

JOURNAL OF COMMISSION PROCEEDINGS
February 21, 2023

Regular City Commission Meeting

Mayor Kelly presiding
Commission Chambers Room 206

CALL TO ORDER: 7:00 PM

Mayor Kelly reported that the suspects in today's shooting involving school aged children were apprehended within minutes. Fortunately, no one was fatally injured.

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; Library Director Susie McIntyre; Public Works Director Chris Gaub; Planning and Community Development Director Craig Raymond; Finance Director Melissa Kinzler; City Attorney David Dennis and Deputy City Attorney Rachel Taylor; Police Captain Doug Otto; and City Clerk Lisa Kunz.

AGENDA APPROVAL: Manager Doyon pulled Agenda Item 6 to allow for additional time for applicant interviews. There were no proposed changes to the agenda by the City Commission. The agenda was approved as amended.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

PROCLAMATIONS: Community Week of Compassion and Fast [February 26 – March 4, 2023]

COMMUNITY INITIATIVES

1. COMMUNITY HEALTH UPDATE FROM CITY COUNTY HEALTH.

Pauline Conway, FNP and Medical Director at the City-County Health Department (CCHD), provided the following updates:

- The CCHD is the only organization within the City and County that provides free Narcan for individuals abusing narcotics, or to family members and other concerned members of the community, and teaches those individuals how to use it. In 2022, 167 boxes containing two doses of Narcan nasal spray was distributed within the community. To date this year, 22 boxes have been distributed. This year the CCHD also has 2 mg Narcan that can be administered intramuscularly. CCHD is monitoring the amount of Narcan distributed within the community to determine if it is making a difference in reducing fentanyl overdoses and deaths.

2. PETITIONS AND COMMUNICATIONS

None.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

NEIGHBORHOOD COUNCILS

3. NEIGHBORHOOD COUNCIL 3 UPDATE.

Mayor Kelly announced that Neighborhood Council 3 provided notice that a co-presenter was sick and their update will be rescheduled.

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

BOARDS AND COMMISSIONS

5. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.

None.

6. APPOINTMENT TO THE REGIONAL AIRPORT AUTHORITY BOARD. Pulled from agenda.

CITY MANAGER

7. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon reported the following updates:

- The Civic Center has been undergoing some much-needed improvements. In the last year, Facilities Manager Ted Fallat and his crew evaluated the Civic Center heating system and took on fixing some of the components that frequently break. The savings is estimated to be \$11,200 since October 2022.
- The blend and extend contract with EKI has been executed for the City organization's power supply. This contract is only for the electric rates of the City's buildings, Water Treatment Plant, Wastewater Treatment Plant, etc. It is not something that will affect the residents' rates with NorthWestern Energy. However, there will be an impact to how the water and sewer budgets operate, and associated rate settings for next year.

CONSENT AGENDA.

- 8.** Minutes, February 7, 2023, City Commission Meeting.
- 9.** Total Expenditures of \$4,503,698 for the period of January 14, 2023 through February 8, 2023, to include claims over \$25,000, in the amount of \$3,995,815.
- 10.** Contracts List.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

11. ARPA Sub-Award Grant Agreement List as previously approved by the City Commission.
12. Approve the submission of an application to the Federal Emergency Management Agency (FEMA) through the Assistance to Firefighters Grant (AFG) in the amount of \$119,263.45 and City match in the amount of \$11,926.35, for a total of \$131,189.80 for Operations and Safety Equipment.
13. Approve a final payment for the Elk's Riverside Park Force Main Replacement to Capcon, LLC in the amount of \$11,159.22 and \$112.72 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments. **OF 1695.3**
14. Set a public hearing on Resolution 10495, Establishing Golf Fees, for March 7, 2023.

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.

Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

PUBLIC HEARINGS

15. **RESOLUTION 10490, REQUEST FROM THE DOWNTOWN DEVELOPMENT PARTNERSHIP (DDP) TO USE DOWNTOWN URBAN RENEWAL DISTRICT TAX INCREMENT FINANCING (TIF) FUNDS TOWARDS DEVELOPMENT OF AN ECONOMIC VITALITY TRANSFORMATION STRATEGY TO GUIDE FUTURE DOWNTOWN BUSINESS DEVELOPMENT.**

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

Planning and Community Development Director Craig Raymond reported that the Downtown Development Partnership (DDP) serves as the coordinating body for downtown development. DDP members include NeighborWorks Great Falls, Great Falls Development Authority, Great Falls Business Improvement District, Downtown Great Falls Association, City of Great Falls, Great Falls Public Schools, Great Falls Area Chamber of Commerce, Neighborhood Council #7, City of Great Falls Parking Advisory Commission and Historic Preservation Advisory Commission, Cascade County, and other downtown advocates.

Several goals and objectives of the Downtown Urban Renewal District Plan have been realized since the creation of the plan. There still remains a lot of work to do. On page 10 of the Downtown Urban Renewal District Plan, conducting a Downtown Market Analysis is a specifically listed priority. As such, staff finds consistency between the request and the adopted TIF plan for the district.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

The DDP is requesting a TIF allocation in the amount of \$30,000 to assist in funding an “Economic Vitality Transformation Strategy” effort. The overall effort will be initiated with a market assessment to better gain an understanding of needs and opportunities in the downtown area. Once the results from the assessment are known, the vitality strategy can be formulated to take advantage of the identified opportunities. Similar projects have proven successful like the housing market analysis, which GFDA and others completed recently.

For this project, the DDP has submitted a grant request to the Montana Main Street Program in the amount of \$20,000. If successful, the total TIF reimbursement will be reduced to \$10,000. GFDA and NeighborWorks Great Falls have also pledged \$5,000 each to contribute to the effort along with in-kind staff time to execute the project.

Mayor Kelly asked if the Commission members had any questions of staff or the applicant. Hearing none, Mayor Kelly asked if there were any comments from the public in support of Resolution 10490.

Jolene Schalper, Great Falls Development Authority (GFDA), commented that market assessments and strategic plans have been successfully utilized in the community because business is driven by data. With this proposal, there is leverage of public funds with other partnerships and with in-kind staff time. The data utilized from the market assessment will guide DDP discussions and strategy to pursue entrepreneurs of potential housing, businesses and brands that are in other similar markets. This is the next step in growth for downtown.

