

**JOURNAL OF COMMISSION WORK SESSION**  
**August 16, 2022**

City Commission Work Session  
Civic Center, Gibson Room 212

Mayor Kelly presiding

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

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

**STAFF PRESENT:** City Manager Greg Doyon and Deputy City Manager Chuck Anderson; City Attorney Jeff Hindoen and Deputy City Attorney David Dennis; Finance Director Melissa Kinzler; Planning and Community Development Director Craig Raymond; Park and Recreation Director Steve Herrig; Municipal Court Judge Steve Bolstad and Court Supervisor Morgan Medvec; Fire Chief Jeremy Jones and Fire Marshal Mike McIntosh; Police Chief Jeff Newton; and, Deputy City Clerk Darcy Dea.

**PUBLIC COMMENT**

**Jeff Keller**, 1424 3<sup>rd</sup> Avenue North, commented that I&B Landholdings owns commercial property at 1427 3<sup>rd</sup> Avenue North, zoned R-3, and are the owners of the Montana Dispensary. Mr. Keller expressed concern that if the voters approve of marijuana dispensaries within the City limits, there could potentially be a dispensary in his neighborhood. He commented that he is not aware of City regulations preventing that at this time. There are many children in the immediate vicinity of the property and if a dispensary was allowed at this location, it could create an unsafe environment for children due to increased traffic, inadequate parking and other worries. Mr. Keller further expressed concern that it could have a detrimental effect on the property values in the neighborhood.

Mayor Kelly responded that the electors would get to decide whether to allow or prohibit commercial marijuana activities in the City. City staff is working to develop an alternative regulatory framework in case the voters choose or a judge orders the City to allow commercial marijuana activities within the City limits. Mayor Kelly noted that Mr. Keller's concerns would be taken into consideration.

**Kevin Westie**, 602 35<sup>th</sup> Street North, commented that marijuana is a life destroyer. He discussed ways to prevent the next pandemic with his program, Five for Ninety. He expressed concern with regard to battery-energized vehicles being expensive to purchase and operate. Mr. Westie commented that having more factories is one way to defeat foreign countries economically.

**1. INSURANCE SERVICES OFFICE (ISO) AUDIT AND RATING UPDATE**

Fire Chief Jeremy Jones reviewed and discussed the following PowerPoint:

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### Insurance Service Office (ISO) Survey Review

Great Falls Fire Rescue | 2022

### What is ISO?

ISO collects & evaluates information from communities on their structure fire suppression capabilities.

ISO is an independent company that serves insurance companies, communities, fire departments, insurance regulators & others by providing information about risk.



Great Falls Fire Rescue | 2022

### Public Protection Classification (PPC) Program

#### Data and Analysis

ISO experts collect information about municipal fire protection efforts, then analyzes the relevant data and assigns a number (grade) from 1 to 10.

**Class 1** represents an exemplary fire suppression program.

**Class 10** indicates the area's fire suppression does not meet ISO's minimum criteria.


Great Falls Fire Rescue | 2022

### PPC Grade Criteria

Great Falls Fire Rescue | 2022

#### PPC Grades are dependent on:

- Needed Fire Flows:** Represented building locations used to determine the theoretical of water necessary for fire suppression purposes.
- Emergency Communications:** Includes emergency reporting, telecommunications & dispatching systems
- Fire Department:** Including equipment, staffing, training, geographic distribution of fire companies, operational considerations & Community Risk Reduction.
- Water Supply:** Includes inspection & flow testing of hydrants, alternative water supply operations, & evaluation of available water with the amount needed to suppress fires.



### Community Classification

In order for a community to obtain a grade better than Class 9, three elements of fire suppression features are reviewed:

