

JOURNAL OF COMMISSION PROCEEDINGS

December 19, 2023

Regular City Commission Meeting

Mayor Kelly presiding
Commission Chambers Room 206

CALL TO ORDER: 7:00 PM

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 Deputy City Manager Chuck Anderson; Planning and Community Development Director Brock Cherry; Finance Director Melissa Kinzler; Fire Chief Jeremy Jones; City Attorney David Dennis and Deputy City Attorney Rachel Taylor; Police Chief Jeff Newton; and City Clerk Lisa Kunz.

AGENDA APPROVAL: Deputy City Manager Chuck Anderson pulled Agenda Item 15, noting the contractor requested additional time to evaluate the scope and quote for the project. There were no proposed changes to the agenda by the City Commission. The agenda was approved as amended.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

COMMUNITY INITIATIVES

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM CITY COUNTY HEALTH DEPARTMENT.

Erin Rollins, Prevention Services Division Manager, reported some of the services provided from her division include immunizations, flu and Covid shots, disease surveillance, testing and investigations, and tobacco use/cancer prevention. It is respiratory illness season, including flu and Covid, and hospitalizations are on the rise. Vaccines are available. The Norovirus is also on the rise. She encouraged everyone to take precautions and to stay home if feeling sick so as not to infect others.

2. PETITIONS AND COMMUNICATIONS

Cory Reeves, City resident, expressed gratitude to Mayor Bob Kelly for his eight years of dedicated service. Mayor Kelly has been a guiding light for our community, steering us through challenges and victories alike. His passion, commitment and tireless efforts have left a mark on Great Falls and it is a privilege to follow in his footsteps. During this transition, Mayor Kelly has been an invaluable mentor, sharing his wisdom and insights to ensure a seamless handover. His selfless dedication to the well-being of our town is a testament to his love for Great Falls and its residents.

Brad Talcott, 2801 4th Avenue North, expressed appreciation to Police Chief Newton for how his officers recently handled a situation. It made him proud to be from Great Falls.

NEIGHBORHOOD COUNCILS

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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None.

BOARDS AND COMMISSIONS

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

5. APPOINTMENTS/REAPPOINTMENTS TO THE GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION.

Mayor Kelly reported that Tory Mills was appointed to the Planning Advisory Board/Zoning Commission on March 6, 2018 for a partial term through December 31, 2020 and reappointed for his first three-year term on March 2, 2021 with an ending date of December 31, 2023. Mr. Mills is interested and eligible to serve an additional three-year term. Ms. Gray (Bullock) was appointed to a three-year term on March 2, 2021 with an end date of December 31, 2023. She is interested and eligible for a second three-year term.

The City advertised for citizen interest in accordance to Resolution 10524 and received two applications. At its November 14, 2023 meeting, the Planning Advisory Board recommended reappointing Mr. Mills and Ms. Gray to three-year terms through December 31, 2026.

Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission reappoint Tory Mills and Lindsey Gray to the Great Falls Planning Advisory Board/Zoning Commission for three-year terms through December 31, 2026.

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 noted that, because the Planning Board is not a governing board, but is an advisory board, he intends to vote in favor of the motion based on the recommendation and vote of the Planning Advisory Board/Zoning Commission. The other two applications received are very impressive. He hopes those applicants consider applying again or for other positions.

Mayor Kelly called for the vote.

Motion carried 5-0.

CITY MANAGER

6. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Deputy City Manager Chuck Anderson announced that, in observance of the Christmas and New Year's holidays, City offices will be closed on Monday, December 25, and Monday, January 1, and will close at 3 pm on Friday, December 22, and Friday, December 29, with the following exceptions:

- The Great Falls Public Library will be closed on Monday, December 25 and Monday, January 1, and will close at 3 pm on Saturday, December 23 and Saturday, December 30.

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- The Animal Shelter and the Community Recreation Center will be closed on Monday, December 25, and Monday, January 1.

