

**JOURNAL OF COMMISSION PROCEEDINGS**  
**January 7, 2025**

Regular City Commission Meeting

Mayor Reeves presiding  
Commission Chambers, Room 206

**CALL TO ORDER:** 7:00 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL/STAFF INTRODUCTIONS:** City Commission members present: Cory Reeves, Joe McKenney, Rick Tryon, and Shannon Wilson. Commissioner Susan Wolff was excused. Also present were City Manager Greg Doyon, Public Works Director Chris Gaub, Finance Director Melissa Kinzler, City Attorney David Dennis, Fire Chief Jeremy Jones, Police Captain Doug Otto and City Clerk Lisa Kunz.

**AGENDA APPROVAL:** There were no proposed changes to the agenda by the City Manager or City Commission. The Agenda was approved as presented.

**CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS:** None.

**MILITARY UPDATES**

**1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIR FORCE BASE (MAFB).**

**Colonel Daniel Voorhies**, Commander of the 341<sup>st</sup> Missile Wing, introduced Air Force Captains:

- Marissa Ridley announced that she is from Texas. She is a mental health therapist at MAFB and provides family advocacy services. She is a board member of Electric City Roller Derby and Team Montana.
- Elysse Brenner announced that she is from Oklahoma. She is an attorney at MAFB Legal Office. She frequently deals with the County and the City when it comes to jurisdiction requests. She is a figure skating coach in Great Falls.
- Sam McNally announced that he serves as the Deputy Staff Adjunct Advocate at the Legal Office. He attended the University of Michigan and University of Notre Dame Law School. Captain McNally introduced his beautiful wife in the audience.

Colonel Voorhies made the following announcements:

- MAFB will be hosting a Childcare Cohort on January 29, 2025, for the childcare providers in the community to understand the mission and needs of the airmen and their families.
- Before the Christmas holiday, Captains McNally and Brenner participated in an 18.6 mile Norwegian Foot March hike, carrying 25 pounds of weight in their rucksacks and completed the hike within the required time of 4½ hours.
- January 17, 2025 is Family Day, and January 20, 2025 is Martin Luther King, Jr. Day.
- March 18-19, 2025, MAFB will be hosting a Women's Leadership/Symposium.

# JOURNAL OF COMMISSION PROCEEDINGS

January 7, 2025

- August 2025 MAFB will be hosting the Air Force Global Strike Command for all senior leadership.

Commissioner Tryon commented it is so worthwhile to meet the folks from MAFB and to hear how they are involved in the community.

## PETITIONS AND COMMUNICATIONS

2. **Sherrie Arey**, NeighborWorks Great Falls Executive Director, announced that today marks the 45<sup>th</sup> anniversary of Neighborhood Housing Services, Inc. of Great Falls. NeighborWorks will be celebrating this milestone all year, and she thanked the Commission and City staff for its support throughout the years that made NeighborWorks the strong organization that it is today. She reviewed the long list of accomplishments since incorporation in 1980, and noted the importance of collaboration.

**John Hubbard**, City resident, discussed concerns not under the jurisdiction of the City Commission: rogue presidents, government taxes, Coronavirus, Bird Flu, unaffordable housing and deregulation of power. He commented that the more important Public Safety Levy vote should have come before the Library Levy vote.

## NEIGHBORHOOD COUNCILS

3. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

## BOARDS AND COMMISSIONS

4. **REAPPOINTMENTS/APPOINTMENTS TO THE PARK AND RECREATION BOARD.**

Mayor Reeves reported that the Park and Recreation Advisory Board has two board members with term expiration dates of December 31, 2024. Arthur Taft was appointed to the Board on February 1, 2022 and Jim Sargent was appointed to a partial term on November 21, 2023. Both men are interested and eligible to serve an additional term. Board member, Kortny Maurer was reappointed for a three-year term through December 31, 2026 but recently resigned due to a job relocation. The City Commission will need to appoint someone to fill the remaining portion of her term and consider reappointing Mr. Taft and Mr. Sargent.

The city advertised for citizen interest in accordance to Resolution 10524 and received three applications. Citizens interested in serving on the Board are: Jared Alleman, DeeAnna Brady-Leader and Bryan Lockerby.

The Park and Recreation Advisory Board met on December 9, 2024 and recommended the City Commission reappoint Mr. Taft and Mr. Sargent for three-year terms through December 31, 2027 and appoint Ms. Brady-Leader to serve the remaining portion of Ms. Maurer's term through December 31, 2026.