- Emergency Communications 10%**
- Fire Department 50%**
- Water Supply 40%**



Great Falls Fire Rescue | 2022

Great Falls Fire Rescue | 2022


### Prior Public Protection Classification

**Class 02/2X**

### 2022 Public Protection Classification

**Class 03/3X**

**Result:**  
This is a retrogression from the previous classification.



### Earned & Available Credits

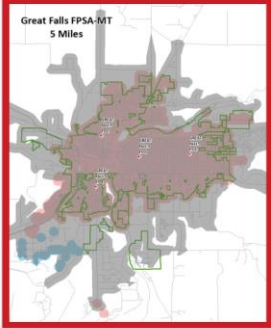
FIRS Feature	Earned Credit	Credit Available
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	2.55	3
422. Credit for Telecommunications	3.75	4
432. Credit for Dispatch Circuits	3.00	3
440. Credit for Emergency Communications	9.30	10
<b>Fire Department</b>		
513. Credit for Engine Companies	6.88	6
523. Credit for Reserve Pumper	8.47	8.50
532. Credit for Pump Capacity	3.00	3
540. Credit for Ladder Service	0.83	4
563. Credit for Reserve Ladder and Service Trucks	6.40	6.50
561. Credit for Deployment Analysis	5.25	10
571. Credit for Company Personnel	6.50	15
581. Credit for Training	7.96	9
730. Credit for Operational Considerations	2.00	2
990. Credit for Fire Department	32.35	50
<b>Water Supply</b>		
616. Credit for Supply System	29.71	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.00	7
648. Credit for Water Supply	36.71	40
<b>Divergence</b>		
1050. Community Risk Reduction	-6.42	-
	3.89	5.50
<b>Total Credit</b>	<b>76.83</b>	<b>105.50</b>

Business Review | 2020

### Highlighted Components

The number of protected road miles (those within 5 road miles of a station AND within 1000ft of a hydrant).

**343 Protected Road Miles**

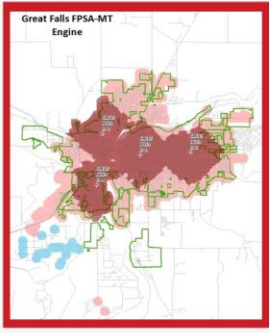
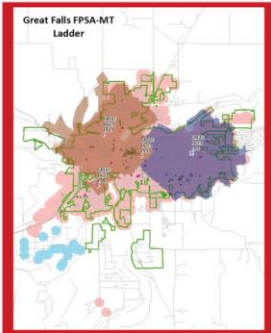
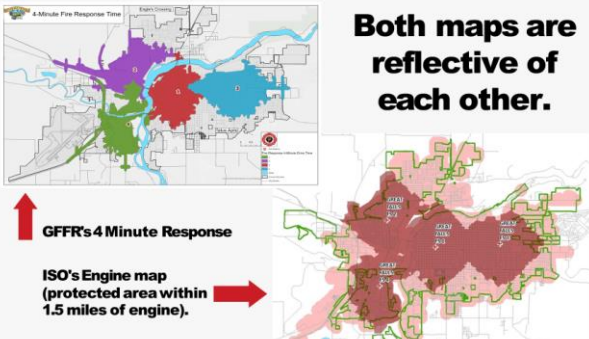
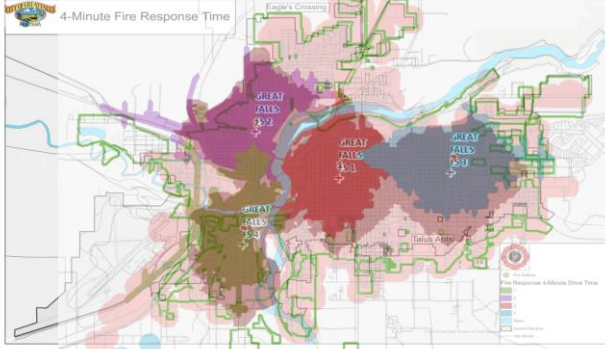



