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**FW: Utility rate increase**

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**From** Lisa C. Kunz <lkunz@greatfallsmt.net>

**Date** Tue 6/3/2025 2:13 PM

**To** Greg Doyon <gdoyon@greatfallsmt.net>; Bryan Lockerby <blockerby@greatfallsmt.net>; Christoff T. Gaub <cgaub@greatfallsmt.net>; Melissa Kinzler <mkinzler@greatfallsmt.net>; Krista Artis <kartis@greatfallsmt.net>; Cory Reeves <creeves@greatfallsmt.net>; Joe McKenney <jmckenney@greatfallsmt.net>; Rick Tryon <rtryon@greatfallsmt.net>; Shannon Wilson <swilson@greatfallsmt.net>; Susan Wolff <swolff@greatfallsmt.net>

One more for agenda item 12.

Lisa

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**From:** Lisa C. Kunz

**Sent:** Tuesday, June 3, 2025 2:12 PM

**To:** 'Amber Luse' <amberluse@yahoo.com>

**Subject:** RE: Utility rate increase

Thank you for your written public comments, Amber. Your comments will be shared with the Commission and appropriate staff for their consideration during the public hearing of agenda item 12, Resolution 10574, this evening.

Best regards,

*Lisa Kunz*

City Clerk/Records Manager

Civic Center Room 204

406.455.8451

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**From:** Amber Luse <[amberluse@yahoo.com](mailto:amberluse@yahoo.com)>

**Sent:** Tuesday, June 3, 2025 10:55 AM

**To:** commission <[commission@greatfallsmt.net](mailto:commission@greatfallsmt.net)>

**Subject:** Utility rate increase

Dear City Council Members,

I am writing to express my deep concern regarding the proposed 27% increase in utility rates. While I understand the need to address budgetary shortfalls, I believe this significant increase poses a substantial risk to the passage of crucial safety levies in the upcoming election. Such a drastic hike will undoubtedly place a considerable financial burden on Great Falls residents, making it far less likely they will support additional funding for essential services.

My primary concern is the urgent need for improved public safety infrastructure in our community. Before considering any further development projects, I believe we must prioritize the construction of a

new fire station and the expansion of our police force. These improvements are vital to ensure the safety and well-being of all residents. A 27% increase in utility rates will directly undermine this effort by diverting resources away from public safety initiatives and increasing the financial strain on taxpayers.

I urge you to reconsider the proposed increase and explore alternative solutions that are both fiscally responsible and prioritize the safety and well-being of our community. A thorough review of the budget and exploration of other revenue streams should be undertaken before implementing such a drastic measure.

Sincerely,

Amber Luse

[Sent from Yahoo Mail for iPhone](#)

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**FW: [All City Commissioners] Water**

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**From** Lisa C. Kunz <lkunz@greatfallsmt.net>

**Date** Tue 6/3/2025 3:01 PM

**To** Greg Doyon <gdoyon@greatfallsmt.net>; Bryan Lockerby <blockerby@greatfallsmt.net>; Krista Artis <kartis@greatfallsmt.net>; Christoff T. Gaub <cgaub@greatfallsmt.net>; Melissa Kinzler <mkinzler@greatfallsmt.net>

Mr. Van Vranken sent the following message directly to the members of the City Commission, regarding Res. 10574, public hearing on agenda item 12 this evening.

Lisa

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**From:** City of Great Falls Montana <greatfalls-mt@municodeweb.com>

**Sent:** Tuesday, June 3, 2025 2:39 PM

**To:** City Commissioners <CityCommissioners@greatfallsmt.net>

**Subject:** [All City Commissioners] Water

Grant A. Van Vranken ([gvanvranken@yahoo.com](mailto:gvanvranken@yahoo.com)) sent a message using the contact form at <https://greatfallsmt.net/>.

Yet again, we the taxpayers are being told "THE SKY IS FALLING!" This time it's our aging water infrastructure. This didn't just pop up overnight. The Commission chose to ignore this issue for how long? I understand there are priorities, but water is an absolute necessity for life! Before any levy for parks, schools, library or public safety was brought, the WATER should've been addressed first. I don't understand the failure to properly prioritize this issue, but it cannot happen again. Perhaps before you raised the salary of our overpaid City Manager, you should've thought about our water issues? It's getting to the point where I feel like the city has zero interest in doing it's primary job- maintaining the infrastructure and keeping citizens safe. This commission, like every level of our government, has proven to be terrible stewards of our resources. You should all, every single one of you, be ashamed of yourselves. You have failed in your duty! Please do better, or resign.