Sherrie Arey, NeighborWorks Great Falls, also advocated for the TIF funds to help with strategy. The number one goal of the NeighborWorks Strategic Plan through 2024 is to be the community catalyst for neighborhood revitalization. She believes that dedicated TIF dollars for the Economic Vitality Transformation Strategy will help them understand the needs on the north and south borders of the downtown area that are in need of revitalization and infill.

Kellie Pierce, Downtown Development Partnership (DDP), expressed that approval of this request is important to the revitalization efforts in Downtown Great Falls. The DDP is an accredited Main Street Community within Montana. The DDP has been successful in fulfilling grant opportunities through Main Street Montana for 10+ years. This is also an opportunity to leverage those dollars to keep growing downtown development in Great Falls.

Mayor Kelly asked if there were any comments from the public in opposition to Resolution 10490.

Kevin Westie, 602 35th St. N., commented that the development in Great Falls is at the point that TIF is not needed anymore.

There being no one further to address the Commission, 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 10490 to allow the use of up to \$30,000 in Downtown Urban Renewal District Tax Increment Financing funds to assist the DDP in creating an Economic Vitality Transformation Strategy, and approve the Tax Increment Contribution Agreement.

JOURNAL OF COMMISSION PROCEEDINGS
February 21, 2023

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

Commissioner McKenney inquired how someone would know about this information if he/she were not being recruited.

Jolene Schalper, Great Falls Development Authority, responded that data from assessments is shared as widely as possible. Anybody can utilize the data. It is free on GFDA's website and partner websites. Entrepreneurs in contact with GFDA that are looking to start up downtown would receive the information as well.

Commissioner Tryon inquired the process to hire a company to perform the assessment.

Jolene Schalper, Great Falls Development Authority, responded that the DDP would put together a scoring matrix, and issue an RFP wide and far and to local Main Street partners. The DDP would then score the proposals to select the best candidate.

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

Motion carried 5-0.

16. ORDINANCE 3254, PROVIDING THAT THE CHARTER OF THE CITY OF GREAT FALLS BE AMENDED SO THAT THE LIBRARY MILL LIMIT BE INCREASED FROM 2 ADDITIONAL MILLS TO 17 ADDITIONAL MILLS, AN INCREASE OF 15 MILLS, AND SUBMITTING SUCH CHARTER AMENDMENT TO THE ELECTORS OF THE CITY OF GREAT FALLS.

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

Library Director Susie McIntyre reported that the current funding model for the Great Falls Public Library is inadequate to provide the quality services the community deserves. The Library is currently funded at \$19.00 per capita, which is well below the Montana average of \$31.00 per capita. It has been made clear that the City of Great Falls and Cascade County have no additional funds from their regular funding mechanisms to increase the funding for the Library.

The Library spent months working with consultants and community partners to develop a Library Master Plan. The Plan provides information to guide decisions on facility maintenance and upgrades, library space configurations, library services, community outreach, staffing and funding. A key finding of the Master Plan is that current Library funding is inadequate.

The Great Falls Library Board has determined that with the escalating costs of operations a levy is necessary to provide sustainable annual funding, to expand Library services, to continue to meet State standards, and to provide for future growth.

Director McIntyre commented that she believes that the Library is a cornerstone of having a great community. She reviewed and discussed the following PowerPoint slides:

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023



Great Falls Public Library

Ordinance 3254, Providing that the Charter of the City of Great Falls be Amended so that the Library Mill Limit be increased from 2 additional mills to 17 additional mills, an increase of 15 mills, and Submitting Such Charter Amendment to the Electors of the City of Great Falls.

Resolution 10488, Referring Ordinance No. 3254, An Ordinance Amending Article I, Section 3 of the Charter of the City of Great Falls to Increase the Authorized Additional Mills for the Operation, Maintenance and Capital Needs of the Great Falls Public Library from Two (2) Mills to Seventeen (17) Mills and Submitting Such Charter Amendment to the Electors of the City of Great Falls to Be Conducted at a Special Election to Be Held on June 6, 2023.

What kind of community do we want?

- ❖ An **informed** community where everyone has access to the quality information they need to live, learn, govern, and work.
- ❖ An **educated** community where parents are supported to be their child's first teacher, children start school ready to read, and students have access to resources to thrive as they grow to adulthood.
- ❖ A **connected** community with a safe, strong downtown.
- ❖ A **thriving** community where people have quality of life.

Library Mill Levy: Special Election June 6

Shall the City of Great Falls be authorized to amend Article I, Section 3 of the Charter of the City of Great Falls to levy up to 17 mills, an increase of 15 mills, raising approximately \$1,594,500 for the purpose of providing funds for the operation, maintenance and capital needs of the Great Falls Public Library.

[] **FOR** amending the Charter of the City of Great Falls to increase the authorized mills to levy for the operation, maintenance and capital needs of the Great Falls Public Library from two (2) mills to seventeen (17) mills as provided for in Ordinance No. 3254.

[] **AGAINST** amending the Charter of the City of Great Falls to increase the authorized mills to levy for the operation, maintenance and capital needs of the Great Falls Public Library from two (2) mills to seventeen (17) mills as provided for in Ordinance No. 3254.