Great Falls FPSA-VT  
5 Miles

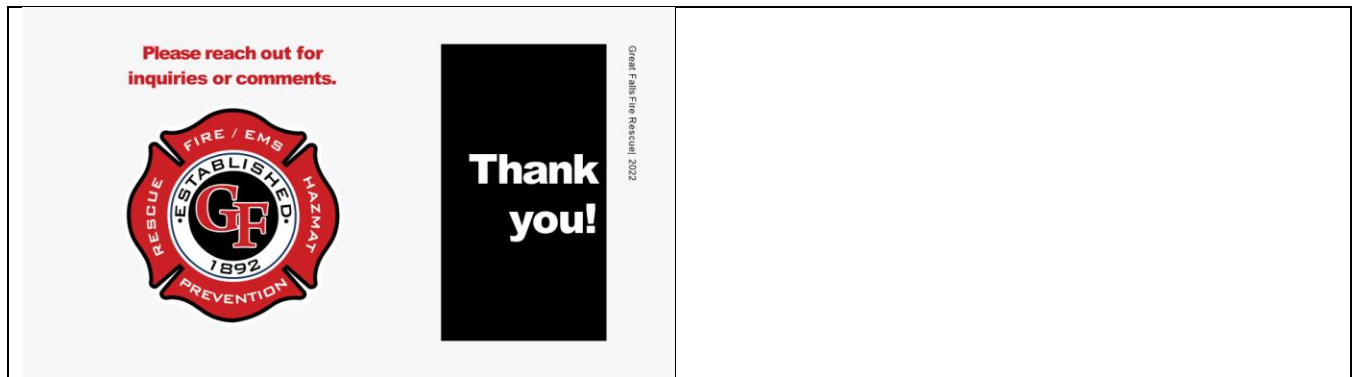
Great Falls Fire Rescue | 2022

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 <p style="font-size: small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue   2022</p> <div style="text-align: center; margin-top: 20px;"> <h3>Highlighted Components</h3> <p>The number of protected miles within 1.5 road miles of an engine company.</p> <h2 style="color: red;">236 Protected Road Miles</h2> </div>	 <p style="font-size: small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue   2022</p> <div style="text-align: center; margin-top: 20px;"> <h3>Highlighted Components</h3> <p>The number of protected miles within 2.5 miles of a ladder/service company.</p> <h2 style="color: red;">122 Protected Road Miles</h2> <p style="font-size: x-small;">**Analysis found a Ladder is needed at Station 3, expanding coverage to 139 miles. Credit was lost due to Station 3 having no Ladder.</p> </div>
<p><b>Both maps are reflective of each other.</b></p>	
 <p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue   2022</p> <p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: -40px; top: 150px;">↑ GFFR's 4 Minute Response</p> <p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: -40px; top: 200px;">ISO's Engine map (protected area within 1.5 miles of engine).</p>	 <p style="font-size: small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue   2022</p>
<h2>Ladder Service</h2> <p>Trucks should be staffed/respond on a regular basis (discounting outlying situations).</p> <p>Because the run reports show the Ladder in Station 1 does not respond consistently, it cannot be recognized.</p> <p>City lacks a staffed ladder/aerial device 24/7.</p>  <p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: 500px; top: 550px;">Great Falls Fire Rescue   2022</p>	<p><b>Address Ladder Service Deficiency:</b> Staffing an aerial/ladder company 24/7</p> <p><b>Address Deployment Analysis Deficiency:</b> Building additional fire station(s) to provide more geographical coverage of the City.</p> <p><b>Address Company Personnel Deficiency:</b> ISO recommends additional Fire Department resources (apparatus &amp; personnel) along with increased personnel on GFFR's current, available apparatus within the City.</p> <p>GFFR's strategy is to acquire additional personnel to staff additional resources within the City, to provide further geographical coverage. Personnel numbers on current, available apparatus would remain the same.</p> <div style="text-align: center; margin-top: 20px;"> <h2 style="font-size: 2em;">What to do from here? ?</h2> </div> <p style="font-size: x-small; text-align: right;">Great Falls Fire Rescue   2022</p>
<p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue   2022</p> <div style="background-color: #cccccc; padding: 10px; text-align: center; margin-bottom: 10px;"> <h2 style="color: red; font-size: 1.5em;">IF NO ACTION IS TAKEN</h2> </div> <p><b>ISO Audits</b> Will continue to result in a decline in our community's classification.</p> <p><b>Insurance Premiums</b> Residential and Commercial property premiums will continue to increase.</p> <p><b>Unprotected areas within the City</b> will continue to expand.</p>	<p style="font-size: x-small; text-align: right;">Great Falls Fire Rescue   2022</p> <div style="text-align: center; margin-top: 20px;"> <h2 style="color: red;">Conclusion</h2> <h3 style="font-size: 1.2em;">If changes aren't made in less than 5 years,</h3> <p>our community will continue to experience further retrogression of its Public Protection Classification.</p> </div>

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Fire Chief Jones explained that the City's rating dropped to a D, largely due to the Great Falls Fire Rescue's (GFFR) staffing resources and the City could receive another regression grade if changes are not made. If the City were to make some progress quickly, a mid-audit review adjustment could be requested to potentially improve its rating.

Mayor Kelly inquired about the public protection classification increase from 2X to 3X for residential and commercial.

Commissioner Hinebauch responded that there could be approximately a 10 percent increase in insurance premiums for residential property owners and a greater increase for commercial property owners.

Commissioner Wolff received clarification that GFFR currently has an aerial truck; however, it is not staffed 24/7.

Commissioner McKenney inquired about the need for additional fire stations.

Fire Chief Jones responded that another fire station would meet the response needs for today and future growth. If the City funded construction for a new station, the project would take some time; however, fire personnel could work out of adjacent stations until construction was complete.

Commissioner Tryon commented that there is not enough money in the general fund to meet the needs of GFFR and a public safety levy might be necessary.

Fire Chief Jones concurred with Commissioner Tyron about a public safety levy given the number of resources needed to get the GFFR up to standard.