RECEIVED

JUN 02 2025

CITY CLERK

060325.12  
Res. 10574

City of Great Falls

City Clerk

May 28, 2025

P. O. Box 5021

Great Falls, Mt. 59403-5021

We have some concerns and questions concerning the proposed increases in the water, sewer and storm drain rates.

- 1) What is the problem with the present water system that makes this much increase needed?
- 2) How much money is presently in the reserves?

We have owned our home for almost 50 years. During this time the water rates have increased an amazingly large amount. Our first full year of owning our residence our total water bill was just over \$100. We had three children at home then. During last year, 2024, it was just the two of us and our total water bill was almost \$5,000.

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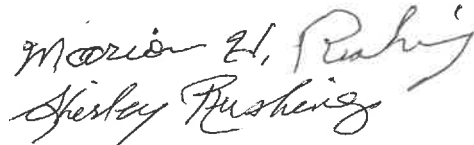
During the short summer time weather, most home owners try to keep their lawns green. This requires a large amount of water & we see our water bills increase to maybe three times what it previously was. Although not all of us may find it hard to be hit with such large bills during this time, there are many who are affected & find it very difficult to manage from day to day. Sometimes it comes down to what bill to pay or whether to take adequate care of themselves medically or otherwise.

If these percentage of increases are essential to our water system, then definitely somehow we need to all accept the recommendations & find a way to pay these monthly increases. If they are not essential, then perhaps a smaller increase in

each area would help those of our community who could most benefit from a lesser burden.

From time to time other increases have been requested for upgrades or replacement of equipment. We were never notified if these projects were completed.

Sincerely,

Handwritten signatures of Marion H. and Shirley Rushing in cursive script.

Marion H. & Shirley Rushing

3620 6<sup>th</sup> Ave. South

Great Falls Mt. 59405

406-761-2591

## Lisa C. Kunz

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**From:** Lisa C. Kunz  
**Sent:** Monday, June 2, 2025 1:59 PM  
**To:** 'Terry Bjork'  
**Subject:** RE: comment for 6/3 commission meeting, item 15 "Meadowview Village"

Thank you for your written public comments, Terry. Your comments will be shared with the Commission and appropriate staff for consideration during the public hearing on Item 15 tomorrow evening.

Kindest regards,

Lisa Kunz  
City Clerk/Records Manager  
Civic Center Room 204  
406.455.8451

-----Original Message-----

From: Terry Bjork <tlbjork@hotmail.com>  
Sent: Monday, June 2, 2025 1:32 PM  
To: commission <commission@greatfallsmt.net>  
Subject: comment for 6/3 commission meeting, item 15 "Meadowview Village"

Commissioners

I fully support the planned Meadowview development, but do have concerns about recent reporting that the developer is seeking a Special Improvement District to fund infrastructure improvements.

First of all this seems like kind of a bait-and-switch. When the developer came before NC 4 seeking its/our approval of the project, there was no mention of seeking public help to fund this private project. Not from the developer, nor the GFDA people, nor Brock Cherry.

At the time it was, "We are responsible for that, we will pay for that, we got it covered."

Secondly, how wise is it really to put the existing taxpayers and the City on the hook for SID bonds in case God forbid a project like this goes south, like the Highwood Generating Station did? And would issuing SID bonds affect the availability of future bonds for things we all need like new fire stations?

I agree with finding ways for developers and new residents to pay for the new infrastructure they make necessary, instead of constantly piling that on existing taxpayers, but there should be ways to do it that do not put the public on the hook. Like for instance the developer simply adding \$x thousands to the proposed sales price of these units. Or the City assessing the developer an impact fee for the impact he/she creates.

I don't see any mention in your packet of the need for a Special Improvement District as a prerequisite for this project to go forward, but before you approve this project please do make absolutely sure this developer has the capital to complete the project on his own dime including infrastructure, and gives assurance that it will go to completion whether or not a SID is approved in the future. We existing taxpayers and ratepayers are not a piggy bank to dip into to ensure nice profits for developers. Or should not be. The anticipated gain of \$500k annually in property tax seems pretty paltry to be gambling with SID bonds, especially if the bond market remains in flux.