Total Mills requested = 15 MILLS = \$1,594,500.00

INCREASE THE ANNUAL TAX ON A \$100,000 HOME APPROXIMATELY \$20.25

INCREASE THE ANNUAL TAX ON A \$200,000 HOME APPROXIMATELY \$40.50

Library Crossroads

Mill Levy Passes:

- Funding for increased staff and services
- Continuing and expanding early literacy and afterschool programs for children and parents
- Expanding homebound services and programming for people who are disabled and seniors
- Providing computer and technology classes and expanded support for job seekers
- Providing a College Readiness Program for teens that includes literacy programs, test prep, and application assistance
- Expanding our hours to be open seven days a week providing more service to all community members
- Expanding Bookmobile services to six days a week providing more services to daycares, schools and seniors
- Improving Library safety so that parents, seniors and families feel welcome at the Library
- Providing free parking to reduce barriers to using the Library

Mill Levy Doesn't Pass:

- Limited funding resulting in decreased staff and services
- Reduced early literacy and afterschool programs for children and parents
- No homebound services and programming for people who are disabled and seniors
- No computer and technology classes and reduced support for job seekers
- No College Readiness Program for teens (literacy programs, test prep, and application assistance)
- Reducing our hours to be open only five days a week providing less service to all community members
- Failing to meet Montana Public Library Standards disqualifying the Library from receiving State Library Aid of around \$30,000
- Bookmobile service maintained at only 3 days a week providing inadequate service to daycares, schools and seniors
- Failing to adequately address Library safety so that parents, seniors and families feel welcome at the Library

ESTIMATED Budget Revenue:

Great Falls Public Library Budget Revenue	Current	Mill Levy Pass	Mill Levy Fail
NEW Mill Levy Funding	\$ -	\$ 1,549,500.00	\$ -
2 voted City Mills (\$103,300/mill)	\$ 199,044.00	\$ 199,044.00	\$ 199,044.00
7 City Mills by Agreement (\$103,300/mill)	\$ 696,864.00	\$ 696,864.00	\$ 696,864.00
City General Fund	\$ 350,000.00	\$ -	\$ 350,000.00
County Funding by Agreement	\$ 177,000.00	\$ 177,000.00	\$ 177,000.00
State Funding through Federation	\$ 2,359.27	\$ 2,359.27	\$ 2,359.27
State Funding per Capita	\$ 29,716.00	\$ 29,716.00	\$ 29,716.00
Other Funding	\$ 50,500.00	\$ 50,500.00	\$ 50,500.00
TOTAL Budget Revenue for GFPL	\$ 1,505,483.27	\$ 2,704,983.27	\$ 1,475,767.27

ESTIMATED Budget Expenses: **PASSES**

Library Expenses			
	CURRENT	PASSES	FAILS
PERSONNEL SERVICES	\$ 1,261,712.00	\$ 2,026,449.33	\$ 1,186,456.51
SUPPLIES	\$ 26,500.00	\$ 40,250.00	\$ 26,500.00
PURCHASED SERVICES	\$ 163,272.00	\$ 297,450.00	\$ 167,750.00
OTHER	\$ 450.00	\$ 450.00	\$ 450.00
INTERNAL SERVICE CHARGES	\$ 118,785.00	\$ 141,895.24	\$ 125,912.10
EXPENSES TOTAL	\$ 1,570,119.00	\$ 2,568,494.57	\$ 1,519,561.66

Increase Personnel Services of = \$866,737.33
 Additional Youth Services & Public Services Staff
 Additional Bookmobile Driver
 Assistant Library Director
 Communications Specialist
 Community Engagement Coordinator
 Technology Systems Assistant
 Safety Specialists/Security Guards

Increase Purchased Services of = \$94,178.00
 Increased funds for Book and Materials
 Inflationary increases for utility costs, maintenance agreements & computer programming
 Agreement for Mental Health Contract

Increase Internal Services of \$23,080.24
 Inflationary increases for estimated internal services
 Increased charges for increased number of staff

Increase Supplies of = \$14,350.00
 Increased funds for computers and networking
 Increased funds for fuel (Bookmobile)
 Increased funds for building repair and maintenance

ESTIMATED Budget Expenses: **DOESN'T PASS**

Library Expenses			
	CURRENT	PASSES	FAILS
PERSONNEL SERVICES	\$ 1,261,712.00	\$ 2,126,449.33	\$ 1,198,456.51
SUPPLIES	\$ 26,500.00	\$ 40,250.00	\$ 26,500.00
PURCHASED SERVICES	\$ 163,272.00	\$ 297,450.00	\$ 167,750.00
OTHER	\$ 450.00	\$ 450.00	\$ 450.00
INTERNAL SERVICE CHARGES	\$ 118,785.00	\$ 141,895.24	\$ 125,912.10
EXPENSES TOTAL	\$ 1,570,119.00	\$ 2,568,494.57	\$ 1,519,561.66

Decrease Personnel Services of \$63,255.49
 Reduction in Public Services Staff
 Reduction in Custodial Staff
 Reduction in Technical Services Staff
 Removal of PR and Adult Programming Position

Increase Purchased Services of \$4,478.00
 Inflationary increases for utility costs, maintenance agreements & computer programming

Proposed Increase Internal Services of \$7,127.10
 Inflationary increases for internal services

Increase Supplies of \$4,478.00
 Inflationary increases for estimated fuel costs

Library Mill Levy: Special Election June 6

Shall the City of Great Falls be authorized to amend Article I, Section 3 of the Charter of the City of Great Falls to levy up to 17 mills, an increase of 15 mills, raising approximately \$1,594,500 for the purpose of providing funds for the operation, maintenance and capital needs of the Great Falls Public Library.

[] **FOR** amending the Charter of the City of Great Falls to increase the authorized mills to levy for the operation, maintenance and capital needs of the Great Falls Public Library from two (2) mills to seventeen (17) mills as provided for in Ordinance No. 3254.

[] **AGAINST** amending the Charter of the City of Great Falls to increase the authorized mills to levy for the operation, maintenance and capital needs of the Great Falls Public Library from two (2) mills to seventeen (17) mills as provided for in Ordinance No. 3254.

Total Mills requested = 15 MILLS = \$1,594,500.00

INCREASE THE ANNUAL TAX ON A \$100,000 HOME APPROXIMATELY \$20.25

INCREASE THE ANNUAL TAX ON A \$200,000 HOME APPROXIMATELY \$40.50

Mayor Kelly asked if the Commission members had any questions of staff.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Commissioner McKenney inquired if those wishing to address the Commission could address Items 16 and 18 together, or would they have to do that separately.

City Attorney David Dennis responded that these two separate agenda items require separate action. The Ordinance would amend the City Charter, and the Resolution would submit the Ordinance to a vote of the electors of the City.

Mayor Kelly suggested that those wishing to address the Commission on either agenda item, provide comments during this public hearing.

Mayor Kelly inquired what the average per capita spending would increase to if the mill levy passes.

Director McIntyre responded about \$32.00 per capita, depending on the census.

