

**JOURNAL OF COMMISSION WORK SESSION**  
**April 18, 2023**

City Commission Special 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, and Eric Hinebauch. Commissioner Rick Tryon was excused.

**STAFF PRESENT:** City Manager Greg Doyon and Deputy City Manager Chuck Anderson; City Attorney David Dennis and Deputy City Attorney Rachel Taylor; Finance Director Melissa Kinzler; Human Resources Director Gaye McInerney; Park and Recreation Director Steve Herrig; Court Supervisor Morgan Medvec; ARPA Project Manager Sylvia Tarman; Fire Chief Jeremy Jones; Police Chief Jeff Newton; and, Deputy City Clerk Darcy Dea.

**PUBLIC COMMENT**

**Kevin Westie**, 602 35<sup>th</sup> Street North, spoke in opposition to the use of Tax Increment Financing (TIF), and discussed examples of government over-regulation, and prosecuting those responsible for Covid to stop World War III.

**1. 2023 COLLECTIVE BARGAINING PROCESS**

Human Resources Director Gaye McInerney reported that FY 2024 collective bargaining is underway with scheduled meetings over the course of the next three months. The City's core bargaining team includes: Deputy City Manager Chuck Anderson, Finance Director Melissa Kinzler, City Attorney David Dennis and Human Resources Director Gaye McInerney. As collective bargaining meetings occur with the individual groups, department heads and division managers join the team to offer input from their perspectives within the units.

Historically, the City has held six collective bargaining agreements (CBA). This year the City will be bargaining seven contracts that represent 11 units or local entities. The dispatchers who previously fell under the Montana Federation of Public Employees approached the City to split off as their own local entity based on what they referred to as "uncommon interests within the union." As a standalone local entity, the dispatchers will have their first session next month.

Director McInerney reviewed and discussed the following PowerPoint slide:

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## FY24 COLLECTIVE BARGAINING UNITS

Crafts Council consists of 117 employees (EEs):

Operators – 45 EEs in 12 departments

Teamsters – 30 EEs in 4 departments

Laborers – 38 EEs in 6 departments

Machinists – 4 EEs in 2 departments

Carpenters – 0

Great Falls Police Protective Association (GFPPA) – 79 EEs in 1 department

International Brotherhood of Electrical Workers (IBEW), Local #233 – 4 EEs in 3 departments

International Association of Fire Fighters (IAFF), Local #8 – 63 EEs in 1 department

Montana Federation of Public Employees (MFPE), Local #7796 – 54 EEs in 19 departments

Montana Federation of Public Employees (MFPE), Local (Dispatchers) – 14 EEs in 1 department

Plumbers and Pipefitters, Local #41 – 5 EEs in 4 departments

Collective bargaining agreements (CBAs) are located on the City's webpage and may be viewed at <https://greatfallsmt.net/hr/collective-bargaining-agreements>.

Three contracts currently underway are the Fire Fighters, Electricians, and the Police. The City team anticipates a challenging bargaining season based on:

- (1) Budgetary constraints coming out of Covid. The City did not raise taxes in 2021 and 2022 resulting in a \$1.2 million dollar deficit for the fiscal year budget. CARES money has been used to help offset the deficit.
- (2) City Manager's directive that budgets are to remain flat with no above and beyond requests.
- (3) Pending legislative bills that could potentially impact local government operations.
- (4) Inflationary factor over the last couple of years was more than six percent.
- (5) Reduction in the overall pool of applicants applying for job vacancies.

The three contracts underway in negotiations have presented over \$3.73 million dollars in asks or demands. To prepare for the negotiations, in 2022/2023 the City engaged public sector personnel consultants to conduct a competitive wage study for the City's union positions. Comparative data was gathered from the other top six cities in Montana. A similar competitive study was done for the non-union employees in 2021 and market adjustments were given in the spring of 2022 based on the data from that study.