City Manager Greg Doyon will be announcing tomorrow the appointment of Todd Feist as the City's Information Technology (IT) Director. The IT Director is a senior executive who provides leadership, direction, and oversight of the City's vast network system and technology services.

On behalf of the City Manager and City staff, Deputy City Manager Chuck Anderson expressed appreciation to Mayor Kelly and Commissioner Hinebauch for their service, leadership, collaborative efforts and decisiveness when needed.

CONSENT AGENDA.

7. Minutes, December 5, 2023, City Commission Meeting.
8. Total Expenditures of \$5,238,481 for the period of November 23, 2023 through December 6, 2023, to include claims over \$25,000, in the amount of \$4,596,445.
9. Contracts List.
10. Approve the Final Payment for the Civic Center HR Remodel Project in the amount of \$41,071.63 to Wadsworth Builders, and \$414.87 to the State Miscellaneous Tax Fund, and authorize the City Manager to make the payments. **OF 1750.1**
11. Set a public hearing on Resolution 10534, Establishing Fees for the Mansfield Center for the Performing Arts (MCPA) at the Civic Center for January 2, 2024.

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

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 Wolff referred to Item 10 and was excited to see project conclusion and final payment.

There being no further comments, Mayor Kelly Called for the vote.

Motion carried 5-0.

PUBLIC HEARINGS

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12. **RESOLUTION 10532, A REQUEST FROM TALCOTT PROPERTIES, WHICH WOULD REPEAL RESOLUTION 10486, AND INCREASE THE AMOUNT OF AWARDED WEST BANK TAX INFREMENT FINANCING (TIF) FUNDS TO DESIGN AND CONSTRUCT PUBLIC INFRASTRUCTURE TO SERVE DEVELOPMENT OF WEST BANK LANDING NORTH PHASE, LOTS 4B, 5, AND 6B (OF 1488.5).**

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

Planning and Community Development Director Brock Cherry reported that this item is a request for West Bank TIF funding for Lots 4B, 5 and 6B initiated by Talcott Properties. Earlier this year the Commission awarded TIF funds in the amount of \$972,373 to Talcott Properties. The applicant then solicited bids for the work. To both the applicant and staff's surprise, the bids came in significantly higher than what was anticipated.

Thereafter, applicant, staff and legal counsel met multiple times and were able to find a suitable compromised resolution for the applicant to procure sufficient funds in order to complete the desired projects while also allowing some monies to remain within the West Bank TIF fund.

Adoption of Resolution 10532, will repeal Resolution 10486 and the initial \$972,373 TIF funding, and approve the amended TIF application in the approximate amount of \$1.9 million dollars. He noted the extensive work being done includes public water and sewer mains, private storm mains, and environmental remediation, which is required in order for that site to be developable.

The City has invested substantial TIF funds within this area and, in particular, to this applicant. Adoption of Resolution 10532 will bring the investment amount to approximately \$6.5 million dollars. This applicant time and time again has been able to deliver and certainly completes their projects.

Mayor Kelly asked if the Applicant wanted to add anything to Director Cherry's presentation.

Brad Talcott, Applicant, 2801 4th Avenue North, commented that it has been a good partnership. People think it is money that is just given to them. He clarified that these funds are additional tax revenues that would not have been there in the first place if someone were not crazy enough to take on a contaminated site that was the first redevelopment project in the City of Great Falls for probably 20 years. This project is the poster child for how TIF's are supposed to work. When people testify at the State Legislature, this is one of the lead projects that is brought up at meetings. As many years as he has been at this, it is rewarding to look at the major difference of West Bank. The TIF District has worked as it is supposed to.

Mayor Kelly asked if the Commissioners had any questions of staff or the applicant.

Mayor Kelly noted that this is reimbursement monies for public infrastructure work that is already done. He inquired if the TIF funds previously approved for another applicant reverted back into this TIF fund to create the current balance, due to that applicant not getting work done within a specific timeline.

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Finance Director Melissa Kinzler responded in the affirmative. The approval of the other project was about \$350,600. The agreement expired before work completion and before any TIF funds were used.