Commissioner Tryon referred to Section 3 of Ordinance 3254 and reiterated that what the Commission is voting on after the public hearing will only be effective if it is approved by the electors on June 6, 2023.

Director McIntyre responded that was correct. The Library Board is requesting that the voters in Great Falls be allowed to make a decision about the level of Library services they want.

Commissioner Tryon further clarified that the Commission is not voting tonight to raise the mills from 2 mills to 17 mills for the Library. The Commission will be voting on allowing or not allowing this issue to go before the voters on June 6, 2023 to make that decision.

Mayor Kelly asked if there were any comments from the public in support of Ordinance 3254.

Whitney Olson, Cascade County resident, Great Falls business owner and Great Falls Public Library Board chairperson, commented that Library Board and Library employees have been working towards this moment for over 1½ years. Professionals have been engaged to guide them through the Master Plan process. The Great Falls Public Library Board believes the community needs and deserves better service. In order to provide it, the taxpayers must decide if they value this institution. The Library Board is confident that it has a solid plan to show the voters why the Library is an integral part of Great Falls and surrounding community and why it deserves their backing.

Jill Baker, City resident, Executive Director of the Great Falls Public Library Foundation, commented that the Foundation has worked closely with the Library to secure funding to support the Library's Master Plan process, to conduct polling to determine the best way to move forward with putting a mill levy on the ballot, as well as identifying generous donors who have pledged their support for a mill levy campaign. The Foundation continues to be dedicated to support the Library by providing funding to enhance Library services. The Foundation currently provides over a quarter of a million dollars per year in support of cultural programming, materials, and through the annual Children's Bookathon. Since 2014, the Foundation has greatly increased the amount of funding for Library books and materials. Because the Library is a public institution, it is the community's responsibility to provide operational funding for the Library. The Library is a great investment of resources. A more literate community results in less poverty and less crime. Librarian Alma Jacobs referred to the Library as a "poor man's university."

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Jane Weber, City resident, commented that information is power. The Library empowers children and adults. The Library is the candy store for the mind. She noted that she served on the County Commission for over a decade and served as the County's representative on the Library Board. She understands the escalating expenses that the Library is facing. During her tenure on the County Commission, the County never raised its contribution to the Library, except for one year. She urged the Commission's favorable vote, and concluded that the Library Board and Foundation will have the responsibility for educating the voters.

Bill Tacke, 1024 3rd Ave. N., Great Falls Public Library Foundation Board member, commented that the Library is a place for all. Everybody is equal and the services are available for all community members who need them. The Library is the lifeblood of the community. It is an essential service. The health of the Library reflects the health of the community. Staff's ability to provide those services are very limited due to being underfunded. The proposed increase in the mill levy would go a long way in helping to restore the health of the Library and health of the community.

Molly Beck, City resident, Chairperson of the Ballot Initiative Committee "Vote Yes for Libraries," commented that it continues to be a financially challenging time for the community. However, she argued that there is no better time to invest in Library services. A well-funded Library can be a cost savings when utilized. A robust public Library is a gift to a community in challenging financial times, not a burden. A free Library card provides access to countless free services. She discussed her family's current Library usage. Her tax liability with this levy would be \$3.38/month or \$40.50/year, which would result in a monthly savings for her family of at least \$156/month or \$1,900/year. As a non-profit early intervention speech therapist, this does not include the value of the material and services that she has recommended to her clients and their families. She also places a high value on the impact of Library services to others in the community, such as internet, printing, enrichment, educational programming, free tax support and Bookmobile services. The Bookmobile that was paid for through donations collects dust four days per week because there is a lack of funding for staff to run it. There are countless people on those routes that are missing out on the Library services they deserve.

Carol Paul, City resident, Student Services Coordinator for Great Falls Public Schools, commented for the past 15-years, she has enjoyed a partnership with the Great Falls Public Library to bring the joy of reading and early literacy and language development to our youngest citizens. Youth Services Librarian Rae McFadden is a member of the diverse Raising Readers Committee that gets books to children all over Great Falls and participates in several programs that benefit the community. The Library is an important resource to young children, young families and to teachers in the community. With the capital and staffing investments, she believes the Library will be able to serve the community better.

Donna Williams, 2916 2nd Ave. N., agreed with the comments made by the prior speakers.

Peter Johnson, 3304 Arbor Way, emphasized the importance of the Library to kids and senior citizens alike. He took his children to the Library every week when they were little. Thirty plus years later his children are well educated and still thrive on libraries and books. He is in support of changing the Charter to allow voters to better support the Library. As senior citizens, he and his wife enjoy the Library services and would be proud to pay \$40 more to support the Library.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Written comments in support of Ordinance 3254 were received from: **Carole Clark**, 405 Park Dr. N. 7A, **Gerald Clark**, 405 Park Dr. N. 7A, **Paula Evitts**, 600 13th Ave. S. Apt. 221, **Cheryl Lucas**, 1618 Central Ave., **Linda Colenso**, 3416 1st Ave. N., **Ken Robison**, 315 Lamplighter Ln., **Shyla Patera**, City resident, **Sue Warren**, 3932 15th Ave. S., **Gordon Whirry**, (Citizen Ticket #28692f890, **Carrie Jensen**, GFPL Foundation President, **Janet Henderson**, no address provided, **Gail Kapptie**, 2724 5th Ave. S., and **Kayla Lee**, City resident.

Mayor Kelly asked if there were any comments from the public in opposition to Ordinance 3254.

Jeni Dodd, City resident, urged the Commission to vote no to not change the Charter to accommodate the Library's levy request. She can no longer support the Library on its present path, for several reasons: (1) The Library is trying to make itself more relevant by becoming more of a social service organization. She is against the hiring of a social worker; (2) The Library promotes Pride Week for the LGBTQ community, but no week to celebrate families consisting of a biological man and biological woman and their children. To her, that is discrimination based on sexual orientation and favoritism; and (3) She objects to her tax dollars going to fund a library that promotes obscene and pornographic material for children. Books available in the junior section of the Library include the titles "Gender Queer" and "This Book is Gay" and contain detailed illustrations of sexual acts. Ms. Dodd noted that if a child has a library card, the library would not reveal the child's library records, not even to their parents. To her, that seems to negate parental rights.