The City holds the perspective of total compensation inclusive of wages and benefits, while the unions prefer to focus only on wages. A recent comparison study done by Alliant, the City's health benefits consultant, demonstrates the exceptional and robust value of the City's health insurance plan, which is offered as a benefit and should not be overlooked. Focusing on wages and salaries from a historical perspective over the past 16 years, the various union members have received wage increases above the consumer price index, West Region, in 11 of the 16 years. Six of those years included a market adjustment

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in addition to COLA increases. The COLA increases ranged from 1.5% to 4.5% and the market adjustments ranged from 2% to 4%.

Traditionally, non-union employees received COLA increases that were tagged to the MFPE union. In 2019, annual increases moved to a performance based scale. There was one market adjustment in 16 years for the non-union employees.

Negotiations are approached with an eye as to where Great Falls is in comparison to the other top six cities in Montana. Gathered data shows that Great Falls is slightly ahead of Bozeman in population. The average home value in Great Falls is \$282,300. In comparison, Butte-Silver Bow has an average home value below Great Falls, and Billings has a \$359,000 value. The Great Falls unemployment rate matches the State's unemployment rate which, in February, was 2.4% and was considered the lowest rate since the record keeping began in 1976. A number under 3% is considered full employment. Butte-Silver Bow is the only city with the cost of living lower than Great Falls. The other cities range from 6.9% to 39% higher than Great Falls. The turnover rate for the first quarter of this calendar year was 1.05%. Since the beginning of the 2023 fiscal year, it is 3.58% and that does include seasonal employees and separation from the Housing Authority. These are additional factors to consider at the bargaining table. Given the budgetary constraints, Director McInerney expects the discussions to get down to brass tacks fairly quickly and prioritizing of tasks with wages and health insurance being the primary focus.

Salaries and benefits are the number one expense in the total budget. In FY 23, they comprised over \$52 million dollars or 35% of the total budget of about \$148 million. From a general fund perspective, salaries and benefits increased to 72½% or \$27 million of the total \$37 million dollar budget.

Once negotiations are completed, Director McInerney will prepare a detailed agenda report with the agreed upon terms and the financial impact of those items for submission to the Commission for ratification. At that point, the Commission will have the opportunity to approve or deny the recommended motion.

The bargaining sessions are a little more drawn out this year given the number of calendars that had to be coordinated, and it is unlikely all of them will be done by fiscal year end.

Director McInerney concluded that all of the City's current labor agreements are located on the City's website: <https://greatfallsmt.net/hr/collective-bargaining-agreements>.

Mayor Kelly received clarification that the \$3.7 million in asks are just from the current negotiations with the Fire Fighters, Police and the IBEW.

Mayor Kelly inquired about the bargaining process.

Director McInerney responded that the last time the affinity process was used was in 2019 and was unique to the Fire Fighter/IAFF. They have found that it's more beneficial to go back to the traditional method of each side presenting their asks or demands, getting into discussions, and seeing where the impacts are to gain a better understanding.

Mayor Kelly inquired the inflationary increase of the State employees this year.

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Director McInerney responded that it is 4%, with a bonus component of 1.5%. She added that the Public Schools are targeting 4%, as well as Benefits.

Mayor Kelly commented that he thinks it is fair to say that, despite our best efforts at the Legislature, there will be laws put in place to restrict local government income potential and probably cut into our budgetary allowance for the entitlement share. He inquired if Director McInerney was waiting until those bills passed the Governor's desk before making that part of the negotiations as well.

Director McInerney responded that she is certainly keeping an eye on it and relies on Finance Director Melissa Kinzler for the budget analysis and what the impact will be. She noted again that the budget is starting at a \$1.2 million dollar deficit. But, they certainly recognize that folks have worked hard and increases are merited. Conversations so far have been pleasant, conciliatory, and productive.

