearing for April 5, 2022.

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 Tryon reiterated that the action the Commission is taking tonight is just to set the public hearing. There will be time for public input at the April 5, 2022 public hearing.

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

Motion carried 5-0.

19. **ORDINANCE 3242, A REQUEST FROM TOURO COLLEGE MONTANA, LLC TO REZONE ±12.21 ACRES OF PROPOSED LOT 2 OF AMENDED PLAT OF LOT 1, BLOCK 2, OF THE AMENDED PLAT OF LOT 1A &1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 17, T20N, R4E, P.M., CASCADE COUNTY, MONTANA FROM PLI, PUBLIC LANDS AND INSTITUTIONAL TO M-1, MIXED-USE DISTRICT.**

Planning and Community Development Director Craig Raymond reported that the Applicant, Touro College Montana, LLC, is part of a larger system of colleges and universities. The Touro System of Colleges and Universities was established in 1970 and serves a widely diverse population of over 19,000 students across 35 schools in four countries. Recently, Touro began to look into developing a medical school in Montana. After choosing Great Falls as the location, discussions with the City took place as plans began to form. The City issued a building permit for the Touro Medical College on November 8, 2021. While the Touro Medical College is under construction, Touro plans to subdivide the approximately 19.33 acres into three separate lots. The current location of the school is to exist on the proposed Lot 1A, consisting of 5.12 acres. The

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

proposed use for Lot 2 is for a separate, private developer to utilize for the construction of eight apartment buildings containing 36 units each for a total of 288 housing units. This development will also include on-site parking, a club house, a pool, and two dog parks. These privately owned and managed apartments will not be exclusively used as dormitories for the Touro Medical College. They will be available to the public, but with an emphasis on housing students. There is a proposal for a Montana State University (MSU) Nursing School to be built upon Lot 3 at an unknown future date.

The two specific land use actions associated with this request that the Commission is being asked to act upon are a subsequent minor subdivision and a re-zone of a portion of the property. As mentioned, the larger existing parcel as it exists today is approximately 19.33 acres. The future Lot 1A which contains the future medical college is proposed to be 5.12 acres, Lot 2 that will contain the apartments will be 12.21 acres and Lot 3 will be approximately two acres. All three lots meet the dimensional standards as stipulated in City Code. One feature of the proposed subdivision is that the plat will contain a 20-foot trail easement that will enhance public pedestrian access to area trails, parks and other facilities.

In addition to the subdivision, the applicant is seeking to rezone a portion of Lot 2 which will contain the apartments. They are requesting approval of M-1 Mixed Use district, which will be a much more appropriate designation for the apartment use, especially considering it will be on a separate distinct parcel. The remaining parcels will still be zoned PLI-Public Lands & Institutional. The findings of fact/basis of decision attached to the agenda report for both the subdivision and zoning map amendment provide rationale for staff's recommendation of approval for the proposed land use actions.

Commissioner Tryon moved, seconded by Commissioners Hinebauch and Wolff, that the City Commission accept Ordinance 3242 on first reading and set the public hearing for April 5, 2022.

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

Christian Leinhauser, Great Falls Development Authority (GFDA), commented that there was a lot of positive vibes and comments about the city this morning at the Housing Summit. He thanked City staff for their work on this project. There is a need for housing in Great Falls as was heard today at the Housing Summit.

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

Commissioners Tryon and Wolff expressed support of the project. Commissioner Wolff added that it was nice to hear the positive comments and support of Planning and Community Development and City staff this morning at the Housing Summit.

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

Motion carried 5-0.

CITY COMMISSION

JOURNAL OF COMMISSION PROCEEDINGS

March 15, 2022

20. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Kelly noted that the Commission previously granted Commissioner Wolff permission to expend City funds, that were set aside for Commission business, to travel to Alabama.

Commissioner Wolff reported that she traveled to Tuscaloosa, Alabama, with a diverse group of entities from Great Falls. Their Chamber of Commerce was Chamber of the Year for 2021 because of their program called “West Alabama Works.” The local Great Falls Area Chamber of Commerce wants to develop a similar program to bring all entities together that are going to be producing and supporting work force employees and employers. Tuscaloosa serves a rural area and a lot of its business and industry is similar to Great Falls. She read a trip synopsis written by her son, Scott Wolff, Director of Workforce Education Coalition and Development for the Great Falls Area Chamber of Commerce. She concluded that the trip was quite inspirational and she will be providing a more complete report to the Commission.

Mayor Kelly announced that he will not be present for the April 5, 2022 Commission meeting.

Mayor Kelly announced that it was brought to his attention by Joan Redeen with the BID that the county recently passed a resolution to endorse the Commercial Property Assessed Capital Enhancement (C-PACE) Program, which was passed by the State Legislature during the last session.

Director Raymond reported that this program provides the opportunity for commercial property owners to finance energy improvements through their property taxes. The mechanism is through the State, and the City would need to adopt a Resolution in support of the program.

Mayor Kelly added that it is his understanding that the improvement of environmentally and energy efficient installations by commercial property owners stays with the building, and the financing for it passes on to the owner of the building going forward. The person that puts the improvements into the building originally does not bear all of that cost. The Commission wants more information on the program to see if it can help local owners.

This morning’s Housing Summit was well done by GFDA and was well attended. The message he took from attending was build it because the demand is vigorous. The appetite for homes here in all sizes, shapes and prices is strong.

Commissioner Tryon took exception to written comments received for the work session from Terry Bjork who stated that the Crime Task Force (CTF) pushed nearly all public comment to the side with a statement there would always be time to comment later in the process. He responded that was not true. Just like the City Commission work sessions and meetings, there was ample time for public comment at the CTF meetings.

Commissioner Wolff added that what she heard at the Housing Summit was to look at the City’s zoning to meet the needs of housing in a variety of ways. She is excited to see that unfold.

JOURNAL OF COMMISSION PROCEEDINGS
March 15, 2022

21. **COMMISSION INITIATIVES.**

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Commissioner Hinebauch, to adjourn the regular meeting of March 15, 2022, at 8:34 p.m.**

Motion carried 5-0.

Mayor Bob Kelly

City Clerk Lisa Kunz

Minutes Approved: April 5, 2022