Leighton Dresch, Cascade County resident, commented that he agrees with Ms. Dodd's comments. Although he has not specifically seen it, he has heard horror stories about what goes on in the Library. He does not support their new agenda. He does not support Ordinance 3254, as it sounds like a very excessive increase in the mill levy. Initially, he heard that this referendum was going to be put on the ballot with the school trustee election. Now, he sees that it is going to be a separate, single item on June 6th. This narrows the voting pool down to the bare minimum. Those that are in support of the mill levy will show up to vote. The average voter is not going to be there. This will go under the radar and most people will miss it. Something of this magnitude should be put either with a School Board election or on the general election ballot in November. He understands the cost of the election will be about \$48,000 to hold a special election. This proposed levy should not be held by itself.

Laura Ravenscroft, City resident, commented that it does not sound like a lot of money, but rental owners will have to increase rent. There are a lot of complaints about high rent in Great Falls. If this proposed levy passes, rent will go up again. She also does not believe it is the Library's job to provide for, or the taxpayers to pay for, mental health workers. Other services in town take care of that. With regard to guards, she suggested being creative and asking retired military residents to volunteer.

Kirby Shepherd, former psychological operations sergeant with the US Army and current pastor at Crossroads Memorial Church, commented that he agrees with all of the dissenters. He does not believe mental health is a social service for the Library to provide. Understanding mental health is an issue that needs to be addressed, he also believes there are a number of people, including pastors such as himself, who would be willing to step up and volunteer their time at no expense to the Library in order to provide those services. As a psychological operations sergeant in the Army he dealt with a lot of propaganda. There is such a thing called glittering generalities. People will give examples

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

of things in a broad spectrum and broad strokes to the public in order to frame something a certain way. He is in favor of increasing funding to libraries to meet what would be the norm. However, he believes the Library could do so with better transparency in such a way to show the public exactly what is going to be done with the money, and in a way that will address the religious concerns.

Mike Scheer, City resident, expressed concerns about the extravagance of the request in Ordinance 3254. In reviewing the Library budget shortfall from 2023, it appeared the Library is about \$60,000 short, and the Library anticipates being about \$120,000 short in its budget in 2024. The mill levy increase would add about \$1.6 million from 2 mills to 17 mills. His math shows that is about a 440% increase. He also pointed out that the \$350,000 that would come from the Library funding to go back to the City general fund is still Great Falls' taxpayer dollars. It was reported that the majority of the increase would be for adding employees. The \$1.6 million dollars would go a long way to fund 12 more people. He is opposed to the hiring of social workers and does not believe it is the business of the Library to provide. It was noted that there would be two full-time safety specialists. He requested an explanation of what a safety specialist is. Mr. Scheer commented that there also could be a bond issue coming up to renovate the Library, as well as more levy requests on the horizon pertaining to the schools and public safety. At some point, he suggested figuring out what can be done with what the City currently has.

Jan Wenaas, City resident, commented that less people are using the Library now, as most people read books and do research on-line. The Library has become political. Examples include funding a gay pride parade, inviting transvestites to read to children and displaying books about LGBTQ in the children's section. When she took her children and grandchildren to the Library for weekly book readings, it was a joyful time because the books that were read were value added and were for families. That is not the case now. She encourages her family and friends not to participate due to the books that are displayed in that section of the Library. The Great Falls Library is not a safe place because of mentally ill and homeless people that roam inside and outside. There are opportunities for social workers and security guards with the Great Falls Rescue Mission, mental health services, and the Great Falls Police Department. In light of increased taxes and utility increases, she urged the Commission not to vote in favor at this time.

Kathie Hansen, Cascade County resident, discussed being horrified when she was offered sex for pay when she was given the privilege of representing a county in Minnesota at the State Capital. She agreed with the previous speakers about not wanting sexually explicit material in the Library for children, not wanting the gay and lesbian situation to be publicized, and not wanting drag queens providing story hours. She would like the Library to be safe. She suggested there are many qualified people to use creatively to keep the Library safe.

Colleen Stewart, Cascade County resident, opposed putting the mill levy on the ballot. She used to enjoy the Library with her kids. She is sad to hear what is happening in the Library. What we teach our children is the future. Teaching children things that are sexually explicit as has been presented will be the degradation of our nation.

Michael Vetere, Cascade County resident, commented that this was presented as an all or nothing type deal. He thinks it is dangerous to say if it passes, the Library will do all these great things, and if it does not everything will shut down. There are three things going on: (1) keep up costs to get the budget out of the negative; (2) expanding and enhancing services; and (3) adding services.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Adding services should be on the bottom of the list. He also noted that when comparing Great Falls to other cities on library funding, it would be relatively important to talk about household incomes to have an apple to apples comparison. He expressed concern that if the Library were advertised as a place with mental health help it would bring more people of need to the area, which would raise more security concerns.

Cheryl Scheer, City resident, opined that it is time for government to tighten its belt like citizens have had to do. It is not a time to be asking for so much money unless for an emergency. Businesses are closing earlier, so she sees no urgent reason that the Library would have to be open seven days per week or the Bookmobile running six days per week, or to expand its employees from 18 to 30.

Sharon Thompson, City resident, agrees with a lot of the arguments against putting this mill levy increase to the voters. There is lack of accountability at the Library if there is pornographic material in the juvenile section. She does not want children being victimized by pushing the LGBTQ agenda in the juvenile section. Someone said the Library is the lifeblood of the community. If this is so, it is very toxic and detrimental.

Mark Wettis, City resident, commented that his dad was on the Library Board at the time the Library building was built. He spent a lot of time at the Library when he was young. Before it goes to a vote, he suggested there needs to be accountability on what type of material is in the Library.

Terri Dresch, Cascade County resident, agrees with previous speakers in opposition to putting this proposed mill levy on the ballot.

Written comments in opposition to Ordinance 3254 was received from **Ken Ravenscroft**, property owner and landlord.

There being no one further to address the Commission, Mayor Kelly closed the public hearing and asked the will of the Commission.

Commissioner Hinebauch moved, seconded by Commissioner Wolff, that the City Commission adopt Ordinance 3254.