Mayor Kelly suggested that Director McInerney make the bargaining units aware they are more than welcome to attend Commission meetings, listen to the budgetary discussions and see exactly what the Commission sees as far as what is available and what is not.

Commissioner McKenney inquired if the agreements being negotiated were for two-year terms. Director McInerney responded that is her preference.

Commissioner McKenney inquired if the contract negotiation timeframe was before June.

Director McInerney responded that it would be ideal if all the conversations and agreements came together and were finished before fiscal year end, which means there would be no retro-calculations for payroll purposes, etcetera.

Commissioner McKenney inquired if it was uncommon for these agreements to go past fiscal year-end; and, what would happen if it went past that timeframe.

Director McInerney responded that, typically, if bargaining in good faith, people are working to a resolution to an agreement as quickly and as fairly as they can. If it is getting to the point of an impasse, there is a provision for arbitration and that would cause it to go past June 30 and in to the next budget year.

Commissioner McKenney inquired if all employees were covered by a union and, if not, how are those other employees addressed as far as wages and benefits.

Director McInerney responded that about one-quarter of the employee population not in a union are based on merit or performance based pay. Meetings are scheduled each year with supervisors and goals are set for the measurements.

Mayor Kelly concluded that he is appreciative of the fact that the bargaining teams are bargaining as early as possible, and that every effort is made to be transparent about the budget that the City has.

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**2. GENERAL OBLIGATION (GO) INFRASTRUCTURE NEEDS RELATED TO THE SAFETY LEVY**

Mayor Kelly commented that this GO infrastructure needs topic is phase two of the safety levy. A lot of time has been spent talking about the public safety levy and nailing that down to make sure the City has the appropriate ask. A general obligation bond means that the municipality is able to back the revenue stream to pay the debt.

The discussions will pertain to what is qualified to fit into this type of issuance for a GO bond, which is mostly specific to capital needs, and to make sure that this is the financing mechanism that is the most efficient.

The deadline is August to get the number set to be put on the November ballot.

City Manager Greg Doyon commented that this resumes a conversation that was not concluded in January and February of this this year when evaluating options for a public safety levy. It was recognized that there were some additional needs that the City would likely need to ask the taxpayers to support ongoing operations associated with the levy, and to address some capital needs that have not been addressed over the years.

City Manager Doyon reported asks that prior City Commissions made to the public to address facility needs:

- The one that has been talked about the most in this process is related to the Fire Department bond in 1969 for \$1.9 million dollars for four Fire Stations and some racquetball courts.
- In 1988, general obligation bonds were issued for some Library improvements.
- In 2009, there was a public safety levy asked for Fire and Police that failed.
- An additional two mills for the Library passed in 2000.
- The community also supported GO bonds for the soccer park in 2003 for \$2.5 million with a debt service of 20-years.
- The Citywide Tree Maintenance District requested in 2004 failed.
- The neighborhood pools and Mitchell Pool bond to make improvements passed in 2006 for about \$2.2 million with a debt service of 10-years.
- The Park Maintenance District assessment passed in 2018.

The City of Great Falls has a large general obligation debt capacity. The debt would, of course, need to be voted on. To put this in perspective, the City has the ability to put into debt service a little over \$159 million. No responsible city manager would ever advise a community to fully exercise that. The Commission also has the ability to do non-voted general obligation debt. The Commission could, by a public hearing and a vote, commit up to about \$3.2 million of principle for non-voted general obligation debt as well.

In the January-February timeframe, there were discussions about long-term needs. One of the listed needs was equipment for the Fire Department. The City cannot create a revolving fund for fire equipment. The

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equipment that is currently needed would have to be bonded. At the time, the ask was \$4.3 million. Since then, the City has purchased a ladder truck. Fire Chief Jones has other equipment needs and the Commission will need to work its way through another Fire Station. There has been a lot of talk about response times, growth in the City, and gaps in service. The request was to construct a Fire Station for about \$10 million dollars.