Commissioner Tryon received clarification that Fire Chief Jones would provide the Commission with a good, better, best approach with regard to a cost estimate to get GFFR up to standard later. Commissioner Tryon commented that the City has let this go far too long and are now at a place where something has to be done.

City Manager Doyon added that the ISO rating is a small component of the impact to GFFR and service to the community if the public safety aspect is not strengthened. He requested that Fire Chief Jones discuss possible outcomes if changes are not made.

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Fire Chief Jones responded that eventually GFFR would not be able to respond in a timely manner to calls for help.

Commissioner Hinebauch inquired about the importance of a ladder truck in heavy industrial areas.

Fire Chief Jones responded that GFFR has an aerial ladder truck and firefighters can staff it; however, they are generally on an engine company and takes longer to get the aerial ladder truck on scene. GFFR does not have the specialized training affiliated with a dedicated ladder company.

Commissioner Hinebauch commented that not having a dedicated ladder company could be a factor to companies with sizable factories from choosing the City as its location.

Referring to the GFFR four-minute response time, Commissioner McKenney commented that it is easy to monetize property damage; however, the loss of life or personal injury cannot be monetized.

It was the consensus of the Commission that Fire Chief Jones report back to the Commission about his good, better, best approach with regard to a cost estimate to get GFFR up to standard.

**2. MARIJUANA BUSINESS REGULATIONS**

City Attorney Jeff Hindoien explained that the purpose of the work session tonight is for the Commission to provide feedback on the proposed alternative regulatory framework in the event the voters decide to choose or a judge orders the City to allow commercial marijuana activities within the City limits. The proposed framework would allow for marijuana dispensaries, cultivation, manufacturing and transportation in I-1 and I-2 industrial districts and commercial marijuana activities. The second reading and public hearing for Ordinance 3249 will be on the September 6, 2022 City Commission agenda.

Planning and Community Development Director Craig Raymond reported that at the August 9, 2022 Planning Advisory Board/Zoning Commission (PABZC) meeting, the board members were unable to reach a consensus on what the framework should look like. However, there was unanimous opinion that they were not comfortable with allowing the dispensary land use in all commercial and mixed-use districts.

Director Raymond recommended that the Commission give serious thought as to what its vision is for the City. Director Raymond commented that because distance provisions are difficult to administer and the Cascade County property records are not always updated, it would be better to manage marijuana activities through zoning districts.

Commissioner Tryon received clarification that from a land use perspective, the impacts of a marijuana dispensary use is not fundamentally different from off premises liquor use in C-1 and C-2 districts.

City Attorney Hindoien added that there would be no impact to staff for land use zoning enforcement because marijuana dispensaries would not receive a licenses from the Department of Revenue (DOR) until it demonstrates that the premises is located in place where a local government has already authorized it to operate. Marijuana business activity in industrial districts could have an impact on the Fire Protection Bureau and Fire Code Enforcement. Amending the permissive zoning districts for dispensary use

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framework would be easy; however, the above and beyond what the state requires for licensure with regard to distance provisions would be more difficult. City Attorney Hindoien reported that a court decision from the Yatsko lawsuit should be forthcoming soon.

Commissioner Wolff stepped out at 6:30 p.m. and returned at 6:32 p.m.

Commissioner McKenney commented that the voters get to decide what the vision for the city should be. If voters approve marijuana activities in the city, the Commission should not get in the way of that decision and marijuana should be allowed in the commercial zoning districts.

Commissioner Wolff commented that she could not get past the presentations from the Crime Task Force, Crime Stoppers and City staff about the negative impacts of marijuana. If the voters want marijuana activities to be allowed in the city, she would prefer to have it limited to I-1 and I-2 districts and not by schools, retail areas or where children are being raised.

Director Raymond requested that the Commission review the zoning district map prior to the September 6, 2022 work session.

Mayor Kelly commented that it is difficult to get too worked up over something that may not happen. The Commission has heard from those who are concerned about the youth; however, it has not heard from the business community about marijuana activities in the city.

City Manager Greg Doyon explained that the Commission could keep the alternative regulatory framework or it could be more restrictive.

City Attorney Hindoien suggested that if the Commission has specific ideas about limiting the alternative regulatory framework, to provide those amendments to him prior to the September 6, 2022 work session.

**DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS**

City Manager Greg Doyon reported that the September 6, 2022 work session would consist of updates about ARPA Application Scoring and Evaluation, as well as Marijuana Zoning. A Public Safety Levy will be a topic for an upcoming work session.

**ADJOURN**

There being no further discussion, Mayor Kelly adjourned the informal work session of August 16, 2022 at 6:44 p.m.