Mayor Kelly asked Director McIntyre if she wanted to respond to public comments.

Director McIntyre responded that the Library serves the entire community. Great Falls has a rich and diverse community and that community deserves a rich and diverse collection. The Library firmly believes that it is up to the parents to decide what their children should read. She clarified that the Library does own the book "Gender Queer" but it is in the adult section. The Library has books on every topic because there are people in the community that are interested in those different topics. There are LGBTQ picture books in the children's section that are appropriate for children. There are no pornographic materials at the Library. The Library Board approves a collection development policy and have professional librarians choosing the materials based on the needs of the community. If there is something in the Library collection that someone disagrees with, there is a form to fill out that will be reviewed by the Library Board. The Library wants to be transparent and wants to meet the needs of the community. An independent bookstore held a drag queen story hour, not the Library.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

The Library celebrates a range of events and partners with a range of community groups. She believes having information about rich and diverse cultures is not something to be afraid of, but something to embrace. It is appropriate for every parent to make the choices that are right for their family.

Director McIntyre also clarified that she originally thought that the Library could place this ballot initiative on with the School Board election. She thanked City Attorney David Dennis for the legal research and noted that it is not allowed per the Montana Code Annotated. It has to be held as a special election.

With regard to records of what children have checked out, the Library is committed to following all of the laws. Montana Code Annotated protects the privacy of all library records. When a parent signs a child up for a library card, it is specifically stated on the application that the Montana Code Annotated protects the privacy of a child's records. The Library encourages parent cards to have more control over what their family members check out.

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

Commissioner Hinebauch inquired the funding source for the election in June and was informed the Library.

Commissioner Tryon inquired the source of funding for the Library fund.

Director McIntyre discussed the budget revenue sources that included 2 voted mills (199,044), 7 City mills by agreement (\$696,864), City general fund (\$350,000), County funding by agreement (\$177,000), State funding through Federation (\$2,359.27), State funding per capita (\$29,716), and other funding (\$50,500). Per the Fiscal policy, the Library has to have 22% of operational budget in the Library fund. The Library is budgeted to be \$60,000 in the red this year and will be dipping into that 22%. Some positions were not filled that were vacated so the Library will make up a significant portion of that.

Commissioner Hinebauch received clarification that anyone can apply to be on the Library Board when there is an opening. The Library Board reviews the applications, often conducts interviews, and then makes a recommendation to the City Commission for appointment.

Commissioner Hinebauch received further clarification that this proposed ballot initiative will only affect City residents. Director McIntyre added that the Library is hoping to put another measure before County residents, but that has not been worked out with the County Commission yet.

Commissioner Hinebauch requested clarification about the Library being a public place, how it relates to the homeless, and if there were rules in place.

Director McIntyre responded that the Library is a governmental agency and everyone has the civil right to access governmental services. The Library has a strict patron behavior policy that staff enforces the best they can. Everyone is welcome at the Library as long as he/she follows the patron behavior rules. Staff is trained on patron behavior issues. If someone is not following the rules, she explained processes of asking someone to leave or asking for assistance with enforcement.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Commissioner Tryon commented that two concerns were brought up that he considers legitimate questions and that he will consider in making his vote: The June special election and a narrowed voting pool, and the \$48,000 taxpayer funds for the election cost. He inquired if the Library mill levy issue could be put on the November ballot to save money.

Director McIntyre responded that the Library is not putting the issue on the November ballot because she was asked by the City Commission to not compete against the public safety levy. If the Commission would like it on a November ballot, the Library or the City would have to wait. The Library cannot wait without a severe reduction in services.

Commissioner McKenney inquired how long Director McIntyre had worked at the Library. Director McIntyre responded about 17½ years, and as Director for about 4 years.

Commissioner McKenney inquired the number of current staff, and was informed 18 people, but not all of them are full-time.

Commissioner McKenney inquired if there was a peak level of staffing during her tenure.

Director McIntyre responded when she was first hired there were significantly more people working at the Library. In 2014, there were significant cuts across the City, and the Library had major cuts and dropped down to being open five days per week. Over time, the Library has been able to reallocate how people work in order to be open six days per week.

Commissioner McKenney inquired if she knew the peak staffing level and was informed 26. He inquired if the Library was fully staffed then, or were they still under-staffed. Director McIntyre responded that the Library was providing much better service at that time. The Library is not just to provide books, but connects people with the information and resources that they need. The Library still checks out over 750,000 items per year. Use of Wi-Fi and computers has gone up significantly. It is a lot easier to check out a book to someone than it is to provide technology support. She concluded that the Library would be able to serve the community much better if staffing was up to 31.

Commissioner Wolff noted that she serves as an ex-officio Library Board member. She commented that, being an educator for 45 years, she has seen the same things that Director McIntyre has talked about pertaining to the spaces being available to all people at all times. Having a social worker available to deescalate and address the situation at the moment is important. She feels it is not for the Commission to decide whether the levy is passed, but her duty to put this before the voters to decide. If people are concerned about how many people will turn out for the June ballot, they should encourage people around them to get out and vote.

Commissioner Hinebauch commented he would also vote in support. The best way to make this mill levy decision is to put it out to the voters. Encourage people to get out and vote.

Commissioner Tryon commented he was torn. He would vote in support even though he has concerns about the special election date, the cost, and possibly a reduced voting pool. The issue is important enough to let the community decide.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Commissioner McKenney commented the question before the Commission is simple – should the community of Great Falls decide the future of the Library. He sides with letting the community make the decision.

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

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

17. **PROFESSIONAL SERVICES AGREEMENT AWARD FOR GFPD EVIDENCE BUILDING PROJECT [OF 1684.3].**

ARPA Project Manager Sylvia Tarman reported that, as the Commission is aware, the current space for evidence processing at the GFPD is quickly running out of room to store evidence per the state retention requirements. The GFPD has been evaluating options to increase the space for evidence and vehicle processing for a few years, and put forth the project for consideration utilizing ARPA funds. The GFPD Evidence Building was identified as a Tier 1 ARPA project by the City Commission at the April 5, 2022 meeting. Through further investigation, City staff quickly realized that the initial plan for a standalone evidence building was going to be cost prohibitive and would not meet the needs of evidence processing into the future. The City contacted BSpark Architecture to complete a pre-design study to vet the potential options for an addition onto the current GFPD building. The study included an option to remodel the existing space in the GFPD to gain more space or create a more functional evidence storage area. However, given the current and projected rates of incoming evidence, the study revealed that simply remodeling the existing space would not support the evidence volume beyond the next two years, if that.