Finance Director Melissa Kinzler reported that the City's debt service capacity on non-voted GO debt is \$3.1 million. There is about \$25,000 left on lighting district debt, and the fire engines will be paid off in 2026. Unfortunately, another issue is that the City has the capacity, but not the revenue to be able to take care of that.

Manager Doyon referred to the Police Department's expansion and renovation project. That facility was never designed to be a police station, but a parts or warehouse distribution facility. There is a large area that is not being fully utilized or maximized. If the Police Department adds staff, they are going to need additional space for offices and training, and other updates. That initial ask was around \$6.5 million. As the Commission knows, the City is moving forward with an evidence building. Lack of evidence space has always been an issue in terms of storage and the associated legal requirements.

There was a conversation about putting some capital towards additional office space for the legal department. If the public safety levy was successful and the City was able to add staff into that realm, additional space would be required for the legal department.

With regard to a broader discussion about Court, the City is looking at the Missouri Room and related office areas. He has spent some time with the Commission talking about being able to replenish the lost meeting room space and office area in the basement. The only likely remaining space for the City Attorney's Office to grow in would be the basement. He asked the Commission to keep in mind as they go through the costs for the Court renovation to look at also addressing the space in the basement.

Fire Chief Jeremy Jones reported that when the presentation for the mill levy and bond was developed he worked with Fleet Manager Doug Alm to establish an equipment-revolving schedule (ERS) that would meet the City's needs into the future. Just in the two years since they have addressed the capital improvement program for equipment, pricing for fire engines has gone from \$650,000 to 850,000. That ERS was to put the rolling stock on a 10-year replacement program. They came to the \$4.355 million dollar figure as they went through that stock equipment to put that GO bond money into an ERS account. Finance Director Kinzler has since found out that the Fire Department cannot do that.

The Fire Department's position has not changed. He worked with Director Kinzler and Fleet Manager Alm to project out the first five years of the ERS schedule and to buy the first four years right away. The \$900,000+ that would be part of the mill levy would continue to fund that ERS long term.

The aerial truck was on the list, but the Fire Department was successful with a grant and City match. They are starting to plan for the replacement of the 2009 aerial before it hits the 25-year mark.

What they do not get to address as they go through this is all the equipment that sits on these trucks. Great Falls Fire Rescue still has hose that is from the 1970's when the \$1.9 million bond was established. They

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are not able to address all the little things, such as the nozzles that cost \$1500 to \$2000 each. Another item not addressed is the decon equipment within the station.

As far as the fire station, he worked with Ken Newell Consultants out of South Carolina that projected 90% to 95% of costs for construction of a new fire station based on the square footage. At \$475 per square foot, they are looking at \$6.55 million dollars for a 10,000 square foot station. They also factored in soft costs of the equipment needed inside that station. The land purchase is not factored into that amount. He has been diligently looking for property where they might be able to locate a station when this comes to fruition.

The other caveat that is on the Commission agenda tonight is addressing the HVAC and plumbing infrastructure in the stations, but that does not touch a lot of what the current facilities really need. The \$10 million was to cover construction of the new fifth fire station, the ground, and also be able to invest money back into the stations to address today's deficiencies that did not qualify for ARPA funds.

City Manager Doyon added that what's been personally frustrating over the years is he thought the City would have better capacity to take care of fire stations before having to make an ask to the public to not only rehab them but to construct another one. One year, \$100,000 was set aside that was thought would take care of four stations to deal with some issues and that was not even adequate to address one station. That station was closed for months because of the issues that were going on there.

The other thing that has been done to save taxpayer money is engines are being rebuilt for front line service as a means to reduce the cost of purchasing front line equipment.

Mayor Kelly clarified that the \$10 million dollar ask is for the fire station number five and existing capital needs of the four other station structures.

Chief Jones added that amount does not include the training center whatsoever.

Mayor Kelly inquired if the \$10 million included any "rolling equipment," as referred to by Chief Jones.