Mayor Kelly asked Director Cherry to explain the disbursement process since the TIF balance does not have a balance of \$1.9 million.

Director Cherry explained that the TIF district produces a certain amount of increment on an annual basis. Completed projects produce more increment. The Development Agreement included with this request breaks the payments out over time significantly enough that it does not exhaust the total annual increment. There will be monies in the TIF fund for other potential parties that may want to invest within West Bank.

Commissioner Tryon requested Director Cherry to expand on how the parties reached a compromise.

Director Cherry commented that, in the spirit of what TIF is supposed to be, he did not want there ever to be the perception that it is exclusively for use by a sole owner or single user. The applicant understood that the City needed to create availability because it is a public fund, and that the larger lump sum disbursement to him was not something the City would be able to do. The parties were able to meet in the middle and the applicant understands the City still wants this fund to be robust and still wants it to be a tool in the future for other potential projects.

Commissioner Tryon inquired what Mr. Talcott attributed the huge bid increases to.

Mr. Talcott responded (1) inflation and a lot more work going on in Great Falls than there has been in a long time, (2) road work to allow access to lots, and (3) he doesn't want to come back with a request a third time. He added that, although Talcott is the biggest user of the West Bank TIF, the second biggest user is the City of Great Falls at about \$2 million committed for access to the courthouse project and improvements to West Bank Park.

Mayor Kelly asked if there were any comments from the public in support of Resolution 10532.

Brett Doney, Great Falls Development Alliance (GFDA), commented that West Bank is a model TIF District. A lot has happened over there, and there is a lot more in the works. GFDA has done bridge loans for City tax districts, which works out well and is how the initial development in West Bank One was done when there was no tax increment. The developer submits actual invoices, which are reviewed by the City, and reimbursement is made for the actual costs. Tens of millions of dollars have been invested, and the leverage for West Bank One and West Bank Landing is over 10 to 1. He has been pleased with the partnership with the City, County, MDT, BNSF, NorthWestern Energy and DEQ on the complicated site. GFDA has made over \$12,262,000 in loans into West Bank One and West Bank Landing and could not be more excited about the results. GFDA has not given up on more development on the other side of Central Avenue West.

Mayor Kelly asked if there were any comments from the public in opposition to Resolution 10532.

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

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Commissioner Hinebauch moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10532 to allow Talcott Properties to receive reimbursement in the amount of \$1,931,000 of West Bank TIF funds for infrastructure buildout at West Bank Landing.

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

Commissioner Tryon expressed appreciation to Mr. Talcott for all the work done at West Bank. The main things he looks for are public infrastructure, economic stimulus and tax generation, and elimination of blight, which were all met.

Commissioner McKenney inquired the dollar amount of increment and projected growth of that number.

Finance Director Kinzler responded that the projected estimate is about \$900,000 this year, and there has been projected growth in the actual revenue as projects are completed. There is debt service against this fund, so they look at that for cash flow purposes.

Commissioner McKenney inquired the timeline for reimbursement.

Finance Director Kinzler responded multiple years. She is estimating the reimbursements by June 30, 2025. It depends on cash flow and collections in the TIF District.

Commissioner McKenney inquired the amount of money held back for future applicants.

Finance Director Kinzler responded there is a current cash balance in the fund so there will be available increment in the future to be used for other projects.

Commissioner Wolff thanked Mr. Talcott for all the growth in West Bank. She hopes someday the City can figure out a way to connect a walkable route from the historic downtown to West Bank over the bridge.

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

Motion carried 5-0.

OLD BUSINESS

13. CHANGE ORDER #2 – CIVIC CENTER FACADE PROJECT (OF 1525.2).

Planning and Community Development Director Brock Cherry reported that this item is the last change order for the Civic Center facade project in the amount of \$88,148.16. At an earlier juncture, the City Commission allocated \$400,000 of Downtown TIF District funds to this project. The amount of \$300,000 has already been allocated.