# JOURNAL OF COMMISSION PROCEEDINGS

January 7, 2025

**Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission appoint Arthur Taft and Jim Sargent to the Park and Recreation Board for three-year terms through December 31, 2027 and appoint DeeAnna Brady-Leader to fill the remainder of a three-year term through December 2026.**

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

Commissioner Wilson commented that she previously served on the Park and Recreation Board and is well acquainted with Art Taft and Jim Sargent. Both men are great assets for the Board, and she trusts the Board's recommendations.

Mayor Reeves called for the vote.

Motion carried 4-0.

## **5. REAPPOINTMENTS TO THE MANSFIELD CENTER FOR THE PERFORMING ARTS ADVISORY BOARD.**

Mayor Reeves reported that Carl Donovan was appointed to the Board on June 7, 2022 and Randall Knowles was appointed on April 18, 2024. With terms expiring on December 31, 2024, both men are interested and eligible to serve an additional term. The City advertised for other citizen interest but did not receive any additional applications. During their meeting on December 20, 2024 the Mansfield Board recommended reappointment of both Mr. Donovan and Mr. Knowles.

**Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission reappoint Randall Knowles and Carl Donovan to the Mansfield Center for the Performing Arts Advisory Board for three-year terms through December 31, 2027.**

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

Motion carried 4-0.

## **6. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

### **CITY MANAGER**

7. City Manager Greg Doyon reported that the City's website <https://greatfallsmt.net> has been updated with more information about the Water Service Line Inventory mandated by the Environmental Protection Agency (EPA) to determine the houses and businesses fitted with lead pipes. Because it is not clear whether approximately 5,000 non-responsive residents have lead pipes servicing their homes, Public Works staff is required to go door to door.

A big concern is the City does not know yet who, ultimately, will be required to pay for those service lines. The City is exploring a limited number of dollars to assist with the transition of lead pipes.

## JOURNAL OF COMMISSION PROCEEDINGS

January 7, 2025

Either the City is going to end up having to pay for it through its utility rates to all users, or the homeowners or business owners with lead service lines will have to replace them at their cost. That will be a future discussion if the current EPA policy does not change.

The letter the Commission sent to the new incoming delegation about the City's position on this matter is also posted on the City's website under this topic.

The Great Falls Animal Shelter was awarded a \$20,000 grant from the ASPCA to assist with constructing a safe and accessible outdoor play yard and enclosures for the dogs.

With regard to snow plowing, Manager Doyon explained that there are City streets and State routes. The State is responsible for certain routes within the City, and the City is responsible for its emergency snow routes.

Complaints heard on a regular basis include the City not plowing the side streets, creating snow berms in front of driveways, or plowing in vehicles that are parked on the side streets. It is an inconvenience, but we do live in an area that gets snow. The City tackles the emergency snow routes first, and tries to maintain how it uses the street assessment dollars for the taxpayer, which includes summer maintenance (potholes and street repairs) and winter maintenance. Public Works tries hard to balance those two efforts without continuing to increase that assessment.

Additional information about the Snow and Ice Control Plan, and map of state and local routes can be found on the Public Works tab on the City's website <https://greatfallsmt.net>. Residents and businesses are responsible for snow removal from sidewalks.

The 2025 Legislative Session is underway. The City's lobbyist is staying in touch with him. The Commission can tell him if he is sharing too much communication. The pace of the legislature is fast and furious. There is a lot of negotiating that goes on with the committees, a lot of checking in to see if it is something the city supports or agrees with, conveying information to our delegation and to the committees and providing testimony about what is working and what is not.

Commissioner Tryon inquired if the snowplow operators could lift the plow for driveways.

Manager Doyon explained that, when the blade is lifted, whatever is being plowed stays in the middle of the road and creates a safety hazard. There would also be additional wear and tear on the mechanics of raising and lowering the blade constantly.

Commissioner Tryon acknowledged that, in some cases, it could be a real burden on some citizens when they have to shovel their driveway to get out.

Director Gaub noted that his leadership team will listen to the recording of Commissioner Tryon's comments tonight and will get back to him. It is a problem municipalities have wrestled with for decades.