Thank you for your consideration.

Terry Bjork

Great Falls



**DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 341ST MISSILE WING (AFGSC)**

30 May 2025

Colonel Ben L. Johnson  
Deputy Commander  
341st Missile Wing  
21 77th Street N.  
Malmstrom AFB MT 59402

Leaders of Great Falls,

I am writing to respectfully urge you to prioritize the development of quality housing within Great Falls, specifically more affordable housing units. Affordable housing units are needed to support the large population of junior Airmen, Guardians and their families living in Great Falls while assigned to Malmstrom Air Force Base.

Our Airmen and Guardians are vital members of the community. They serve our nation with integrity and dedication, often working long hours under demanding conditions. Yet, many face significant challenges finding housing that is both affordable and suitable for their families.

While Malmstrom personnel of all ranks have some difficulties finding affordable housing, it is especially challenging for our young, lower ranking members both enlisted and officers to acquire affordable living accommodations. Our most junior enlisted Airmen, who make up 53% of our active-duty population, are often unable to find housing within their means that does not require at least one or more roommates.

Military family housing requires that any member residing in base housing must have a dependent, whether spouse or child. Single Airmen, officers and enlisted, cannot reside in base housing and must live in housing within the local community. Malmstrom AFB family housing is continuously at over 94% capacity, any military housing units not currently in use are being readied for incoming families, requiring not only single Airmen but many Airmen with families to reside within the local community.

Based on a study by the Great Falls Development Alliance, there is a projected need for 650 new housing units per year for the next 10 years, up from the previously projected 450 housing units. The largest single area of need from our perspective is in the area of affordable housing units. Based on information provided by KRTV via Zillow, the current housing shortage has caused the market to become increasingly expensive with housing costs rising 64% since 2018 in Great Falls proper and an average of 81.18% in the surrounding areas.

The current Basic Allowance for Housing (BAH) for our junior ranking service members are as follows:

- E-5 (Staff Sergeant) with dependents: \$1482 per month
- Lowest ranking single Airmen: \$1095 per month
- Lowest ranking Airmen with dependents: \$1389 per month

Based on information provided by several sources including Zillow, Rent Café and Apartments.com, it is my understanding that the average cost of rent across all property types in Great Falls is approximately \$1,500 per month. The average two-bedroom apartment within our community is \$1,476. This exceeds the housing allowance for our youngest Airmen with a family by almost \$100 per month and does not factor in the costs of utilities, which average approximately \$255 per month for an apartment to over \$500 for a single-family home.

In the current housing market, it would cost our Airmen \$1,731 monthly to live in the local community, which is almost \$350 more than the BAH for a lower ranking service members with a family. While their housing stipend is meant to cover up to 95% of their living costs, current conditions leave some of our younger Airmen only receiving coverage for approximately 80% of their actual housing costs.

Rising housing costs are not just a concern to civilians wanting to make Great Falls their home. It also directly impacts military readiness and the well-being of those who serve. When Airmen and their families struggle to make ends meet it affects morale, retention, and ultimately the resilience of our military community.

By investing in more affordable housing options, the community can support not only our young Airman population but also Great Falls citizens who struggle to find affordable housing. With your leadership and commitment, I'm confident that Great Falls will excel faster.

Thank you for your time, consideration, and continued dedication to the people of Great Falls — both civilian and military.



BENJIL L. JOHNSON, Colonel, USAF  
Deputy Commander

Res 10574  
060325 12

**Lisa C. Kunz**

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**From:** Lisa C. Kunz  
**Sent:** Monday, June 2, 2025 3:52 PM  
**To:** 'Stephanie Ross'  
**Subject:** RE: Public comment for June 3rd Meeting, Agenda number 12, Resolution 10574

Thank you for submitting written public comment, Stephanie. Your comments will be shared with the Commission and appropriate staff for their consideration during the public hearing on agenda item 12 tomorrow evening.

Kindest regards,

*Lisa Kunz*

City Clerk/Records Manager  
Civic Center Room 204  
406.455.8451

**From:** Stephanie Ross <stephanie.r.ross14@gmail.com>  
**Sent:** Monday, June 2, 2025 3:48 PM  
**To:** commission <commission@greatfallsmt.net>  
**Subject:** Public comment for June 3rd Meeting, Agenda number 12, Resolution 10574

Hello,

Attached is my public comment for the upcoming June 3rd meeting.