The items proposed within the Change Order are:

- Radiant piping to provide heat for the front stairs

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- Column washing to protect the historic look of the front columns
- Access door for radiant piping
- Flute filler units
- Topping for stairs

The City's building official is going through the final punch list with the contractor.

Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission approve Change Order #2 in the amount of \$88,148.16.

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 if the items in Change Order #2 items were after thoughts, not included in the original plans.

Director Cherry commented that it is common to overlook certain items for a project of this size, but certain items were discovered while refurbishing the building that needed to be repaired.

Commissioner Tryon commented that it appears to him radiant piping to provide heat for the front stairs to be an afterthought.

Deputy City Manager Anderson clarified that, after this project went out for bid the City hired a facility manager for this building. With regard to the radiant piping, the facility manager considered the snowmelt where the handicap ramp is and suggested that the front stairs be included. Due to the usage of the front stairs, it would be much safer.

The column washing had something to do with checking the integrity of the columns. Load bearing testing conducted on the front columns found that, for the age of the concrete, the columns were sustainable. They wanted to put protector over the columns so that there would be no further degradation.

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

Motion carried 5-0.

NEW BUSINESS

14. ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AND AUDIT REPORT, FISCAL YEAR 2023.

Finance Director Melissa Kinzler reported that the City's Audit Committee met on December 7, 2023, and approved the FY 2023 Great Falls Annual Comprehensive Financial Report. There were no current year audit findings and no prior year audit findings. The ACFR document is a 200+ page bounded document available in the Finance Department and is on the City's website.

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This is the second year of a three-year audit contract with Pinion, LLC, formerly known as Anderson ZurMuehlen & Co., P.C. The audit contract is between Pinion, the City of Great Falls, and the Montana Department of Administration, Local Government Services Bureau.

Sarah Stanger, Anderson ZurMuehlen & Co., P.C., reported that the audit engagement has two parts: audit of the City's financial statements and a separate agreed upon procedures engagement over the City's building code program. Ms. Stanger reported that the ACFR is necessary to obtain the Government Finance Officers Association's (GFOA) Certificate of Achievement, and she noted that the City has been awarded the Certificate of Achievement for Excellence in Financial Reporting every year since 1994.

She discussed the four sections of the ACFR: Introductory, Financial, Statistical, and Single Audit.

Ms. Stanger concluded that Pinion issued a clean audit opinion, and there were no findings, comments or recommendations made. There was one new governmental accounting standard board statement that had an effect this year, GASB 91, pertaining to conduit debt. The federal programs that were tested were the Aim High Big Sky Aquatic and Recreation Center and ARPA funds.

Commissioner Hinebauch moved, seconded by Commissioner Wolff, that the City Commission accept the Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR), and authorize staff to submit the related reports to other government agencies and financial institutions as necessary.

Mayor Kelly asked if there were any comments from the public. Hearing none, Mayor Kelly asked if there was any discussion amongst the Commissioners.

Mayor Kelly expressed appreciation to the Audit Committee, Pinion and Finance staff.

Commissioner McKenney noted the Audit Committee members review the ACFR to the best of their abilities. The outside auditor looks at the ACFR with a fresh set of eyes, and are looking for red flags and human error that may cause the City difficulty down the road. For the past 29 years, the City has had the "cleanest bill of health that it could have." He expressed appreciation to everyone that participated.

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

15. Motion carried 5-0.

CONSTRUCTION CONTRACT: ELECTRIC CITY WATER PARK SPLASH PAD INSTALLATION (OF 1810.0).

This item was pulled from the agenda.

16. **AMBULANCE SERVICE PERFORMANCE CONTRACT FOR 911 AMBULANCE TRANSPORT SERVICES.**

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Fire Chief Jeremy Jones reported that this item is a culmination of approximately six-months of work within Great Falls Fire Rescue (GFFR), Legal Department and the City Manager's office. Public safety has been in the forefront within this community for the past couple of years. With the contract ending in May of 2024, it was time to re-evaluate the City's ordinances and performance contract to make sure that the City is in the best position moving forward.