Chief Jones responded that the rolling equipment would be hose, racks, beds, kitchen tables, chairs, TV's for training, and washer/dryer, or the soft touch items that a fire station needs to be housed appropriately.

Mayor Kelly requested clarification of what Great Falls Fire Rescue would get for the \$15 million dollar ask.

Chief Jones reiterated a new fire station, hopefully some infrastructure deficiencies will be able to get addressed within the current four operating fire stations, upgraded equipment, and be able to have seed stock for an ERS so it is always budgeted out and planned for.

It was clarified again that a revolving fund cannot be funded by the GO Bond. Chief Jones continued that he could purchase the first four years of equipment in the ERS that Fleet Manager Alm presented. Going forward, ERS money that is part of the mill levy component could be used to replenish that funding. Year five, moving forward, they would be back on schedule.

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City Manager Doyon added that Chief Jones is recommending that, even though the City just received a substantial grant to replace an aerial truck, he is still recommending to the Commission to keep that full amount in there for replacement of another truck.

Mayor Kelly requested a breakout of what this bond will purchase going forward and the needs it will take care of.

Mayor Kelly pointed out that the City has been fortunate. This ask could be for a lot more to satisfy the needs that the City has if it wasn't for the ARPA funding, grants, and work that's been done already.

Finance Director Kinzler reported that the rehab of the fire trucks was \$1.2 million. The garage doors were \$438,000. Tonight, there is an award on the agenda for \$2.7 million for improvements at the fire stations. The recent grant award was \$900,000, with the City subsidizing an additional \$700,000.

Chief Jones added that Great Falls Fire Rescue has tried to prioritize projects to keep the doors open and the lights on. He reported that another sewer line recently collapsed in one of the stations. They have been delaying the inevitable.

Commissioner Wolff commented that this really shows the 50 years the City was not able to invest at the level that was needed. Inflation is also being factored in here too.

Commissioner McKenney commented that there is a lot of trepidation in the community. Not all people understand that it has been 54 years of defunding public safety - Fire Department, Police Department, and the Court. It is a big ask. It started out a lot bigger. It has been minimized as far as it can be. But, it is not enough to get us where we need to be to serve our community public safety wise - health and welfare. Great Falls needs another fire station. Our community is growing significantly. He inquired if it was anticipated having property tax revenue to take care of that sixth fire station in the five to six year range.

City Manager Doyon responded, historically, that has not been the case. But, there are a few things that are happening differently now than in the past. Great Falls seems to be more attractive to folks because of the cost of living and so forth. Things are happening at Malmstrom that will have an impact on housing and population. He has never seen a fully funded budget, or fully funded capital improvement plan in his career. The incremental adjustments in water, sewer and storm rates really stave off having to come back and make big asks. Now the stations are in a situation similar to the Natatorium. It is getting to a point where repairs need to be made on the facilities, or the service is not going to meet acceptable levels from the public. The only way to fund the business that we are in as it relates to this is support through taxes. It is not like an enterprise fund that the City can offset with user fees.

Director Kinzler clarified that the mill levy will address new employees that will be added. It is not addressing all of the other employees or other issues. She also pointed out this Legislature is trying to put in place law that will take away some of the revenue that the City actually survives on, including some of the newly taxable property, and limiting the total expenditures of the budgets which would be catastrophic to the general fund and all the governmental funds that the City has. Her gut instinct would be no. The City would not have enough revenue in six years to build another fire station unless it went out for another vote.



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Commissioner Hinebauch noted that this makes sense to him, and it shows what 54 years of deferred maintenance looks like.