Thank you,  
Stephanie

To: Great Falls City Commission

Re: June 3<sup>rd</sup> Meeting, Agenda number 12, Resolution 10574

From: Stephanie Ross, City Resident

Dear Members of the City Commission,

I am writing to vehemently oppose the proposed utility rate increases for water, sewer, and stormwater services outlined in Resolution 10574 and discussed in recent City Commission meetings, which propose either a 10% or 27% increase effective July 1, 2025. While I recognize the stated need to fund capital improvements, meet debt service requirements, comply with regulatory mandates, and support potential developments like The Falls, these increases pile onto the crushing economic burden already faced by working-class families in Great Falls, who are reeling from soaring property taxes and cannot afford additional costs (City of Great Falls, Resolution 10574, 2024; Montana Free Press, 2025; KRTV, 2025).

Working-class families in our community are at their breaking point, squeezed by rising costs for housing, groceries, healthcare, childcare, and transportation, compounded by a 21% median increase in residential property taxes from 2022 to 2023 and a projected 21% rise in taxable value for 2025 (Montana Free Press, 2023; Montana Department of Revenue, 2024). In Great Falls, workers earn a mean hourly wage of \$24.55, well below the national average of \$31.48, and real wage growth lags inflation at just 1.2% for private sector workers in 2023, leaving no room for additional expenses (Bureau of Labor Statistics, Occupational Employment and Wage Statistics, Great Falls, MT, 2023; Bureau of Labor Statistics, Employment Cost Index, 2023). A 10% to 27% increase would cost hundreds of extra dollars annually that families, already stretched thin, simply cannot pay without cutting back on essentials like food, rent, or medical care (Montana Free Press, 2025). I personally pay around \$75 a month on my city utility bill, up \$10 from the last rate increase. I will now be looking at an even higher bill of \$85-100 per month for my “normal” bill. That doesn’t even include the increase water use during the summer months! Even the projected 23% decrease in Cascade County property taxes bills, tied to new homestead tax rates, offers little relief after years of steep increases and does nothing to offset the proposed utility hikes (Montana Department of Revenue, 2025).

Low- and middle-income households—electricians, teachers, retail workers, retirees on fixed incomes, and single-parent families—are disproportionately crushed by these combined burdens. Utilities already consume up to 10% of income for lower-income households in some regions, compared to just 3% for wealthier ones, and Great Falls’ below-average wages make this worse (U.S. Energy Information Administration, Residential Energy Consumption Survey, 2020, updated 2023). A 27% utility increase, on top of property tax pressures, risks driving these families into debt, eviction, or financial ruin. Working-class residents, the backbone of our community, deserve better than being forced to shoulder costs that should be addressed through other means.

The City Commission must pursue alternative funding to spare our most vulnerable residents. The \$248,000 in EPA Sewer Overflow and Stormwater Reuse Municipal Grant funding announced in 2023 could help offset the \$15.5 million in capital improvements outlined in Resolution 10574 (U.S. EPA, 2023; City of Great Falls, Resolution 10574, 2024). Additional state or federal grants, tiered pricing to protect low-usage households, or water conservation programs could further reduce costs without burdening families. The state's recent property tax reforms, like House Bill 231 and Senate Bill 542, shift burdens to second homes and businesses, but they don't address local utility costs, and families cannot wait for uncertain future relief (Montana Department of Revenue, 2025).

Great Falls families deserve affordable access to essential services and relief from the dual pressures of property taxes and utility costs. I urgently request that you reject the proposed 10% or 27% rate increases and seek funding solutions that do not crush our community's working-class households.

Sincerely,

Stephanie Ross

## Lisa C. Kunz

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**From:** Lisa C. Kunz  
**Sent:** Tuesday, June 3, 2025 8:07 AM  
**To:** 'Chris Blancher'  
**Subject:** RE: Utility rate increases

Thank you for submitting written public comment, Chris. Your comments will be shared with the Commission and appropriate staff for their consideration during the public hearing on agenda item 12 this evening.

Kindest regards,

*Lisa Kunz*

City Clerk/Records Manager  
Civic Center Room 204  
406.455.8451

**From:** Chris Blancher <cbblancher@yahoo.com>  
**Sent:** Monday, June 2, 2025 5:52 PM  
**To:** commission <commission@greatfallsmt.net>  
**Subject:** Utility rate increases

We cannot afford yet another increase in our utilities. We are trying to figure out how to afford a safety levy which is really needed.

