

JOURNAL OF COMMISSION WORK SESSION
October 18, 2022

City Commission Work Session
Civic Center, Gibson Room 212

Mayor Pro Tempore Wolff presiding

CALL TO ORDER: 5:30 PM

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

STAFF PRESENT: City Manager Greg Doyon and Deputy City Manager Chuck Anderson; Interim City Attorney David Dennis; Finance Director Melissa Kinzler and Grant Administrator Tom Hazen; Planning and Community Development Director Craig Raymond; Public Works Interim City Engineer Jesse Patton, Engineer Mark Juras and Sanitation Manager Ross Bartell; Municipal Court Judge Steve Bolstad and Court Supervisor Morgan Medvec; Assistant Fire Chief Bob Shupe; Police Chief Jeff Newton; and, Deputy City Clerk Darcy Dea.

PUBLIC COMMENT

None.

1. SOLID WASTE STUDY UPDATE

Public Works Engineer Mark Juras explained that the Great Falls Solid Waste Study is being facilitated through the Public Works department in conjunction with Advanced Engineering and Environmental Services (AE2S) Project Engineer Nate Weisenberger.

Public Works Engineer Juras reviewed and discussed the following PowerPoint:

Solid Waste Study	
RFP & Consultant Engagement	2021 November
Study Awarded	2022 April
Project Kickoff / Framing Workshop	2022 May
Concept Development & Initial Screening Workshop	2022 August
Work Session Update	2022 October
Study Report and Follow-up Work Session	Late 2022/Early 2023

JOURNAL OF COMMISSION WORK SESSION

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Project Introduction

Today:
Residents and businesses within the City of Great Falls currently have two options for solid waste (garbage) collection.

- Option 1** City of Great Falls Solid Waste Services – Disposal at High Plains Landfill
- Option 2** Republic Services – Disposal at High Plains Landfill

The City is Proactively Considering Solid Waste Management & Disposal Options

- The High Plains Landfill, owned and operated by Republic Services, is the only current feasible option for the City.
- Republic Services took over ownership of the landfill in 2018.
- High inflation is causing disposal cost increases - the City decided it was prudent to explore if other options are available.

YEAR	MWS/REPUBLIC LANDFILL RATE
2017	\$25.61
2018	\$26.64
2019	\$27.35
2020	\$27.98
2021	\$28.37
2022	\$30.31

Looking to the Future
The City will utilize this study to inform the best long-term solid waste management and disposal options for the City of Great Falls.

Project Status: Update on Background Data Findings

- Consultant team performed review of background data and prepared population and disposal tonnage forecasts for the City and Counties shown:



Project Status: Update on Background Data Findings

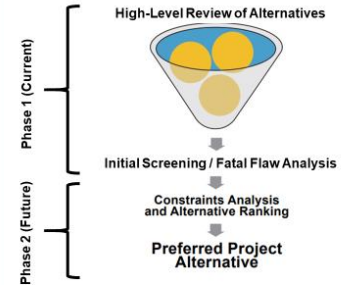
- Continued
- Consultant team conducted a regulatory, permitting, and zoning review
- Peer to Peer Conversations



Locations of Landfill & Transfer Station Options



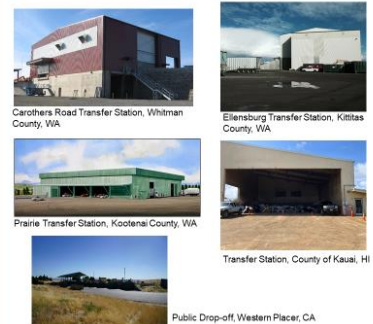
Alternative Identification and Screening



Five Alternatives

Alternative	Description
Status Quo	Continue with a mix of City and Republic collection with solid waste going to High Plains Landfill and recycling to Pacific Steel & Recycling.
Privatization – contract or franchise	The City ceases collections operations and negotiates directly with Republic for collection, disposal, and recycling services on behalf of all the City of Great Falls residents and businesses.
City Developed Landfill (optional self-haul transfer station)	Continue with the current mix of City and Republic collection; collection outside the City limits decided by other jurisdictions. City develops a new City-Owned landfill and a new optional City-Owned transfer station for City residents and small businesses only (no collection vehicles).
Develop regional waste management authority/solution	Continue with the current mix of City and Republic collection; collection outside the City limits decided by other jurisdictions. New City-Owned Transfer Station; size dependent on landfill used and what other jurisdictions are interested. Disposal would be at a publicly-owned landfill serving multiple cities and counties. Recycling to Pacific Steel & Recycling.
Lewis & Clark Landfill & New City Transfer Station	Continue with the current mix of City and Republic collection. New City-Owned Transfer Station (self-haul and collection vehicles). Municipal solid waste hauled to Lewis & Clark Landfill and recycling to Pacific Steel & Recycling.

A Few Transfer Stations Examples (medium to small)



JOURNAL OF COMMISSION WORK SESSION
October 18, 2022

<h3>Fact Sheet 1</h3> <ul style="list-style-type: none">Fact Sheet 1 Summarizes Study Results to DateCommission Input is Requested – Revise as Needed 	<h3>Next Steps</h3> <ul style="list-style-type: none">Discuss Fact Sheet 1Conceptual level design & initial cost estimatesPrepare Phase 1 report for City reviewLate 2022/Early 2023 Commission Work Session – present Phase 1 results and Fact Sheet 2Discuss future of project and Phase 2
<h3>Project Schedule</h3> 	<h3>Adjourn</h3> <h2>Questions?</h2>

Commissioner Tryon commented that more input would be necessary moving forward from City staff and AE2S Project Engineer Nate Weisenberger about the cost, advantages and disadvantages of the five alternatives. He received clarification that the building project of a potential transfer station site would be the City’s responsibility.