BSpark put forth a conceptual design that would consist of a two-story addition on the south side of the building, with bays for vehicle processing. This option would provide adequate storage space to satisfy the evidence retention needs for the next 10-15 years, as well as bring our vehicle processing back onsite to alleviate any security concerns and support efficiency in processing. City staff determined this option to be the most cost effective and prudent solution to provide the GFPD with operational efficiencies and adequate storage for the next decade and beyond. City staff presented these options at the City Commission Work Session on November 1, 2022. After receiving positive feedback from the Commission, City staff moved forward with the Request for Proposal (RFP) process for a comprehensive design, bidding phase, and construction services package.

City Staff prepared an RFP for the project and solicited proposals, beginning November 27, 2022. The City formed a Review Committee to evaluate the proposals, consisting of Rachel Darlington (GFPD Records Bureau Manager), Doug Otto (GFPD Captain), Mark Juras (Engineer, Public Works), and Sylvia Tarman (ARPA Project Manager). Proposals were due December 21, 2022 and the City received only one proposal, from BSpark, even after reaching out to other local architecture firms. BSpark has teamed with TD&H and Morrison-Maierle to perform geotechnical, structural, mechanical, and electrical engineering. The Review Committee scored BSpark's proposal via established criteria, and BSpark received an aggregate score of 93 out of 100. The Review Committee then met with BSpark to review the proposal and fee, ask questions, and refine the fee estimate. The

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Committee also discussed the need for the final design to be able to support future development for GFPD needs.

BSpark is well positioned to complete a comprehensive design for this project, including bidding and construction phase services. They have been very collaborative and responsive during the process and are very sensitive to the time constraints of ARPA and budget set forth by the Commission. Based on their proposal and collaboration thus far, the Review Committee is confident in their ability to complete the project and recommend that the Commission award the Professional Services Agreement to BSpark, in the amount of \$455,597.50, utilizing American Rescue Plan Act funds.

Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission approve a Professional Services Agreement with BSpark Architecture for the GFPD Evidence Building in the amount of \$455,597.50, utilizing American Rescue Plan Act (ARPA) funds, and authorize the City Manager to execute the contract documents.

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

Commissioner Tryon commented this is a good step towards updating public safety infrastructure.

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

Motion carried 5-0.

Mayor Kelly called a recess at 9:06 pm and called the meeting back to order at 9:12 pm.

ORDINANCES/RESOLUTIONS

18. **RESOLUTION 10488, REFERRING ORDINANCE NO. 3254, AN ORDINANCE AMENDING ARTICLE I, SECTION 3 OF THE CHARTER OF THE CITY OF GREAT FALLS TO INCREASE THE AUTHORIZED ADDITIONAL MILLS FOR OPERATION, MAINTENANCE AND CAPITAL NEEDS OF THE GREAT FALLS PUBLIC LIBRARY FROM TWO (2) MILLS TO SEVENTEEN (17) MILLS” AND SUBMITTING SUCH CHARTER AMENDMENT TO THE ELECTORS OF THE CITY OF GREAT FALLS TO BE CONDUCTED AT A SPECIAL ELECTION TO BE HELD ON JUNE 6, 2023.**

Library Director Susie McIntyre reported that following adoption of Ordinance 3254 in Item 16, this is an administrative step to send the information to the Election Office.

Commissioner Wolff moved, seconded by Commissioner Hinebauch, that the City Commission adopt Resolution 10488.

Mayor Kelly asked if there were any comments from the public in support of or opposition to Resolution 10488.

JOURNAL OF COMMISSION PROCEEDINGS
February 21, 2023

Michael Smith, City resident, commented in support of Resolution 10488 and the importance that people get their voices heard.

Jeni Dodd, City resident, commented in opposition to Resolution 10488, noting that the election cost of \$48,000 is the average wage of people in Great Falls. She does not understand why it cannot be placed on the November ballot.

Also see Agenda Item 16 for related comments.

Mayor Kelly asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

19. RESOLUTION 10493, AN INTENT TO EXPAND THE BOUNDARIES OF THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT WITHIN THE CITY OF GREAT FALLS.

Finance Director Melissa Kinzler reported that the Great Falls Business Improvement District in the City of Great Falls was originally created in May 1989, re-created in July 1999, again in July 2009, and most recently in February 2019. The District was expanded in 2022 to include the 700 block of Central Avenue.

State statute gives authority to the City Commission to expand the boundaries of the District. Adoption of Resolution 10493 will establish the expanded boundaries of the District to include the 800 block of Central Avenue and will set the public hearing on the Resolution of Expansion, Resolution 10494, to be held on April 4, 2023.

The City of Great Falls has been presented with petitions signed by 65.65% of the property owners within the proposed expanded areas to be included in the District. Pursuant to MCA 7-12-1111, upon receipt of a petition signed by the owners of more than 60% of the area of the 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. The proposed expanded boundaries of the District are shown on the map marked as Exhibit "A" and more precisely described in Exhibit "B" attached to Resolution 10493.

Upon adoption of Resolution 10493, notices will be sent to the property owners as well as a legal notice printed in the *Great Falls Tribune*. The public hearing for the expansion of the District is scheduled for April 4, 2023, 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 will bring in an estimated \$16,900 in increased assessment.

Commissioner Hinebauch moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10493 and set a public hearing on the expansion of the Great Falls Business Improvement District for April 4, 2023.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

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 inquired about abstained votes.

Kellie Pierce, Executive Director of the Business Improvement District, clarified that an abstained vote means that the property owner did not return the ballot.

Motion carried 5-0.