Water charges are so high many people can't water outside thus a city of dead grass!! Please think of the people of Great Falls as you make your decisions.

[Yahoo Mail: Search, Organize, Conquer](#)

**Lisa C. Kunz**

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**From:** Lisa C. Kunz  
**Sent:** Tuesday, June 3, 2025 8:30 AM  
**To:** 'Ginny Rogliano'  
**Subject:** RE: Resolution 10574

Thank you for your written public comments, Ginny. Your comments will be shared with the Commission and appropriate staff for their consideration during the public hearing on agenda item 12 this evening.

Kindest regards,

*Lisa Kunz*

City Clerk/Records Manager  
Civic Center Room 204  
406.455.8451

**From:** Ginny Rogliano <grogliano5@gmail.com>  
**Sent:** Tuesday, June 3, 2025 8:21 AM  
**To:** commission <commission@greatfallsmt.net>  
**Subject:** Resolution 10574

***Resolution 10574, Establishing Residential and Commercial Water, Sewer, and Storm Drain Utility Service Rates Effective July 1, 2025***

Mayor Cory Reeves  
Commissioner Joe McKenney  
Commissioner Rick Tryon  
Commissioner Shannon Wilson  
Commissioner Susan Wolf

I would like to express total disagreement to the proposed fee increases for city water, sewer and storm drain.

At this time any fee increase appears to be irresponsible, unacceptable and very disappointing.

Good government looks after the best interest of the constituents.

I would urge you to reconsider passing another unfair increase which will burden Great Falls residents.

Respectfully submitted,

Ginny Rogliano  
Great Falls, Montana

## Lisa C. Kunz

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**From:** Lisa C. Kunz  
**Sent:** Tuesday, June 3, 2025 9:29 AM  
**To:** 'Terry Bjork'  
**Subject:** RE: comment for 6/3 commission meeting, item 12 "Resolution 10574, Establishing Residential and Commercial Water, Sewer, and Storm Drain,Utility Service Rates"

Thank you for your written public comments, Terry. Your comments will be shared with the Commission and appropriate staff for their consideration during the public hearing on agenda item 12 this evening.

Kindest regards,

*Lisa Kunz*

City Clerk/Records Manager  
Civic Center Room 204  
406.455.8451

**From:** Terry Bjork <tlbjork@hotmail.com>  
**Sent:** Tuesday, June 3, 2025 9:22 AM  
**To:** commission <commission@greatfallsmt.net>  
**Subject:** comment for 6/3 commission meeting, item 12 "Resolution 10574, Establishing Residential and Commercial Water, Sewer, and Storm Drain,Utility Service Rates"

Commissioners

These comments are in regard to the proposed water/sewer/storm drain increases, particularly the 27% proposal. I feel there were some questionable and misleading numbers supplied in the mailed Public Notice and in news stories as to just how much or little these might affect rate-payers, as well as there being some objectionable proposed use of the public's funds that really should be the subject of a lot more public conversation and clarification prior to a decision of that magnitude.

**Questionable:** The implication that the typical residential customer uses 600 cubic feet of water per month. Maybe a single person in a condo, but not a family of any size in a real home. We try not to be water wasters at my house but our winter usage is usually at least twice that.

**Misleading:** The letter's implication that the typical residential customer on a 7,500 square foot lot will continue to use just 600 cubic feet of water per month all year long. That's not right. Most typical residential customers with a 7,500 square foot lot are going to have a lawn out there, and maybe some trees and shrubs and flowers, and possibly a garden, trying to keep his/her property looking and feeling pleasant as well as not blighting the neighborhood. All of these things require water especially in the hot summer months. Occasionally in real hot months ten times that 600 cubic feet. The way the City calculates sewer charges based on the winter months recognizes the reality of such increased summer use. The idea of just 600 cubic feet of water each and every month all year long – absolutely no way, someone is gaslighting us. Unless maybe everyone is expected to let their lawn and trees and hedges die and turn brown, and then the town would certainly be real attractive.