In September 2023, the Ordinance changes were presented at a work session, and adopted by the Commission at its October 17, 2023 meeting. In November 2023, proposed changes to the performance contract were presented at a work session to reflect the new ordinance language and, again, to make sure the City was in the best position moving forward.

Since November 1, 2008, Great Falls Emergency Services (GFES) has been the private contractor providing 911 EMS ambulance transport services for the City of Great Falls. Throughout this contract, substantial changes have been made to jurisdictional authority, allowing for a multi-tiered EMS response within the community, and identifying the roles and responsibilities for those agencies.

Taking into consideration the history with the current contract provider and amendments made to the ordinance and performance contract, the requested action is that the City Commission approve the Ambulance Service Performance Contract for 911 Ambulance Transport Services to take effect May 21, 2024 through May 20, 2028.

Commissioner Tryon moved, seconded by Commissioner Hinebauch, that the City Commission approve the Ambulance Service Performance Contract for 911 Ambulance Transport Services with Great Falls Emergency Services for the period of May 21, 2024 through May 20, 2028.

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

Justin Grohs, Great Falls Emergency Services (GFES), 514 9th Avenue South, expressed appreciation for the work done on this agreement. GFES finds the agreement acceptable and appreciates the opportunity to continue to serve the community for the next several years.

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

Commissioner Wolff thanked GFFR and GFES for the time spent on this contract, and including Basic Life Services and Advanced Life Services in the contract so that citizens are well taken care of by all.

Commissioner McKenney inquired if he was correct in his interpretation that the contract requires GFES to have three ambulances, one for basic life support and two for advanced life support.

Fire Chief Jones responded in the affirmative, with the understanding that those units are at work every day and not dedicated to 911 only work.

Commissioner McKenney inquired if GFES would be fined if one of their ambulances was not available.

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Fire Chief Jones commented that the core central service provided by the City for EMS pre-hospital 911 services, pertains to 911 generated calls only and get dispatched out. Those ambulances will report in at 7:30 a.m. every morning and are available to work that day. The understanding is that in private industry EMS there is 911, which is hard to generate the bills to cover the costs, and then private industry work, which the City has no purview or say over. It is a culmination of what comes in. The redundancies built into place within this contract and that are within the EMS Ordinance is the ability for GFFR to step in and help when there is not an available needed ambulance. Safety mechanisms have been built in to try to provide uninterrupted quality care to our citizens without trying to be overbearing to the private contractor.

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

Motion carried 5-0.

17. **GROWTH POLICY UPDATE REQUEST FOR PROPOSALS (RFP).**

Planning and Community Development Director Brock Cherry reported that staff conducted substantial information gathering with City partners and community partners to make sure that the RFP was drafted correctly to achieve the outcomes that we hope to achieve. The partners developed a nice, initial framework that is going to be required long after this RFP is published. If approved, the RFP will be published on December 22, 2023 through March 15, 2024.

Commissioner Hinebauch moved, seconded by Commissioner Tryon, that the City Commission approve the proposed Growth Policy Update Request for Proposals and authorize the Planning and Community Development Department to publish said Request for Proposals beginning December 22, 2023 to March 15, 2024.

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

Brett Doney, Great Falls Development Alliance, commented that he enjoyed working with City staff on this project. It is a well-written RFP. It is a lot of money because it is important for the consultants to spend a lot of time on the ground. Great Falls needs a realistic plan that can be implemented and not sit on a shelf.

He brought to the Commission's attention GFDA's concern and number one priority right now is housing production of every price level and every type. GFDA commissioned a market assessment a couple of years ago and we are not even coming close to what that study said we needed. The worst thing that could happen is that we continue to strengthen our economy, but we lose our affordability. Growth policies are very important from a city budget perspective because a lot of cities have grown outward and, have either gone broke in the process or have had to charge hefty impact fees and things like that. GFDA has been promoting infill development. GFDA has provided bridge loans to several current housing projects and developments and does not have a dime right now to put into a housing project. He is not confident of any housing project pulling a building permit of any scale in 2024, which is very concerning.