Police Chief Jeff Newton reported that in 2012 they started looking for a new facility because they outgrew the Police Department. The Police Department building is kind of cobbled together and is an engineer's nightmare trying to figure out all the infrastructure in that place. They looked at the Strain Building that turned out not to be feasible either logistically or financially. During that time frame, there were discussions about potentially building an entirely new Police Department. As Chief Jones indicated, the land was one issue. The cost 10 years ago was estimated at \$18 to \$20 million dollars to set up a building that would serve their needs. Factor in today's costs and it is entirely unreachable. They also had the opportunity to look at the *Tribune* building and quickly realized that the cost to refurbish that building was out of touch.

Circling back to where they are today, looking at the personnel and the mill levy and looking at their current space, they would have to do some significant renovations. Specifically, they would be looking at four areas. The Northwest corner is where the old jail was. Those cinder block rooms were converted into office space and now storage space for the agency. They would be looking at renovating that corner to make it into usable office space.

The new evidence building going on the south side of the building would vacate the current evidence area. That area could be refurbished to expand the locker rooms again. The last thing they would look at renovating is to expand the size of the upstairs training room. It is financially advantageous for the Police Department to bring trainers in house, but have found out that trainers refuse to come to Great Falls because of the lack of space to hold big enough classes. He then looks at off site locations, which is horrendously expensive.

Commissioner Wolff received clarification that the Police Department building was originally a Chevrolet parts warehouse.

Mayor Kelly clarified that the terms debt capacity and non-voted debt capacity are determined through a mathematical formula with the governmental accounting service.

Director Kinzler added that those debt computations are done by State statute by looking at the total market value of the real and personal property, 2.5% of the total assessed value, and what is outstanding. Right now, the City's 2.5% of the total assessed value is \$159,839,466, general obligation debt outstanding is negative \$637,159, that computes to \$159,202,307.

City Attorney David Dennis reported that the numbers Manager Doyon discussed identified the amount that it might take to do light modifications to whatever space might become available for expansion of the City Attorney's office. It would allow space to add a couple of attorneys, and locate all of the attorneys in the same workspace.

Mayor Kelly noted that all of these numbers were set months ago before the reality of supply chain issues and inflation.

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He added that about \$6.5 million dollars of Downtown Tax Increment Financing (TIF) District funds were used for the repairs to the Civic Center building that never affected the general taxpayer. The TIF balance is still rather robust and has money that can be spent in the district. The police station may be in the TIF district and he wants to look for the most efficient financing means with the least amount of pain requests to the taxpayers going forward. It might be worthwhile if TIF dollars could be used as was done for the Civic Center facade project.

Mayor Kelly requested that staff explore exactly what TIF uses the City can use that have been laid out by the departments. Much like the Commission added fire suppression, safety and the facade program, he thinks the Commission has the capability to do other types of improvements that are inside the TIF district that have public benefit. Certainly saving taxpayers money is one public benefit, and having better facilities would be another public benefit.

Director Kinzler added that use of TIF funds would also have to do with blight, and she would look into it.

Commissioner Hinebauch commented that he would like to learn more about the TIF process. In his mind, that is a tool for business attraction.

Commissioner Wolff commented that she would hope that the Commission could get that information and have enough discussions that perhaps a decision could be made before August.

Mayor Kelly noted his concern that the voting people will not fully understand the difference between the bond and the levy.

Commissioner Hinebauch clarified that, if the mill levy passes, the increase in taxes for a \$200,000 home would be \$280, and if the bond passes, the increase is \$44 per \$200,000.

Mayor Kelly's concern is that people will see the two ballot issues and only go for the \$44 bond amount. There will need to be a lot of education that this is a package, and then the City will have to be ready to deal with what if one passes and the other does not. If the bond passes, it will probably still be okay because the City has to build a fire station and allow for growth for the police, legal and court. However, he does not think he has consensus on delaying the bond until another election.

Commissioner Wolff commented that, months ago when the conversations started, she thought both the operational and capital costs could be one package on the ballot, which cannot be done. It has to be two separate issues.

Commissioner Hinebauch agreed it would be a challenge. But, the Commission dedicated a lot of money to education to make sure that the public fully understands what is being asked.