**Objectionable:** In regard specifically to the 27% proposal, the report that some of the additional pool of money extracted from the current rate-paying public might be used for speculative build out of infrastructure to try to attract future developers with that public help for their projects. I am not opposed to paying some extra money if necessary to maintain and replace and bring up to standards and whatnot the water and sewer infrastructure we already have and currently use, the stuff that benefits the current rate-payers paying the money, but to ask current payers to pay a lot of extra money starting now to maybe help some unknown future developer or business make a profit on something that may or may not expand the city's tax base by 2045 when lots of us will be dead and unable to benefit from our forced investment if there is indeed ever public benefit at all ... just does not sit right.

I added up my City utility bills (minus sanitation) for the past 12 months. My monthly average for water, sewer, and storm drain was about \$175. A far cry from the \$60.45 the public notice letter implies the typical rate-payer currently pays. And I don't live in a 9 bath mansion on 27 acre grounds. Neither do homeowner friends who also pay far more than an average \$60.45. My new average bill with a 27% increase would be \$220/month, or an extra \$45 each and every month. At least until next year's inevitable increase. That's also a far cry from the modest \$17.61 increase at 27% for that typical rate-payer of the letter. \$540 more on an annual basis to start, which is more than you wanted from me for the public safety levy in its first year. At least that might have benefited me personally, in the here and now.

In summary, I urge you to think long and hard before approving a 27% increase and consider some rational and real world numbers for that homeowner who has a 7,500sq. foot lot with vegetation on it. That 27% would cost people far more in real dollars than the notice letter claims and you would most certainly hear about it. And think really really hard about forcibly extracting money from our already stretched pockets to help developers make future profits. I suspect I am not the only voter who might object to that.

One last thought: If you do choose to impose a 27% yearly increase, and Northwestern Energy gets the 24% yearly increase they want, and we see another substantial property tax increase this year as we surely will, plus the inevitable insurance increases, what odds would you give approval of a new City public safety levy at any point in the near future? It's going to be tough enough as it is. The many Great Falls voters living primarily on fixed incomes like SS aren't receiving annual increases anywhere near enough to sustain the costs of huge annual increases \$500 here and \$400 there and maybe another \$600 there. Particularly ones we didn't vote for.

Thank you for your consideration.

Terry Bjork  
Great Falls

## Lisa C. Kunz

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**From:** Lisa C. Kunz  
**Sent:** Tuesday, June 3, 2025 11:11 AM  
**To:** 'Dennis Taylor'  
**Subject:** RE:

Thank you for your written public comments, Dennis. Your comments will be shared with the Commission and appropriate staff for their consideration during the public hearing on agenda item 12 this evening.

Best regards,

*Lisa Kunz*

City Clerk/Records Manager  
Civic Center Room 204  
406.455.8451

**From:** Dennis Taylor <26dennistaylor1960@gmail.com>  
**Sent:** Tuesday, June 3, 2025 10:57 AM  
**To:** commission <commission@greatfallsmt.net>  
**Subject:**

Diffidently my vote is no for the 27% increase for utilities.

**Lisa C. Kunz**

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**From:** Cory Reeves  
**Sent:** Tuesday, June 3, 2025 12:05 PM  
**To:** Lisa C. Kunz  
**Subject:** Fw: Memo of Support for City Commission Meeting 6.3.2025  
**Attachments:** City Commission Letter of Support June 3rd 2025.pdf

FYI

Mayor Cory Reeves  
City of Great Falls

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**From:** Zac Griffin <zac@gfar.realtor>  
**Sent:** Tuesday, June 3, 2025 12:03:43 PM  
**To:** Cory Reeves <creeves@greatfallsmt.net>; Shannon Wilson <swilson@greatfallsmt.net>; Rick Tryon <rtryon@greatfallsmt.net>; Susan Wolff <swolff@greatfallsmt.net>; Joe McKenney <jmckenney@greatfallsmt.net>; Brock Cherry <bcherry@greatfallsmt.net>; Lonnie Hill <lhill@greatfallsmt.net>; Greg Doyon <gdoyon@greatfallsmt.net>  
**Cc:** Katie Hanning <info@hbagf.org>; jake@growgreatfalls.org <jake@growgreatfalls.org>; Sherrie Arey <sarey@nwgf.org>; Zac Griffin <zac@gfar.realtor>  
**Subject:** Memo of Support for City Commission Meeting 6.3.2025

Dear Commissioners,

On behalf of the Great Falls Association of REALTORS®,

I write to express our support for **Resolution 10574**, which establishes updated residential and commercial water, sewer, and storm drain utility rates,

and **Resolution 10578**, approving the annexation of Meadowview Village into the City of Great Falls.