### **CONSENT AGENDA.**

8. Minutes, December 17, 2024, City Commission Meeting.

# JOURNAL OF COMMISSION PROCEEDINGS

January 7, 2025

9. Total Expenditures of \$ 3,261,418 for the period of December 5, 2024 through December 18, 2024, to include claims over \$25,000, in the amount of \$ 2,430,378.
10. Contracts List.
11. Approve the annual Assistance to Firefighters Grant application to the Federal Emergency Management Agency in the amount of \$199,704.25 for potential funding of Fire Department operational and safety equipment.
12. Approve the Final Payment for the Civic Center Partial HVAC Renovations Project in the amount of \$59,977.72 to Wadsworth Builders, and \$605.84 to the State Miscellaneous Tax Fund, and authorize the City Manager to make the payments. **OF 1750.2**

**Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission approve the Consent Agenda as presented.**

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

Motion carried 4-0.

## **PUBLIC HEARINGS**

### **OLD BUSINESS**

13. **SEWAGE LIFT STATION NO. 1 AND SUPPLEMENTAL FORCE MAIN IMPROVEMENTS - - ALTERNATIVE PROJECT DELIVERY CONTRACT AWARD FOR GENERAL CONTRACTOR CONSTRUCTION MANAGER (GCCM) SERVICES TO PROSPECT CONSTRUCTION, INC. (OF 1758.1).**

Public Works Director Chris Gaub reported that this would enable the City to rescind and replace the December 3<sup>rd</sup> Commission action that authorized the GCCM Contract to Prospect Construction for the Lift Station No. 1 Repairs and Supplemental Force Main project.

The bottom line for the request tonight is to correct an administrative oversight by all parties involved, to include the contractor, the consultant and some City staff. City Clerk, Lisa Kunz noticed the dollar amounts on the bonding paperwork did not correspond with what was approved at the Commission meeting.

The mistake was that the Guaranteed Maximum Price (GMP) Agreement approved for just over \$7.45 million dollars did not have the correct dollar amount to cover the 5% Owner's Contingency or the Builder's Risk coverage insurance. The Agreement also did not include a reference to the General Conditions of the contract. The General Conditions includes Liquidated Damages, which was left blank, instead of showing the agreed upon \$500 per day.

## JOURNAL OF COMMISSION PROCEEDINGS

January 7, 2025

To include the costs for the Owner's Contingency and Builder's Risk Insurance, the GMP amount needs to be increased by just over \$336,000 for a total of just over \$7.7 million dollars. Following legal advice, the cleanest way to accomplish all of this is to replace the contract approved by the Commission last month with a new contract. This would ensure all parties have the contract and agreement that we have developed in good faith, that best postures us to mitigate potential contract disputes, and that enables us to transition the project into the construction phase. This action does not put the ARPA funding at risk.

Staff recommends the Commission rescind and replace the existing GCCM Construction Contract of \$7.456 million dollars to Prospect Construction with the updated Guaranteed Maximum Price Agreement amount of \$7.793 million dollars for the Lift Station No. 1 Repairs and Supplemental Force Main project.

Commissioner Wilson requested and was granted permission without objection to withdraw the motion read from the December 3, 2024 Agenda Report as an attachment, rather than the January 7, 2025 Agenda Report #13.

**Commissioner Wilson moved, seconded by Commissioner McKenney, that the City Commission rescind the Commission's December 3, 2024 action awarding a General Contractor Construction Manager (GCCM) Construction Contract to Prospect Construction, Inc. for Construction Phase Services at a Guaranteed Maximum Price (GMP) of \$7,456,692.00 for the Sewage Lift Station No. 1 and Supplemental Force Main Improvements project.**

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

Motion carried 4-0.

**Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission award a General Contractor Construction Manager (GCCM) Construction Contract to Prospect Construction, Inc. for Construction Phase Services at a Guaranteed Maximum Price (GMP) of \$7,793,175.39 for the Sewage Lift Station No. 1 and Supplemental Force Main Improvements Project, and authorize the City Manager to execute the agreement documents.**

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

Commissioner Tryon received confirmation that the ARPA and City Sewer Treatment funds cover the additional calculated amount of \$336,483.39.

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

Motion carried 4-0.

**NEW BUSINESS**

**JOURNAL OF COMMISSION PROCEEDINGS**  
**January 7, 2025**

**ORDINANCES / RESOLUTIONS**

**CITY COMMISSION**

**14. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

**15. COMMISSION INITIATIVES.**

None.

**16. LEGISLATIVE INITIATIVES.**

None.

**ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Reeves, to adjourn the regular meeting of January 7, 2025, at 7:49 p.m.**

Motion carried 4-0.

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Mayor Reeves

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City Clerk Lisa Kunz

**Minutes Approved: January 21, 2025**