City Manager Greg Doyon added that the City may not need the entire site and that it is not just about getting the property zoned properly; it is also about getting it permitted that would be the challenge. He explained that the City has historically maintained the position that it wanted to have competition for its residents with regard to solid waste disposal; however, the City needs to consider another feasible way it could ensure its disposal future is secured in a way that it can better manage the cost.

Commissioner McKenney received clarification that a sixth alternative where the City negotiates with an outside competitor other than Republic could be considered, along with the other five alternatives. He further received clarification that legal requirements of negotiating a franchise agreement would need to be verified if the City ceases disposal operations.





Mayor Pro Tempore Wolff received clarification that the High Plains Landfill receives solid waste from three regional collection and transport facilities including Lincoln, Lewistown and Livingston. She further received clarification that other entities in Montana have considered moving away from smaller facilities and into larger regional facilities because smaller facilities are more difficult to permit.

2. QUARTERLY TIF APPLICATION UPDATE


Planning and Community Development Director Craig Raymond reviewed and discussed the following

JOURNAL OF COMMISSION WORK SESSION
October 18, 2022


PowerPoint:

<p align="center">Downtown TIF District – What’s Happening</p> <p align="center">City Commission Work Session October 18, 2022</p>	<p align="center"> Finished Projects</p> <p align="center">The Wild Hare</p>  <p>Reimbursements: Façade: \$35,675 Life Safety: \$2,500 Total: \$38,175</p>
<p align="center"> Finished Projects</p> <p align="center">Honey Hippo Play Cafe</p>  <p>Reimbursements: Life Safety: \$24,930.50 Total: \$24,930.50</p>	<p align="center"> Finished Projects</p> <p align="center">The Newberry</p>  <p>Reimbursements: Façade: \$12,500 Life Safety: \$12,500 Total: \$25,000</p>
<p align="center"> Approved Projects</p> <p align="center">The O’Haire Inn/Sip ‘n Dip</p>  <p>Approved Funds: Façade: \$50,000 Total: \$50,000</p>	<p align="center"> Approved Projects</p> <p align="center">City Bar</p>  <p>Approved Funds: Façade: \$18,557 Life Safety: \$19,637 Environmental: \$2,144 Total: \$40,338</p>
<p align="center"> Approved Projects</p> <p align="center">513 Central Ave</p>  <p>Approved Funds: Façade: \$50,000 Environmental: \$5,000 Total: \$55,000</p>	<p align="center"> Approved Projects</p> <p align="center">Columbia Grain/120 1st Ave N</p>  <p>Approved Funds: Façade: \$24,999 Total: \$24,999</p>

**JOURNAL OF COMMISSION WORK SESSION
October 18, 2022**

 Other Downtown Projects

Arvon Block Alley Storm Drain



Approved Funds: \$90,000
Total: \$90,000

28

 Other Downtown Projects

BID Mural Lighting



Requested Funds: \$150,000

29

 Other Downtown Projects

PW Downtown Storm Drain



Approved Funds: \$2.5 million over 6 years
Total: \$2.5 million

30

Totals

Total Approved:
\$2,998,424.50

Reimbursed to Date:
\$88,087.50



Project Payment

- Applicant submits request for payment
 - Approved form
 - Invoices (evidence invoices have been paid)
 - Proof of prevailing wages paid (if applicable)
- Staff review of documents
- Finance Dept processes for payment

**Downtown Programs
2022**

- Façade Program:
 - \$98,175 approved
 - \$12,500 spent
- Life Safety/Code Compliance:
 - \$37,430.50 approved
 - \$37,430.50 spent
- Environmental Safety:
 - \$7,500 approved
 - \$0 spent

Questions and Discussion

Director Raymond suggested that the Commission consider either keeping the annual allocation at a half million and increase the caps or decrease the half million for other Downtown TIF District projects because the City is not coming near spending the half million a year. He commented that more money could be spent on projects if the caps were higher. The current balance in the Downtown TIF District is

JOURNAL OF COMMISSION WORK SESSION
October 18, 2022

approximately \$3 million.

City Manager Doyon added that other communities are utilizing funds for the Downtown TIF District similarly to Great Falls.

Mayor Pro Tempore Wolff received clarification that construction would cease for the winter on the Civic Center Façade and is projected to be completed in August 2023.

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon reported that the November 1, 2022, work session will consist of Evidence Building Project, Fire Station ARPA Project, and Crime Task Force/Safety Levy updates. ARPA Application Scoring will be a topic for a special work session on November 17, 2022.

City Manager Doyon requested that the Commission provide feedback on his email with regard to a draft Request for Proposals (RFP) for services related to an educational effort for any future public safety levy request.

It was the consensus of the Commission that City Manager Doyon provide numbers with regard to the recommendations from the Crime Task Force and City staff about a potential Public Safety Levy.

City Manager Doyon clarified that he would provide a range; however, the numbers would be very preliminary and could change.

ADJOURN

There being no further discussion, Mayor Pro Tempore Wolff adjourned the informal work session of October 18, 2022 at 6:15 p.m.