Commissioner McKenney commented that the legislature has companion bills. If there were two different subjects, it required two bills. If either one failed, then the one that passed was voided.

Mayor Kelly responded that if one passes and the other one does not, he does not think that is any reason to kill both of them. He thinks the City would benefit in either case.

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Manager Doyon summarized that it does not sound like the department head team is missing anything out of this request. He will double check the numbers, and break out the items further to make it more clear what it is being asking for. He will also check into utilizing TIF funds, move this along on the calendar, and check on Commissioner McKenney’s companion bill concept.

<b>2023 Great Falls Public Safety Levy Summary</b>		
<i>Department Requests as of 1/5/23</i>		
<b>Capital Request Summary</b>		
<b>Fire Department (Presented Work Session 12/20/22)</b>	<b>Proposed</b>	<b>Public Benefit</b>
<i>Capital Request</i>		
One-time Equip Revolving Schedule buy in	\$4,358,000	Long-Term Equipment/Apparatus replacement purchase.
Fire Station #3	\$10,000,000	Improve citywide GFFR coverage and response.
<b>Total Capital Request</b>	<b>\$14,358,000</b>	
<b>Police Department (Presented Work Session 1/3/23)</b>	<b>Proposed</b>	<b>Public Benefit</b>
<i>Capital Request</i>		
Expansion/ renovation of Police Department	\$6,500,000	Reconfigure existing building to maximize space for person and operations, which is financially less expensive than a n facility.
<b>Total Capital Request</b>	<b>\$6,500,000</b>	
<b>Legal (Work Session 12/20/22)</b>	<b>Proposed</b>	<b>Public Benefit</b>
<i>Capital Request</i>		
Office renovation/expansion relocation	\$317,000	Office renovation/expansion relocation
<b>Total Capital Request</b>	<b>\$317,000</b>	
<b>Total Public Safety Capital Request</b>	<b>\$21,175,000</b>	

*Assumes Bond 20 Year Term at 5% Interest Rate  
 Requests originally presented during 1/17/23 Work Session*

<b>Potential Tax Impact</b>					
<b>Request Type</b>	<b>Fire</b>	<b>Police</b>	<b>Legal</b>	<b>Municipal Court</b>	<b>Total</b>
<u>Capital Requests</u>	\$14,355,564	\$6,500,000	\$319,436		\$21,175,000
Annual Debt Service Levy ( 5%)	\$ 1,151,928	\$ 521,577	\$ 25,632		\$ 1,699,137
Per \$100,000 Home	\$ 15.05	\$ 6.82	\$ 0.33		\$ 22.20
Per \$200,000 Home	\$ 30.11	\$ 13.63	\$ 0.66		\$ 44.40
Per \$300,000 Home	\$ 45.16	\$ 20.45	\$ 0.99		\$ 66.60
<u>Combined Operational and Capital Requests</u>					
Per \$100,000 Home	\$ 84.10	\$ 67.94	\$ 7.19	\$ 3.03	\$ 162.26
Per \$200,000 Home	\$ 168.21	\$ 135.87	\$ 14.38	\$ 6.06	\$ 324.52
Per \$300,000 Home	\$ 252.31	\$ 203.81	\$ 21.57	\$ 9.10	\$ 486.79

**DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS**

City Manager Greg Doyon reported that budget discussions would begin at the May 2 work session, lead and copper rule and semi-annual litigation updates on May 16, and solid waste study on June 6. Budget discussions will be on the agenda thereafter, and he will add in time to discuss the GO Bond and Safety Levy topics.

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Mayor Kelly noted if the Library levy passes, it will free up \$350,00 of general fund money that Commissioner Tryon has pushed hard to make available to law enforcement.

**ADJOURN**

There being no further discussion, Mayor Kelly adjourned the informal work session of April 18, 2023 at 6:42 p.m.