Please see attached full memo regarding our position on the above referenced Resolutions.

Respectfully,



*Zac Griffin*

## ZAC GRIFFIN

CEO



406-453-2752



Zac@gfar.realtor



401 13th Ave S



www.gfar.realtor



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Great Falls Association of REALTORS®

401 13th Avenue South | Great Falls, MT 59405

Phone: (406) 453-2752 | [info@gfar.realtor](mailto:info@gfar.realtor)

Website: [www.gfar.realtor](http://www.gfar.realtor)

#### **MEMORANDUM OF SUPPORT**

**To:** City Commissioners, City of Great Falls

**From:** Zac Griffin

**CEO of the Great Falls Association of REALTORS®**

**Date:** June 3<sup>rd</sup>, 2025

**Subject:** Support for Resolution 10574 and Resolution 10578

Dear Commissioners,

On behalf of the Great Falls Association of REALTORS®, I write to express our support for **Resolution 10574**, which establishes updated residential and commercial water, sewer, and storm drain utility rates, and **Resolution 10578**, approving the annexation of Meadowview Village into the City of Great Falls.

#### **Support for Resolution 10574**

We recognize the importance of maintaining and upgrading our city's infrastructure to ensure reliable, safe, and sustainable water, sewer, and storm drain services. Rate adjustments, though challenging, are a necessary and responsible step to fund critical improvements, address aging infrastructure, and support growth. This resolution represents a long-term investment in the health, safety, and environmental stewardship of our community.

#### **Support for Resolution 10578**

The proposed annexation of Meadowview Village aligns with the city's goals for planned growth and housing development. By incorporating this area into city limits, Great Falls will gain much-needed housing inventory, support economic development, and ensure consistent service delivery standards. This annexation also enhances opportunities for collaboration between developers and city planners, improving outcomes for current and future residents.

Both resolutions reflect thoughtful planning and a commitment to the continued prosperity and livability of Great Falls. We urge the City Commission to move forward with the adoption of these measures and commend your leadership in addressing the needs of a growing community.

Respectfully submitted,

***Zac Griffin***

Zac Griffin, CEO

Great Falls Association of REALTORS®

**Lisa C. Kunz**

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**From:** Cory Reeves  
**Sent:** Tuesday, June 3, 2025 1:52 PM  
**To:** Lisa C. Kunz  
**Subject:** Fw: Letter of Support  
**Attachments:** Letter of support.pdf

FYI

Mayor Cory Reeves  
City of Great Falls

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**From:** Katie Hanning <info@hbagf.org>  
**Sent:** Tuesday, June 3, 2025 1:49:52 PM  
**To:** Cory Reeves <creeves@greatfallsmt.net>; Shannon Wilson <swilson@greatfallsmt.net>; Rick Tryon <rtryon@greatfallsmt.net>; Susan Wolff <swolff@greatfallsmt.net>; Joe McKenney <jmckenney@greatfallsmt.net>; Brock Cherry <bcherry@greatfallsmt.net>; Lonnie Hill <lhill@greatfallsmt.net>; Greg Doyon <gdoyon@greatfallsmt.net>  
**Subject:** Letter of Support

The Home Builders Association of Great Falls is in support of Resolutions 10574 and Resolutions 10578. Attached is our letter of support.

Thank you,

Katie Hanning  
Home Builders Association of Great Falls  
406-452-4663





**Home Builders Association of Great Falls**  
327 2<sup>nd</sup> Street South  
Great Falls, MT. 59405  
Phone: 406-452-4663 | Fax: 406-453-0271  
[www.hbagf.org](http://www.hbagf.org)

**Subject:** Support for Resolution 10574 and Resolution 10578

Dear Commissioners,

The Home Builders Association of Great Falls strongly support for **Resolution 10574**, which establishes updated residential and commercial water, sewer, and storm drain utility rates, and **Resolution 10578**, approving the annexation of Meadowview Village into the City of Great Falls.

We urge the City Commission to move forward with the adoption of these measures.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Hanning", is written over a light blue horizontal line.

KATIE HANNING,  
EXECUTIVE OFFICER  
HOME BUILDERS ASSOCIATION OF GREAT FALLS