20. **REQUEST FROM DISCOVERY MEADOWS, INC., TO VACATE A PORTION OF 50TH STREET NORTH AND 8TH AVENUE NORTH WITHIN COTTAGE GROVE PHASE 3 ADDITION, REZONE LOTS 10-19, ASSIGN ZONING FOR AN ADDITIONAL 6.58 ACRES AND CONSIDER THE PRELIMINARY PLAT OF DISCOVERY MEADOWS APARTMENTS ADDITION.**

- I. **Resolution 10491, A Resolution of Intention by the City Commission of the City of Great Falls, Montana, to vacate 50th Street North and 8th Avenue North within Cottage Grove Phase 3 Addition.**
- II. **Ordinance 3257, An Ordinance to rezone the property legally described as Lots 10-19, Block 1 and Lot 9, Block 2, Cottage Grove Phase 3 Addition from PUD, Planned Unit Development, to R-6 Multi-family High Density.**
- III. **Ordinance 3258, An Ordinance to assign R-6 Multi-family, High Density zoning for 6.58 acres.**
- IV. **Preliminary Plat of Discovery Meadows Apartments Addition.**

Planning and Community Development Director Craig Raymond reported that the developer of the proposed Discovery Meadows multi-family residential project is requesting a number of actions to be taken in order to accommodate a 252-unit apartment project. From a land-use application standpoint, it is a fairly complex series of events and multiple steps before public hearing and final action on March 21, 2023.

The proposed project in part affects property that has already been annexed into the city. This portion of the project property lies within what has been known as Cottage Grove Addition Phase III, which has already been platted as single-family residential lots. Some of Phase III has been developed and lots sold. However, some portions have not. Those remaining undeveloped portions are the subject of the request to vacate a portion of City right-of-way known as 50th Street North. These properties are also proposed to be rezoned from PUD (Planned Unit Development) to R-6 Multi-Family High Density. In addition to the vacation of rights-of- way and rezone of properties, there is also a requirement to amend the plat aggregating the remaining parcels. All three of these actions are necessary in order to accommodate the apartment project.

The second part of this proposal that is equally important is the annexation of adjacent land just outside of the current city limits and the assignment of R-6 zoning. If the Commission approves of the annexation and R-6 zoning, the applicant will also be performing a major subdivision, turning two existing lots into 7 new parcels to be consistent with R-6 standards.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

The overall review of the project will ensure that the new proposed development when completed will be a good fit for the community and that existing and new infrastructure will be adequate. Staff has been working with the applicant to identify known and anticipated issues. Staff is confident that mitigation measures and proposed infrastructure improvements adequately address the impact of a 252-unit apartment community. The customary water and sewer extensions needed to service this development and provide future continuity are addressed in the annexation agreement. An important element to consider is the roadway and sidewalk improvements that will be necessary given the peripheral nature of the site and existing development patterns. The applicant is being required to improve 52nd Street North to current city standard from its current gravel condition. Because the city owns the adjacent property to the east of 57th Street, staff proposes that the City reimburse the developer for half of the cost to improve that portion of roadway. The applicant will also be required to make improvements to sections of curb, sidewalk and boulevard landscaping along 7th Avenue North, plus some structural improvements to a small portion of 7th Avenue that remain uncompleted.

One additional important mitigation measure that the applicant elected to propose is that the density and layout of the apartment buildings are intended to maximize the distance from and decrease the impact on existing single-family homes as much as possible.

On December 15, 2022, the applicant made a presentation to Neighborhood Council (NC) #4 at a special meeting. As one might expect this project has generated interest because of a relatively high number of multi-family projects being proposed in this neighborhood council district. After the presentation by the applicant, NC 4 voted to recommend approval of the proposed land use actions and construction of the development.

On January 24, 2023, after a public hearing, the Planning Advisory Board/Zoning Commission also voted to recommend approval of the project.

Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10491, and set a public hearing for March 21, 2023.

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 McKenney inquired about the several month timeframe from Neighborhood Council presentation in December to the public hearing in March.

Director Raymond responded that the Commission could grant staff the ability to set the public hearing. However, previous Commissions did not want to give up the step of the Commission setting the public hearing.

Commissioner McKenney inquired if the public hearing could be set two weeks out rather than a month out.

Director Raymond responded in the negative due to the *Tribune* lead-time, public notice requirements and agenda report deadlines.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

Commissioner McKenney commented that the Legislature has decided that local government caused the housing crises because of zoning. One solution that came up was to mandate local governments to allow small lots. He read background information from the agenda report that set forth in March of 2008 that the subdivision was developed as a Planned Unit Development (PUD) “specifically to allow for smaller lot sizes.”

Commissioner Wolff commented that she was excited about the project’s proximity to Malmstrom due to their need for housing.

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

Motion carried 5-0.

Commissioner Hinebauch moved, seconded by Commissioners Tryon and Wolff, that the City Commission accept Ordinance 3257 on first reading, and set a public hearing for March 21, 2023.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

Commissioner Tryon moved, seconded by Commissioner Hinebauch, that the City Commission accept Ordinance 3258 on first reading, and set a public hearing for March 21, 2023.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission set a public hearing for March 21, 2023 to consider the Preliminary Plat of the Discovery Meadows Apartment Addition.

Mayor Kelly asked if there were any comments from the public or any discussion amongst the Commissioners. Hearing none, Mayor Kelly called for the vote.

Motion carried 5-0.

CITY COMMISSION

19. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Wolff reported that the Council of Councils meeting included an animal control report from the Police Department, Public Works traffic panel and work involved in curb cuts to make sidewalks accessible, Long Range Transportation Plan, and the Council elected officers.

JOURNAL OF COMMISSION PROCEEDINGS

February 21, 2023

She announced that she had the privilege of her second ride along with the Street crews plowing snow.

20. COMMISSION INITIATIVES.

None.

21. LEGISLATIVE INITIATIVES.

Mayor Kelly commented that local governments are under attack by the legislators in Helena. Some of our own elected officials in Helena are trying to restrict our ability to have our community make its decisions at this level and have everything be directed by Helena. A one size fits all is inappropriate and unappreciated.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Kelly, to adjourn the regular meeting of February 21, 2023, at 9:35 pm.**

Motion carried 5-0.

Mayor Bob Kelly

City Clerk Lisa Kunz

Minutes Approved: March 7, 2023