He is hoping to work together through this growth policy to try to figure out ways to make infill development, which is more affordable from a City standpoint and provides great quality of life.

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There being no one further to address the Commission, Mayor Kelly asked if there was any discussion amongst the Commissioners.

Commissioner McKenney commented that he did not see primary sector industries being a priority or even talked about in the scope of work.

Director Cherry explained the RFP process. Consultants would do research about our community and submit proposals relating to all that they could bring to the process. Interviews will be conducted and the scope of work discussed to gauge their capacity to provide more specifics.

He wants ample consideration given during this process of a very clear definition of certain growth strategies when it comes to the property taxes that the City is able to collect or when it comes to the capital improvements to maintain. It is a new tune that many other municipalities are currently listening to because they are experiencing the same difficulties that we are where we have inflation going up on everything and we seem to be coming up short on an annual basis. Primary sector industries are something that he wants to investigate further. It is not written down that explicitly within this RFP. Nor does he think it is necessarily needed.

Commissioner McKenney inquired why Cascade County was not listed as one of the other governmental entities to work with.

Director Cherry assured Commissioner McKenney that Cascade County was not left out. He has met with their Planning Director and visited with the County Commission. Planning and Community Development Department staff meet monthly with County staff to discuss their public engagement within this process.

Commissioner McKenney asked Director Cherry to discuss the land use value economic analysis.

Director Cherry explained that one part of this process would be to educate residents who are participating that there is a cost with certain land development patterns. In a healthy built environment, we need to have a plan for all of those uses. He has been working heavily with Director Gaub about capital improvements so that we understand the economics that come with certain land use so that we can provide the Commission the best information to make a decision. We need to be cognizant of certain development patterns and have a holistic view of development within our community.

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

Motion carried 5-0.

ORDINANCES/RESOLUTIONS

18. RESOLUTION 10531, DIRECTING THE PLANNING ADVISORY BOARD AND THE CITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT TO UPDATE THE CITY'S GROWTH POLICY.

Planning and Community Development Director Brock Cherry reported that adoption of Resolution 10531 directs Planning and Community Development staff and the Planning Advisory Board

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authorization to officially initiate the City's Growth Policy process and to access those monies that have been made available for the update.

Commissioner Wolff moved, seconded by Commissioner Hinebauch, that the City Commission adopt Resolution 10531.

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

Commissioner Tryon inquired if \$300,000 was sufficient to complete the policy update.

Director Cherry responded he is confident with the amount allocated.

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

Motion carried 5-0.

CITY COMMISSION

19. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Wolff presented Mayor Kelly with a Resolution of Commendation and Appreciation for 11-years of service to the community, a plaque in honor of his achievements as mayor for the betterment of our city, and an outgoing present.

Mayor Kelly presented Commissioner Hinebauch with a plaque in honor of his service to our community and achievements during his term.

Commissioner Tryon thanked Mayor Kelly for everything that he has done for Great Falls, and noted that it has been a privilege serving with him. He also thanked Commissioner Hinebauch for his service and everything he has done for our community.

Commissioner McKenney added that Mayor Kelly is an honorable person. He also thanked Commissioner Hinebauch for his leadership in getting the public safety levy to the ballot.

Commissioner Wolff wished Commissioner Hinebauch nothing but the best.

Commissioner Hinebauch thanked Mayor Kelly for his impressive leadership in this community. It has been a privilege being his colleague. He enjoyed his time on the Commission and it has been a great experience.

Mayor Kelly thanked his family and friends, current and past colleagues, City staff, citizen participants, and the public.

Mayor Kelly also reflected on the many partnerships and accomplishments during his tenure.

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20. COMMISSION INITIATIVES.

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Kelly, to adjourn the regular meeting of December 19, 2023, at 8:51 p.m.**

Motion carried 5-0.

Mayor Cory Reeves

City Clerk Lisa Kunz

Minutes Approved: January 2, 2024